



Annual
Review
2021-22

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Charity Number:

1123902

Company Number:

6521183

Principal Address:

Alford House

Aveline Street

London SE11 5DQ

Independent Examiner:

David Green MA (Cantab) ACA

Azets,

Suites B & D,

Burnham Yard

Beaconsfield

Buckinghamshire HP9 2JH

Bankers:

Lloyds Bank Plc

113-117 Oxford Street

London WC1B 5HR

COIF Charity Funds

St Alphage House

2 Fore Street

London EC2Y 5AQ



AAlfordHouse



“To promote the mental, moral, physical and spiritual wellbeing of the young people of Lambeth”

Frank Briant (1864-1934) Founder of Alford House

During the course of the year, the Governors have been exploring measures to advance the success of the Club, including fundraising and recruiting new Governors.

This has been a very significant year in the Club's history. In 1951 the Club finally took full occupation of the Aveline Street premises after the completion of extensive refurbishment following considerable wartime bomb damage. The Board of Governors took the decision in 2021 to launch **Alford@70** to mark 70 years here: it celebrates the rich heritage of our buildings and the lives of those it has touched during that time and it sets up Alford House for life in the 2020s and those whose lives it will touch in the future. This initiative seeks to raise £2m to refurbish the Club buildings and enhance the youth support work. A large part of the fundraising will come from the sale for development of the land which the Club no longer uses adjacent to the buildings. The Board was advised that to maximise the value this land should be sold with planning permission. Governors have raised the necessary funds to pursue the application for planning permission for nine units of accommodation in the Club's car park and as well as funds to remunerate professionals to plan the refurbishment of the interior and exterior of the Club to make it fit for the 2020s and beyond. A decision on the planning application is awaited from the London Borough of Lambeth.

As part of the Alford@70 celebration it was decided to write and publish a history of Alford House. This project was led by former Chair of Governors Nigel Baker and has resulted in a lovely booklet which has been generously supported by the Old Millhillians Club and widely shared amongst the Club's stakeholder communities. At our open day in September 2021, we were joined by former club members from the 50s 60s 70s 80s and 90s. The day included pictures from our history including one of our founder Frank Briant with a group of young men on a trip to Switzerland in 1904, and illustrations of the plans for the future. It also featured much discussion about a television programme being made by London Live about one of the members who appeared in the 1958 film, *We are the Lambeth Boys*. Hearing of the impact that the Club has had on generations of local young people was a very inspiring and motivating (and enjoyable) experience. The Board has suffered the sad loss of some wonderful Governors recently and is delighted to have been able to recruit some able and willing successors who will bring business acumen, local knowledge and more diversity to the board. Governors continue

to undertake some basic training in Safeguarding and Equality and Diversity and to ensure that the Club operates in a manner fully compliant with all regulations. Among other core activities there has been a major update of the Club's IT systems.

The Governors look forward to an exciting next year and the chance to realise some of the ambitions of Alford@70. This will require continuation of a significant fundraising effort. I would like to thank all those who have supported the Club generally over the years and Alford@70 specifically. I would also like to thank the Club staff and volunteers for their remarkable and dedicated work and my fellow Governors for their time, energy, enthusiasm and support for the Club in so many ways. If you would like to support Alford House in any way or just know more about it, please do get in touch.



Nick Priestnall, Chair of Governors
(nick@alfordhouse.org.uk)

GOVERNORS

N Priestnall (Chair)
 N Baker (President)
 P Bickerdike
 T de Vere Green (Honorary Treasurer)
 J Sanchez
 J R Wells
 P M Woodroffe
 M Shaw
 C Lloyd
 W Maunder Taylor (Vice Chair)
 A Behrens (to 8/5/21)
 B Carter-White
 A Rennie (to 8/2/22)
 T Roe (to 29/6/21)
 B Bond (from 15/3/22)
 T Binns (from 8/3/22)

Secretary/Clerk to the Governors:
James Orloff

STAFF

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

Achievements and Performance

With Covid-19 restrictions easing in April 2021 the Club began to operate a full programme of in-house activity again. Slightly earlier than this we were also 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.

Several changes to the Club programme took place during the year. The most significant change being to Friday nights. At the very beginning of the lockdowns the age of membership on a Friday night was quite high. A near two-year gap meant that we were never going to see regular attendance from this group return as they would be in their very late teens or early twenties. We therefore looked to start with a younger age group on Friday nights, making it an under

14's only evening. It will though increase year by year to under 15s, 16s etc, so that we do not say goodbye to members early.

Other changes, mainly in the fourth quarter of the year, included adding dance to our workshop evening in partnership with the Boury Academy. We were also able to increase the opening of the music studio from three to nine hours per week. Both additions are extremely welcome.

Despite the changes, which we knew would lower some of our output statistics over the year, we still managed to register 333 young people. This is, of course, vastly up on the previous year when Covid-19 regulations were in place, but is still down on pre-pandemic levels of membership, although still above our targets.



Female attendance remained at 34% of overall attendance sustaining the gains made in previous years.

Although attendance is recovering there were still 8291 contact hours with young people.

Monitoring of the young people engaged with the club demonstrated: 32% were female and 68% male; 54% were Black, 16% White, 15% Mixed, 8% Asian, 7% Other; 6% did not provide information. With regards to the ages of our members 64% were aged 11 to 15, 13% 16 to 17 years, 10% 8 to 10 years, 9% 18 to 19 and 4% 20 to 25 years.

Applying the official measure of relative deprivation for small areas in England demonstrates 3% of members live in the 10% most deprived localities in England, 23% of members live in the 20% most deprived

localities in England, 40% live in the next band of 20%-30%. Only 8% live in bands above 50%.

Moving to activity, our health and fitness activity has been operating for nine years now and has engaged hundreds of young people. Three times a week we hold afternoon/early evening sessions, and these are popular with pupils after school. Over the course of the year, we delivered 316 hours of health and fitness training during the afternoon and 115 young people took part in these sessions. In addition, we are finding that these sessions widen the reach of the Club beyond the local area. While young people, (perhaps on advice from their parents), may not be willing to travel a mile or more in the evening to attend the youth club, they are happy to attend after school and then travel home.



After only a short period of time members are confident enough to access the facility and work on their personal programmes with minimal intervention from the fitness instructors. Through this activity young people:

- **Improve cardiovascular health**
- **Maintain a healthy weight**
- **Improve bone health**

They also engage in nutritional workshops with the fitness instructors.

Our Monday evening workshops continued to offer health and fitness training, music production and as mentioned above added dance to the evening. We have found that the structure of the workshop night helps young people to pursue an activity with more purpose and with less distraction than they would otherwise find on multi activity youth club evenings. This has its own benefits in that it enables young people to develop their skills quicker and to a higher level.

Roller skating remained on the programme for Tuesday evenings. It became very popular, so much so, we had to split the evening into two skating sessions, but attendance dropped in the new year. This is something we will continue to monitor and adjust if we see no improvement in the coming year.

Our girls' night, which has been a factor in increasing female participation, has had a solid attendance over the year. It is very much a self-determining evening whereby members and staff co-produce the coming terms activity. This can range from a treasure hunt for the younger members, (but the older ones join in), to film nights and health and fitness sessions. After a few years' absence, Eat Club joined us again. Having previously taken place on Boys Night, Eat Club delivered a programme of activity over several weeks to improve the relationship young people have with food to address the underlying barriers to healthy eating and improve health and wellbeing.

A number of activities are available on Friday evenings, including the addition of music. It has always been our busiest session and there is a strong social element to the evening. It is the end of the week and young people are keen to socialise, listen to music and take things far more informally.

We are delighted that, with additional funding, we have been able sustain our targeted provision in both schools and the youth club.

Aimed at reducing exclusion from school, the work in schools incorporates sessions designed to explore several themes including, mental health, consent, critical thinking and masculinity. The sessions are delivered in groups and with individual young people.

A number of volunteers, with the lived experience of the young people, join the groups from time to time to give an insight to their journeys from the localities in which they lived (the same as the young people) through to their education and their successful careers. These sessions are always inspiring and are thoroughly enjoyed by the young people. In addition, schools often comment on how these session impact positively on their students.

We have undertaken to imbed a long-term evaluation of this work and hope to report each year on its findings.

Significant work has gone into progressing the remodelling and refurbishment of the Club's premises over the year. Foremost has been the pursuit of planning permission for nine housing units on the Club's car park. If successful, the funds gained will be used to repair and remodel the current building. As well as providing for much needed repairs, including two large roofs, we will be able to expand operations for young people. We are extremely grateful to our supporters who have given so generously to get us to this stage.

It was very gratifying to help to launch the Metropolitan Police's *Youth Club Security Initiative* in partnership with the London



Key Facts

2019-20

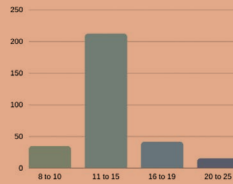
333 YOUNG PEOPLE

Registered Members
(Target 200)

108
Females Reached
(Target 100)

225
Males Reached
(Target 100)

AGE DISTRIBUTION



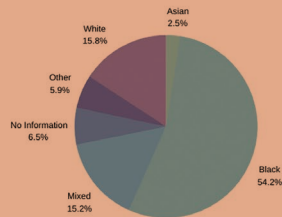
2,894 ATTENDANCES



SESSIONS 486



ETHNICITY



93 TIME

Attended 10 times or more



Achievements and Performance

Fire Brigade, Safer by Design and the London Ambulance Service. As a pilot scheme, the Metropolitan Police funded improvements to the Club. This included new doors and partitions to create an 'air lock' system for the future safety of all who use the Club. We also benefitted from receiving a defibrillator and training for staff, volunteers and young people on how to use it. We are delighted that the pilot scheme was successful and that over the next two years will be rolled out to other youth and community centres across London. It was also a great opportunity to have Metropolitan Police Assistant Commissioner Helen Ball present young people with their Jack Petchey Achievement Awards.

As reported on last year, a substantial number of documents were digitised and a short history of Alford House, beginning with its founder Frank Briant, was being written. This was completed in July and in September, as part of the Alford@70 campaign, we held an open day to display original documents and

photographs dating back to the beginning of Alford House in 1884. Included were photographs from a trip organised by Frank Briant to Switzerland 1904 for young men of the Club. There was good attendance including former members from as far back as the 1950s, the first years in Aveline Street 70 years ago.

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 Justice Team to meet young people fearful of travelling across the borough to their offices.



Alford House

Balance Sheet (Company No: 6521183)

As at 31 March 2022

	Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
INCOME						
Donations and legacies	2	4,307	-	125,937	130,244	10,236
Charitable activities	3	388	388	40,400	41,176	40,625
Investment income	4	132,301	-	-	132,301	42,662
Grant income	5	12,086	-	67,638	79,724	124,044
Other income	6	-	-	-	-	25,000
TOTAL INCOME		149,082	388	233,975	383,445	242,567
EXPENDITURE						
Charitable Activities	8	139,305	-	147,930	287,235	249,213
TOTAL EXPENDITURE		139,305	-	147,930	287,235	249,213
Net income/(expenditure) before transfers		9,777	388	86,045	96,210	(13,848)
Transfers between funds		-	-	-	-	-
Net movement in funds		9,777	388	86,045	96,210	(6,646)
Total Funds brought forward at 1 April 2021		2,328,247	23,459	14,468	2,366,174	2,372,820
Total Funds carried forward at 31 March 2022		2,338,024	23,847	100,513	2,462,384	2,366,174



		2022		2021	
	Notes	£	£	£	£
Fixed Assets					
Tangible assets	11		1,988,671		2,003,187
Current Assets					
Debtors	12	21,482		58,021	
Cash at bank and in hand		469,251		320,319	
		490,733		378,340	
Creditors: amounts falling due within one year	13	(17,020)		(15,353)	
Net current assets			473,713		362,987
			2,462,384		2,366,174
Total assets			2,462,384		2,366,174
Funds					
<i>Restricted funds</i>					
Unexpended Grants for specific purposes	15		100,513		14,468
<i>Unrestricted funds:</i>					
<i>Designated funds</i>					
Members' Fund	16		11,395		11,007
Redevelopment reserve	16		12,452		12,452
<i>General Funds</i>					
Balance on income account	17		2,338,024		2,328,247
			2,462,384		2,366,174


 N Priestnall
 Chair of Governors


 T de Vere Green
 Honorary Treasurer

Financial Review

This year the unrestricted fund had a surplus of £9,777 (2021: surplus of £14,355) which led to an increase in reserves generated from unrestricted activities to £349,353 (2021: £325,060) excluding the value of the Club's freehold premises. The budget for the year was for a deficit of £94,995. 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

We could be entering some uncertainty during the year due to possible building works, leaving us needing to adopt a flexible approach to budgets and operations. The Governors have reviewed the Club's financial budget for the coming year. The budget forecast is better than in the previous two years but still predicts a deficit over the coming financial year as uncertainty about grants and theatrical letting income remain a concern. Ensuring a good level of letting income is preserved in the face of refurbishment will be critical. 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 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 to enable us to continue at a steady pace for this purpose.

“It’s fun and I know I can talk to the staff about anything. I feel safe here.”

With thanks to the generous supporters of Alford House

Lord Glendonbrook
&
The Michael Bishop
Foundation

WALCOT FOUNDATION

UK YOUTH



Department for
Digital, Culture
Media & Sport



Woodroffe Benton
FOUNDATION



Lambeth

THE
JULIA AND HANS RAUSING
TRUST



Gold & Silver Wire Drawers

OLIVER BONAS



The K N Shah Trust

Mr Felix Charity Trust