

ALFORD HOUSE CLUB

promoting the wellbeing, training and recreation of young people



Annual Review

2012 - 2013

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: Wilkins Kennedy, Anglo House, Bell Lane Office Village,
Amersham, Buckinghamshire HP6 6FA

Bankers: Lloyds TSB Bank plc, Victoria House, Southampton Row, London
WC1B 5HR

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

Solicitors: Reed Smith LLP, Broadgate Tower, Primrose Street, London,
EC2A 2RS

Registered Charity Number: 1123902

Registered Company Number: 6521183



Opening doors to a brighter future

Governors:

N. Baker	Chair of Governors
P.S. Bickerdike	
G.F. Chase	
R.N. Dean	Honorary President
B.D. Edmond	
T. de Vere Green	Honorary Treasurer
W. Francis	
R.M. Harley	
R.C. Hubbard	
J. Sanchez	
A.W. Welch	
J.R. Wells	
J. Wilder	
P.M. Woodroffe	

Clerk to the Governors:

K. Wallace

Staff of Alford House:

Tim Saunders	Club Manager
Sue Proctor-Watson	Finance Administrator
Simon Beyer	Fundraising (Consultant)
Gill Kenealy	Targeted Youth Support Worker
Blake Carter-White	Part-Time Youth Worker
Clive Graham	Part-Time Youth Worker
Courtney Dennie	Part-Time Youth Worker
Shaval Heaven	Part-Time Youth Worker
Kathryn Saunders	Part-Time Youth Worker
Nicky Thomas	Part-Time Youth Worker
Dennis Lee	Part-Time Tutor - Art
Julia Dunlop	Administration
Nelu Abeygunasekera	Volunteer
Sabrina Brooks	Volunteer
Barry Donegan	Volunteer
Charlotte McShane	Volunteer
Axelle Mouziyane	Volunteer
Paul Watson	Volunteer
Daniel Wickham	Volunteer



Governance

The governing body remains as stable as ever, with no retirements or resignations during the course of the year.

The Estates and Development sub committee remain busy. The listing by Lambeth Council of the building as one of historical interest was not contested, but one of the consequences of this spot listing is that we have had to go back to the drawing board to explore other options for developing the site. This, the sub committee is currently progressing.

We remain ever optimistic and believe we will eventually produce a development that will secure the long term future of Alford House for the benefit of young people.

At this time, we are particularly grateful to our Clerk, Keith Wallace, whose charitable and legal expertise is proving invaluable in steering the Governing Body through some challenging issues.

Staff

The core staff team has reflected the stability of the Governors, but we have also welcomed several new members of staff to the club. Lisa Cole joined us to offer female-only sessions within the fitness suite to meet the demand of our growing membership. We were also delighted to have Courtney Dennie return as our music technology tutor.

We were also pleased to be able offer two former members and long-term volunteers part-time youth work positions.

We have also welcomed several new volunteers to the day-to-day running of the club.

With two members of staff still studying academic degrees in the field of community and youth work at Goldsmiths, we have benefited greatly from the knowledge and experiences gained throughout their studies.

The level of qualifications amongst staff, including volunteers is good and through the training opportunities provided via the club both continue to progress their youth work development. This year saw every member of staff, including all volunteers, undertake Child Protection Training.



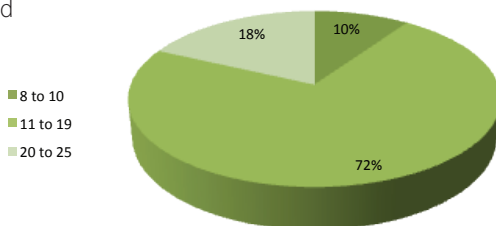
General Review

The Club has made good progress during 2012/2013.

Whilst performance was good, and membership satisfactory, attendance to evenings sessions over the past two years have not reached our expectations. The Club felt the time was right to improve membership and attendance. To this end the Club developed and implemented a Membership Improvement Programme between April 2012 and December 2012. We were delighted with the results. By the end of the year membership increased by nearly 60% on the previous year. We also saw the Club double the weekly attendance on the previous year and increase the number of young people attending 5 or more times again by nearly 60%.

Monitoring also demonstrates that Membership of the Club reflects the diversity of the local population.

Membership By Age Group
Total 393



By the end of the year, membership had increased by nearly 60%

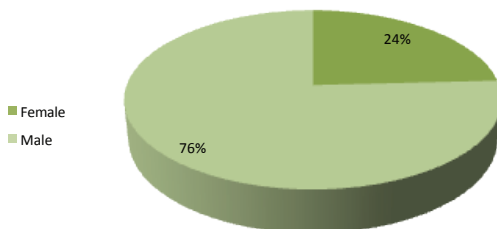
The Club has delivered a wide variety of activities for young people. This has included football, art, music production, roller-skating, unihoc, information and communication technology, cricket, snooker, table tennis, football and health and fitness training. Young people have also been engaged in various group work programmes, workshops, informal discussions and residential experiences.

Following on from the successes of last year's outdoor activity programme we continued to work with Snow Camp. Following our week-long trip to the Scottish Highlands in February 2012 with other youth clubs and projects from across London, two members progressed to the 'Excel' programme and in April 2012 took to the French Alps to complete a Snow Sport Level 1 Certificate which qualifies them to teach other young people how to ski.



Our health and fitness activity has also been a significant catalyst in raising awareness and attendance of the Club. Running for over three years now, many members are confident enough to access the facility and work on their personal programmes with minimal intervention from the fitness instructor. Popularity has increased so much that we have had to hire a second fitness instructor to meet the demand of the growing number of members. Our five year outcome of 375 young people being engaged in 'healthy' activity by designing and participating in fitness programmes and developing more awareness of healthy lifestyles by the end of the programme was achieved 18 months early. The fitness suite's growing reputation has not gone unnoticed – with local schools and organisations capitalising upon the opportunity to access free health and fitness activity.

Membership By Gender



Our 5 year target of engaging 375 young people in health and fitness activity was achieved 18 months early

The Club has continued to collaborate with other Lambeth organisations; the latter part of 2012 saw young people with additional needs from Roots and Shoots begin a programme of fitness activity linked to AQA Awards at Entry Level and Level 1.

We have continued to work as part of the IMPACT Consortium (which includes 198 Gallery, NACRO, Family Friends and British Albanian Kosovo Council) to deliver services to vulnerable young people.

We also supported Lillian Baylis Technical College and Kids Company to provide fitness activity to young people that the school feels are at risk of exclusion.

To December 2012, the club continued to provide accommodation and support

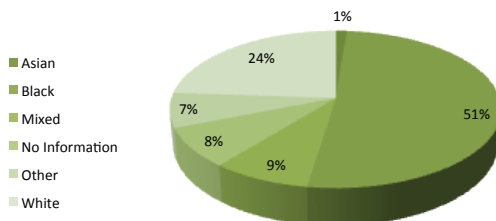


to the Council's Early Intervention Workers in the form of office accommodation and equipment and has supported the Council's Youth Offending Service by providing meeting space to meet young people unwilling to travel due to safety fears.

Sadly, with the changing environment, the Connexions service now ceases to exist and so we are no longer able to offer such a service from the Club. However, we continue to offer a space for young people to seek advice and support with employment and educational issues through the work of the targeted youth support worker and other staff based within the organisation.

Each year we aim to ensure that 85% of members aged 16+ have a September offer of further education, employment or training. As at the 30th September 2012 there were an additional 39 young people in the 16 – 19 age group registered with the Club. 33 (85%) were in further education, employment or training. 6 (15%) were NEET.

Membership By Ethnicity



Young people have achieved a number of accredited outcomes over the year in Health and Fitness, Skiing and Outdoor Education.

Our ability to audit the destinations of young people aged 16 plus is greatly helped by inputting data into the Integrated Youth Support Service Database. Using such, we are able to extrapolate data and information that helps us to achieve this outcome. Importantly, it enables us to target support to young people at a crucial time. For example, with our assistance, one young person found not to be in education, employment or training quickly secured an apprenticeship with Lambeth Council's Empty Homes Scheme.

Our targeted interventions, to support young people with additional needs, are now well developed but to young people at Alford House our services are



indistinguishable and seamless, creating an inter-connectedness with open access work that we feel is important. Our aim in this is to ensure that young people do not feel stigmatised by receiving additional support and that young people can find the support they need in an open access setting as well as through referral.

The Club has continued to be part of Brook's Condom Distribution Scheme. Aiming to reduce teenage pregnancy and sexually transmitted infections, the Club has become the second highest distributor in the borough. We can be pleased that we have raised awareness of the importance of these issues amongst our members and that they feel comfortable seeking the advice of staff.

Members continued administration of the Jack Petchey Awards. Through the scheme, Club members are encouraged to vote for each other by reason of their contribution to club life or the community. Nine times a year, a Club member, chosen by their peers, receives the Award and is granted £200 to spend on a club project of their choice. Coupled with the Members Fund, where Club members have responsibility for part of the Club budget, members have considerable spending power within the Club. This spending power can influence decision-making and have a substantial impact on determining the Club programme.

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Young people have achieved a number of accredited outcomes over the year in Health and Fitness, Skiing and Outdoor Education.

Outcomes are not always accredited, engagement in the Club's activities enables young people:-

- From diverse backgrounds to work together and support each other in groups;
- To take part in activities they have not previously tried;
- To gain access to information about other services;
- To improve their self-confidence, self-esteem and social skills;
- To participate in decision making;



To explore their attitudes to a variety of issues;
To build resilience to risk factors.

Involving young people in the development of the organisation becomes vital in ensuring these outcomes (and many more) can be met.

This year for example, two young people on student placement from Goldsmith's University evaluated the Fitness Suite activity with 20 young people, including holding a focus group with a further 6 young people. The report, with its conclusion and recommendations was then presented to the Governors of the Club for action.

We were awarded a Gold Level London Youth Quality Mark, a quality assurance scheme, a programme accredited by City and Guilds in June 2012

During 2010/2011 the club began to undertake London Youth's Quality Mark Scheme. Accredited by City and Guilds, the scheme aims to ensure that organisations provide the highest standards of service and activities that are needed and wanted by young people.

The Club completed and was awarded accreditation at the first level of the scheme, bronze, in September 2010 and in October 2011 the Club was awarded the silver level award. We are delighted to report that the Club achieved the Gold Level standard in June 2012/13.

Yet another year has taken place against a backdrop of reduced local authority funding and the staff, (not least those who give their time voluntarily) must be thanked for ensuring that the Club continues to provide for the well-being of young people and that the club offers its activities in an atmosphere that remains warm and welcoming.



Financial Review

This year's deficit of £78,098 (2012: £2,829 surplus) led to a decrease in reserves generated from unrestricted activities to £191,694 (2012: £269,792) excluding the value of the Club's premises. The significant deficit reflects the Governors' decision that the Club should in this year's accounts provide £117,732 as its estimated share of the deficit on pension schemes of which it is a member (2012: £nil), and the transfer of £25,000 (2012: £25,000) from unrestricted funds to designated funds as a contribution towards the anticipated costs of a major architectural redevelopment of the Club.

The Governors believe the Club requires a reserve because, in order to meet its objectives, it is entirely dependent for income upon donations, grants, fund raising and rents and lettings from year to year, all of which are uncertain.

As a general principle, the Governors consider the amount of reserves should be equivalent to not less than 3 months of outgoings, based upon the average outgoings of the past two financial years. Where reserves fall below this level, or where they exceed 6 months of average outgoings, the Trustees will evaluate income and expenditures (both capital and operational) with a view to ensuring the financial resources of the Club are effectively deployed to meet the Club's objectives.

Having noted the extremely uncertain economic environment, which is affecting many of the Club's income sources, the Governors believe an additional level of reserves beyond normal levels is appropriate. Under these circumstances the Governors are satisfied that the Club's current level of reserves is appropriate in the context of the Club's policy, and the Club's anticipated future income and expenditure.

The Club's pension liability is disclosed in the Notes to the Financial Statements. At their board meeting on 25 June 2013, the Board resolved to recognise the right of pre-incorporation Governors to reimbursement for any personal liability to the pension provider by the grant of security in their favour over the Club's freehold site in Aveline Street.

Plans for the Future

The Governors have reviewed the Club's financial budget for the coming year. The budget forecasts that income over the coming financial year will cover anticipated expenditure (but not exceed it). However, there remains uncertainty over the level of restricted grants and income from lettings in the coming year and the need for repairs the fabric of the building. Whilst recognising that in the short term the Club's reserves are adequate to fund possible reductions in funding and urgent minor repairs, the Governors have asked the Club Manager to seek additional funding sources to cover these and to seek funding sources to increase staffing levels.

**STATEMENT
OF FINANCIAL
ACTIVITIES**

for year ending
31 March 2013

**Incoming resources from
generated funds**

Voluntary income:

	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2013 £	Total 2012 £
Donations and legacies	20,109	-	-	20,109	30,000
Activities for generating funds					
Commissioned work and fundraising	1,059	1,869	53,666	56,594	33,575
Investment Income	141,656	-	-	141,656	130,687
Incoming resources from charitable activities					
Income from charitable trading - Grants	-	-	50,175	50,175	99,956
Total incoming resources	162,824	1,869	103,841	268,534	294,218

Resources expended

Costs of generating funds	698	-	-	698	895
Charitable Activities	207,793	798	109,944	318,535	213,877
Governance Costs	7,431	-	-	7,431	6,301
Total Resources Expended	215,922	798	109,944	326,664	221,037

**Net incoming resources/
(resources expended)
before transfers**

	(53,098)	1,071	(6,103)	(58,130)	73,181
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Transfers between funds	(25,000)	25,000	-	-	-
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Net incoming resources/ (resources expended)	(78,098)	26,071	(6,103)	(58,130)	73,181
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Net movement in funds	(78,098)	26,071	(6,103)	(58,130)	73,181
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Fund balances at 1 April 2012	2,447,170	37,123	45,037	2,529,330	2,456,149
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Fund balances at 31 March 2013	2,369,072	63,194	38,934	2,471,200	2,529,330
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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 2013

	2013		2012	
	£	£	£	£
Fixed assets				
Tangible assets		2,177,378		2,177,378
Current assets				
Debtors	22,927		31,935	
Cash at bank and in hand	410,231		343,699	
	<u>433,158</u>		<u>375,634</u>	
Creditors: amounts falling due within on year			(23,682)	
	<u>(21,604)</u>			
Net current assets		<u>411,554</u>		<u>351,952</u>
		2,588,932		2,529,330
Other Provisions		<u>(117,732)</u>		<u>-</u>
Total assets		<u>2,471,200</u>		<u>2,529,330</u>
Funds				
Restricted funds:				
Unexpended funds for specific purposes		38,934		45,037
Unrestricted Funds:				
Designated funds				
Members Fund		7,629		6,558
Redevelopment reserve		55,565		30,565
General Funds:				
Balance on income account		2,369,072		2,447,170
		<u>2,471,200</u>		<u>2,529,330</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 2013 on which the auditors, Wilkins Kennedy, gave an unqualified report. The full financial statements were approved by the Board of Governors on 25 June 2013 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.

Beatrice Laing Trust



www.jackpetcheyfoundation.org.uk

The Mercers' Company



LOTTERY FUNDED



THE LEATHERSELLERS' COMPANY CHARITABLE FUND



The Michael Bishop Foundation



Broadway Cottages Trust