

ALFORD HOUSE CLUB

promoting the wellbeing, training and recreation of young people

Annual Review

2020 - 2021

Founded:

by Frank Briant in 1884

ALFORD HOUSE CLUB

Alford House Club is a club for young people aged eight to twenty-two. The objects of the club, are "to promote the mental, moral, physical and spiritual well being of, and, in particular, to provide facilities for mental, moral, spiritual and physical training and recreation.....particularly for those between fifteen and twenty years of age no longer in full-time attendance at school".

Premises: Alford House, Aveline Street, Kennington, London SE11 5DQ

Tel: 020 7735 1519

Website: www.alfordhouse.org.uk

Auditors: Azets, Anglo House, Bell Lane Office Village, Amersham, Buckinghamshire HP6 6FA

Bankers: Lloyds Bank plc, 113-117 Oxford Street, London WC1B 5HR

COIF Charity Funds, St. Alphage House, 2 Fore Street, London EC2Y 5AQ

Solicitors: Spector Constant & Williams, 4th Floor, 75 Wells Street, London W1T 3QH

Registered Charity Number: 1123902

Registered Company Number: 6521183



Opening doors to a brighter future

Governors:

N. Baker	
A. Behrens	To 8th May 2021
P.S. Bickerdike	
B. Carter-White	
N. Cheeseman	To 5th May 2020
T. de Vere Green	Honorary Treasurer
C. Lloyd	
W. Maunder-Taylor	
N. Priestnall	Chair of Governors
A Rennie	
T. Roe	From 29th May 2020 to 29th June 2021
J. Sanchez	
M. Shaw	
A.W. Welch	To 14th April 2020
J.R. Wells	
P.M. Woodroffe	

Clerk to the Governors:

J. Orloff

Staff of Alford House:

Tim Saunders	Club Manager
Sue Proctor-Watson	Finance Administrator
Patrick Davis	Targeted Youth Support Worker
Lisa Cole	Part-Time Youth Worker
Clive Graham	Part-Time Youth Worker
Shaval Heaven	Part-Time Youth Worker
Kathryn Butcher	Part-Time Youth Worker
Nicky Thomas	Part-Time Youth Worker
Dennis Lee	Part-Time Youth Worker
Pam Buttery	Housekeeper
Tina Kerner	Housekeeper
Sophie Amaro	Volunteer
Mercedes Harrison	Volunteer
Lawrence Lewis-Ackah	Volunteer

Governance

Despite progress being made on several matters, the year has been one of great sadness.

We report the passing of Andrew Welch. After attending a presentation about Alford House at Mill Hill School in the early 1980's, Andrew visited the club and shortly after became a volunteer on Friday evenings. He joined the Executive in 1984 and became a Governor in 1988. Before a reorganisation of the governance structure, he was secretary to the Executive committee for many years. He was a highly valued member of the board and very supportive to the staff of the club.

The club has sent its condolences to his wife Joanna and three daughters Rosie, Amy and Eliza.

In keeping with the family's commitment to Alford House we are delighted to report that Rosie has offered to help support our digital presence.

Anthony Behrens was also lost after a battle against illness. Anthony lived locally and had been a trustee for several years. He joined the trustees mainly to help with any investments the club may make in the future, but his enormous charity experience was of great benefit to the club. Anthony was instrumental in helping us to build a relationship with the Woodroffe Benton Foundation that has benefited us enormously.

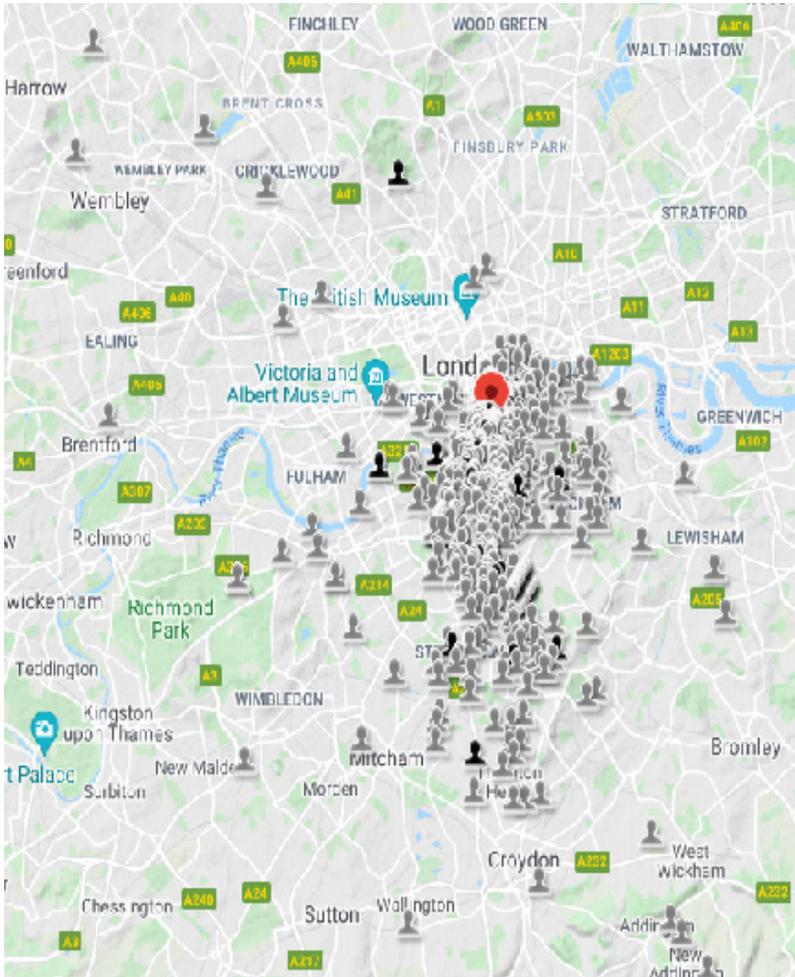
We will greatly miss both Andrew and Anthony.

The Club has not been idle during periods of physical closure.

In summary the redevelopment has been progressed to the pre-application stage and useful feedback has been received from Lambeth's Planning Department. Fundraising materials have been designed and fundraising to refurbish the Club has begun. Seeking to replace well used fitness equipment through s106 funding has been explored and we await news. A substantial number of documents and images have been digitised and a short history of Alford House, beginning with its founder Frank Briant, has been written and will be ready in June. In addition to this, the Governors carried out a full risk assessment and have committed to continue this on twice yearly basis.

Membership

Since 2017 the Club has subscribed to a database which enables us to collect useful data. Below is a map of where our members have come from since 2017. As would be expected for a local youth club, most are centered in the locality in which we are based, but it helps to demonstrate some of the assertions in the General Review about activity being available immediately after school as well as in the evening.



General Review

It has been a difficult year for everyone and sadly many have lost family, friends and colleagues to Covid-19. It must also be recognised that many may have lost their lives due to not receiving the treatment they could otherwise expect as hospitals in the UK were overwhelmed by the pandemic.

We would like to acknowledge the work of the voluntary sector, particularly in Lambeth. Some repurposed to deliver food to vulnerable families while others put together a diverse variety of virtual services for young people.

Tragedy hit Alford House very early on in the pandemic and staff did well to rally round and begin to offer remote services to young people shortly after the first lockdown began.

A core team delivered remote services that included one-to-one contact with those most vulnerable to low self-confidence, exclusion from school and or youth violence. Health and fitness sessions were delivered several times per week and some fun online activity such as bingo and quizzes was also delivered weekly. Our core purpose during these months was to break the isolation young people may be feeling and in some instances their families as well and to keep aspirations elevated.

Staff had to be flexible and agile when working with young people. Emphasis being placed on how each individual is feeling, whether, for example, it be distress about not being with friends or concern about the status of exams that they have been studying so long for.

Restrictions lifted enough in August 2020 for the Club to reopen. We began with our girls evening and quickly reached the limit of 15 young people in attendance. Reopening the fitness studio quickly followed, again with a limited number of young people by appointment and we were also able to provide drop-in sessions to enable discussion face to face with young people alongside the health and fitness activity. These discussions were important, not just in terms of the pandemic but also within the

context of the Black Lives Matter movement. We were also able to allow some limited time in the music studio for individual young people already knowledgeable about how to use the equipment. It was very clear that young people were pleased to be back, just as we were pleased that they were back with us.

In addition to the return to on-site activity at the Club, in September, we were able to begin group work and one-to-one work again in schools for those at risk of exclusion, youth violence and for those with low self-confidence. We are pleased to say a fuller than normal, and independent evaluation has been produced about this work in schools and the youth club and you should soon be able to view it on our website. The evaluation went some way to validating our approach, methods and theory of change.

The report states, "The evidence gathered highlights many positives from Alford House's Reaching Communities-funded targeted work. It supports key assumptions within Alford House's theory of change, underlining the importance of enjoyment, trust, inspiration and support to think differently in building young people's capabilities and helping them frame and work towards positive ambitions for the future. The work is clearly highly valued by all three schools, whose staff members spoke in glowing terms of the relationships built with the Alford House team; Alford House's therapeutic and child-centred approach; and its contribution to the school as well as for individual young people. For the staff member at Elmgreen, Alford House's understanding of the challenges schools faced, flexibility and responsiveness – 'working with young people who the school identifies rather than young people in certain categories' and responding to school needs swiftly - were key. This colleague noted how quickly a young person can get sucked into negative peer group influences which made speed of response critical".

As some venues struggled to reopen securely and with the absence of theatre company rehearsals, the one thing Alford House had was space. This we made available to other organisations. We were delighted to host the Boury Academy's



Top Row

Work Experience: Jerry on the trading floor thanks to volunteer Byron [inset] of TP ICAP

Archives Open Day

Beyond Zoom: Drumming workshops during a community day at Kennington Park

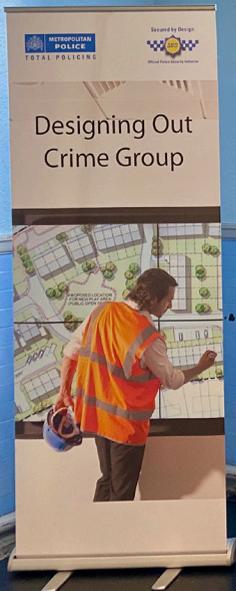
Bottom Row:

Fitness Instructor Clive presents Oscar with his Jack Petchey Award

A new 'Airlock' door system. [Inset: Inside]

Assistant Commissioner, Helen Ball launches the Youth Club Security Initiative and presents Nyron nad Antonio with certificates.





performing arts Summer Programme and their autumn/winter Sunday programme for young people and, in September Neon Performing Arts' weekly programme over two weeks.

Just as we prepared to reopen another evening in October 2020 cases of Covid-19 had already begun to rise and a new lockdown announcement prevented this and all on-site activity from continuing. Although restrictions lifted at the beginning of December, with the holidays fast approaching and mixed messages between scientists and politicians we decided to continue with remote services only. Although sad to remain closed we feel vindicated in our decision if only because of the example in January where schools were told to welcome back pupils on 4th January only to be told on the 6th January that we were entering another lockdown.

As we moved into 2021 we continued with remote engagement but it was becoming noticeable that young people were beginning to weary of this type of engagement.

While guidance meant our on-site activity remained substantially curtailed until April, thanks to the willingness and ingenuity of some volunteers we held online 'aspiration talks' to students in one of the schools we work with once they had reopened for face to face teaching.

After contacting one of our volunteers at TPICAP Brokers about the possibility of delivering to the students on line, sessions were delivered by people whose job roles included:

Credit and E-Solutions Credit
Global Head of Product Management
Managing Director of IDB Equities
IDB Junior Broking Experience

The sessions included these volunteers talking about their journeys growing up, their education through school, college and university and their entry into the world of employment. With the help from the school 278 young people logged in for these exclusive master classes. Another school has expressed

serious interest for this to be offered to their pupils and this will be explored in the coming months.

What made this so appealing to the students is that the volunteers come from the same ethnic minority groups and all come from humble backgrounds, i.e. attended a state school, lived on an estate and are from a regular working class background, in many ways their upbringing mirrors the students that we serve. This makes it easier for the students to relate to. Such has been the success of these interventions further sessions were booked for April and May.

None of this would be possible without the tireless work of attending briefing after briefing on both a local and national level and the constant updating of risk assessments and protocols. The club then needed to be, as far as possible, 'Covid secure'. Our utmost thanks must go to the staff member who headed this up.

Over the course of the year, not including the school sessions described above, we engaged on a regular basis with 112 young people who are members of the Club and delivered 830 sessions. This amounted to 1819 contact hours.

Of course this is very much down on previous years where we usually report in the region of thousands.

Monitoring demonstrated of those engaged with, 35% were female and 65% male. 57% were Black, 22% White, 15% Mixed, 4% Other, 1% Asian and 7% did not provide information. With regards to the ages of our members 44% were aged 11 to 15, 35% 16 to 17 years, 10% 8 to 10 years, 6% 20 to 24 years and 5% 18 to 19 years.

One project that has come to fruition is the installation of a new security system at the Club's front entrance. Funded through a Metropolitan Police pilot scheme, new doors and partitions have been installed to create an 'air lock' system for the future safety of all who use the Club. We will also be handed a

security audit that will no doubt inform future building work at the Club. We are very grateful for this substantial support from the Metropolitan Police.

We continue to lead the north Lambeth consortium of youth providers commissioned by Lambeth Council and we remain part of Brook's condom distribution scheme.

We also continue to provide accommodation to Lambeth's Youth Offending service to meet young people fearful of travelling across the borough to YOS offices.

In a year when we lost significant revenue from the closure of theatres we are extremely grateful to our supporters, trusts and statutory bodies for their financial support to Alford House. We hope in September 2021 to mark Alford@70: the seven decades in the buildings in Aveline Street.

Staff

There were no changes to the staff team during the year and the core salaried staff remains stable. We believe this is a key factor in building lasting and trusting relationships with young people in the local community.

In a year in which staff and volunteers had to adapt and be flexible and agile in their work with young, we give special thanks for their great efforts in exceptional circumstances.

Financial Review

This year the unrestricted fund had a surplus of £14,355 (2020: deficit of £320) which led to an increase in reserves generated from unrestricted activities to £325,060 (2020: £296,189) excluding the value of the Club's freehold premises. The budget for the year was for a deficit of £123,000. The budget included a significant sum to be spent on fees to advance the redevelopment of the site. This, together with all operations needed to be reassessed due to the pandemic.

Plans for the Future

Uncertainty over what restrictions may be applied during the course of the year leave us needing to adopt a flexible approach to budgets and operations. The Trustees have reviewed the Club's financial budget for the coming year. The budget forecasts a large deficit over the coming financial year as uncertainty about grants and theatrical letting income remain a concern. Ensuring last year produced no deficit has left us some months behind where we would like to be in applying for grants to replace those that have ended. This will be a challenging task.

The Estates & Development Committee is continuing to lead the work on a revised strategy that has been approved by the Governors to refurbish the existing Club building and secure a sustainable future income. As a result of the concern about the large deficit forecast over the coming year, the Estates and Development Committee together with the Finance Committee have decided not to expend large amounts of reserves to progress the redevelopment of the club and will only authorise expenditure based on the amount of funds raised for this specific purpose. We are pleased to say that funds have already been raised for this purpose to enable us to continue at a steady pace.

**STATEMENT
OF FINANCIAL
ACTIVITIES**for year ending
31 March 2021**Income**

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2021 £	Total 2020 As re- staed £
Donations and legacies	5,236	5,000	-	10,236	10,699
Charitable activities	225	-	40,400	40,625	19,560
Investment Income	42,662	-	-	42,662	92,402
Grant Income	58,318	-	65,726	124,044	100,495
Other income	25,000	-	-	25,000	-
Total Income	131,441	5,000	106,126	242,567	218,999

Expenditure

Charitable Activities	117,086	2,746	129,213	249,213	232,847
Total Expenditure	117,086	2,746	129,381	249,213	232,847

Net income/(expenditure) before transfers	14,355	2,254	(23,255)	(6,646)	(13,848)
Transfers between funds	-	-	-	-	-
Net movement in funds	14,355	2,254	(23,255)	(6,646)	(13,848)

Total Funds brought forward at 1 April 2020	2,313,892	21,205	37,723	2,372,820	2,386,668
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Total Funds carried forward at 31 March 2020	2,328,247	23,459	14,468	2,366,174	2,372,820
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The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

All of the above results are derived from continuing activities. All gains and losses recognised in the year are included.

BALANCE SHEET as at 31 March 2021

	2021		2020 As re-stated	
	£	£	£	£
Fixed assets				
Tangible assets		2,003,187		2,017,703
Current assets				
Debtors	58,021		13,489	
Cash at bank and in hand	320,319		356,345	
	<u>378,340</u>		<u>369,834</u>	
Creditors: amounts falling due within one year	(15,353)		(14,717)	
	<u></u>		<u></u>	
Net current assets		362,987		355,117
		<u>2,366,174</u>		<u>2,372,820</u>
Total assets		<u>2,366,174</u>		<u>2,372,820</u>
Funds				
Restricted funds:				
Unexpended funds for specific purposes		14,468		37,723
Unrestricted Funds:				
Designated funds				
Members Fund		11,007		11,007
Redevelopment reserve		12,452		10,198
General Funds:				
Balance on income account		2,328,247		2,313,892
		<u>2,366,174</u>		<u>2,372,820</u>

These summarised financial statements contain a Balance Sheet and a Statement of Financial Activities, and are extracted from Alford House's full audited financial statements for the year ended 31st March 2019 on which the auditors, Wilkins Kennedy, gave an unqualified report. The full financial statements were approved by the Board of Governors on 29th June 2021 and will be filed with the Charity Commission. These summarised accounts may not contain sufficient information to allow for a full understanding of the financial affairs of the charity. For further information, the full annual accounts, the auditors' report on those accounts and the governors annual report should be consulted, copies of which can be obtained from Alford House, Aveline Street, London SE11 5DQ.

N. Priestnall

Chair of Governors

T. de Vere Green

Honorary Treasurer



Woodroffe Benton
FOUNDATION



Mill Hill School Foundation



www.jackpetcheyfoundation.org.uk



Lambeth

UK YOUTH

WALCOT FOUNDATION



The Michael Bishop Foundation



Department for
Digital, Culture
Media & Sport