

Cabinet (Livesey Trust) Committee

Tuesday 6 January 2026

9.30 am

Room TBC, 160 Tooley Street, London SE1 2QH

Membership

Councillor Jasmine Ali (Chair)
Councillor Evelyn Akoto
Councillor John Batteson
Councillor Stephanie Cryan
Councillor James McAsh

INFORMATION FOR MEMBERS OF THE PUBLIC

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Contact

Tim Murtagh on 020 7525 7187 or email: tim.murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 19 December 2025



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Cabinet (Livesey Trust) Committee

Tuesday 6 January 2026
9.30 am
160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	WELCOME AND INTRODUCTIONS	
2.	APOLOGIES	
3.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business to be considered at this meeting.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 2
	To confirm as a correct record the minutes of the meeting held on 3 December 2024.	
6.	THE LIVESEY TRUST ANNUAL REPORT 2024-25	3 - 40
	Members to consider the recommendations contained in the report.	



CABINET (LIVESEY TRUST) COMMITTEE

Minutes of the Cabinet (Livesey Trust) Committee held on Tuesday 3 December 2024 at 10.00 am at Room 109, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Jasmine Ali (Chair)
Councillor Evelyn Akoto
Councillor John Batteson
Councillor Stephanie Cryan
Councillor James McAsh

OFFICER SUPPORT: Norman Coombe, Specialist Governance Lawyer
Eva Gomez, Head of Culture
Adrian Sancroft, Principal Surveyor
Tim Murtagh, Constitutional Team

1. WELCOME AND INTRODUCTIONS

The Chair opened the meeting.

2. APOLOGIES

There were none.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES**RESOLVED:**

That the minutes of the meeting held on 3 December 2024 be agreed as a correct record of that meeting.

6. THE LIVESEY TRUST ANNUAL REPORT 2023-24

Helen Webb from Treasure House presented and summarised the annual report.

Members and officers discussed the possibility of expanding the work of Treasure House at other Southwark premises.

RESOLVED:

That the recommendations in the annual report be agreed.

Meeting ended at 10.23am

CHAIR:**DATED:**

Item No. 6.	Classification: Open	Date: 6 January 2026	Meeting Name: Cabinet (Livesey Trust) Committee
Report title:		The Livesey Trust, Annual Report 2024/25	
Ward(s) or groups affected:		Old Kent Road	
From:		Head of Culture	

RECOMMENDATION

1. That the Cabinet (Livesey Trust) Committee notes The Livesey Trust, Annual Report.

BACKGROUND INFORMATION

2. The Livesey building was bequeathed by George Livesey a local benefactor to the Commissioners for Public Libraries and Museums for the Parish of Camberwell in 1890 as a free public library for the beneficiaries of the trust. The council became the legal owner and trustee of the building by way of statutory devolution. Over time the original objects of the trust have become defunct and the council therefore worked with the Charity Commission to expand the objects of the trust to include wider educational benefit for people in the local area.



Interior of the building circa 1900 when it was Camberwell Library

3. On 12 April 2013 the Charity Commission approved the scheme for the Livesey Trust (No. 4038336). Under paragraph 4 of the scheme the trustee of the charity is the Council of the London Borough of Southwark ('the

Council'). A copy of the scheme is attached to this report and marked Appendix 1.

4. The administration of the trust is an executive function. This is based on the fact that the relevant regulations, the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provide that any function of the council is to be the responsibility of the executive (cabinet) unless specified otherwise by those regulations. There is nothing in the 2000 Regulations which states that the administration of a charity is not to be a function of the cabinet.
5. The only assets of the Trust are the land and building at 682 Old Kent Road (formerly known as the Livesey Museum for Children).
6. The building dates from 1890 was originally a public library and a Children's Museum. The building is used by Treasure House a Community Interest Company which occupies it under lease on a peppercorn rent basis.
7. The tenant is responsible for the internal and external repairs and the Council as Trustee of the Livesey Trust, will insure the property and charge the tenant an appropriate premium.

KEY ISSUES FOR CONSIDERATION

8. Treasure House (London) CIC is a specialist education provider who works with young people with anxiety and other emotional barriers, autism, dyslexia and school phobia.
9. The key aims of Treasure House are to re-engage students in the learning process in a safe and comfortable environment and provide access to high quality tuition across a broad curriculum. Their approach provides students with the skills and qualifications that are required to allow them to move into the world of work or to progress into further education and ultimately higher education. They have now increased their maximum pupil capacity from 15 to 18 pupils enrolled at any one time.
10. Further information regarding the company status of Treasure House can be found at the [companies house website](#).
11. Their detailed Trust Committee annual report and their own annual report can be found in Appendix 2 and 3. In summary during the period Treasure House:
 - Continued to maintain and improve the facilities through investment of £27,767 (up from £14,696 in the previous year) on the maintenance of, and improvements to, the premises.
 - Security upgrades were made to the back and front access points, supported by a £5,000 grant from Southwark Council, enabling safer access and a green route for staff and students to avoid pollution

- Boosted ICT offer through increased internet access capacity and speeds Replaced both boiler pumps on the system installed by Southwark Council prior to our occupancy.
- Installed draught excluder system for most of the windows to aid draught and heat loss prevention.
- Major drain service, flushing the drains of debris which had accumulated over the years.
- Replaced all fire extinguishers which will keep the building compliant for the next ten years.
- Improved access to the curriculum through purchase of a modular, removable stage along with new music amplification and mixing equipment.
- Acquired a number of power tools and some height adjustable desks to support the DT curriculum.

Academic achievements:

- Eighteen young people aged 14 to 19, all with Special Educational Needs and Disabilities—many with multiple diagnoses—received full-time education and support, with ten female and eight male students.
- One student achieved grade 9 at English Literature and History
- Two students achieved Gold Arts Award (Level 3)
- Four students successfully transitioned to FE provisions after leaving the school.
- Five students left during the period, either because they aged out or at their natural progression point.
- Four out of five went on to further education. The other took part in work experience and is now looking for employment.

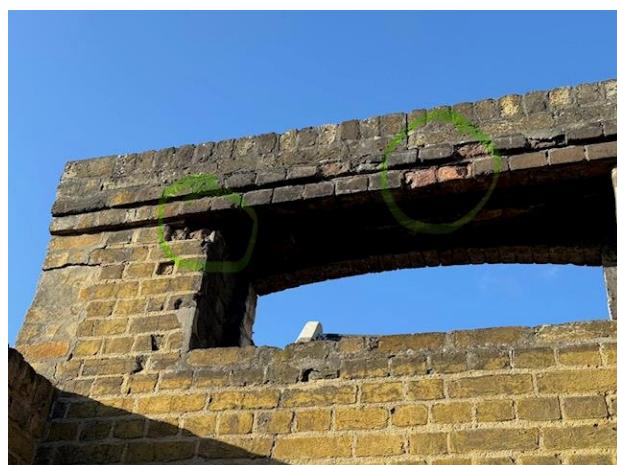
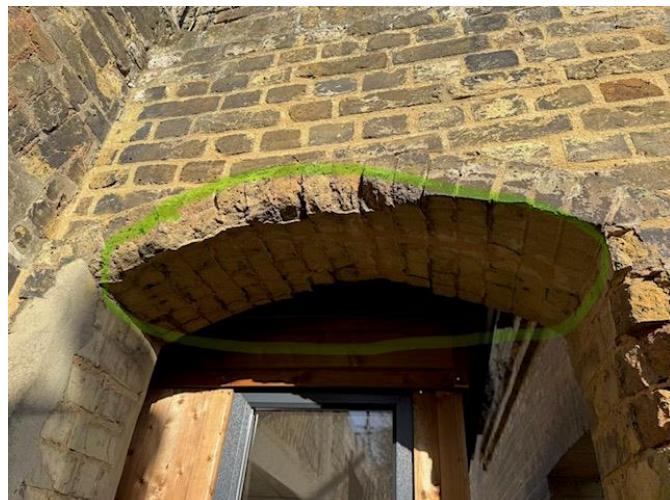
Building Inspection and Condition

12. The building was inspected by officers in the property service on Monday 17 November 2025; this involved a walk-through of all internal areas and the front and rear external areas.
13. The lease is held on an effective FRI (Full Repairing) basis subject to the limitation of a schedule of condition and with the exclusion of a number of heritage artefacts located in the rear garden.
14. The premises are well maintained and compliant, and continue to be subject to a programme of planned maintenance and compliance certification. Some external repairs have also been carried out.
15. The external inspection revealed a number of areas of concern principally with masonry defects. On the front elevation there are areas of stonework showing severe weathering and movement; the delamination will cause pieces of stonework to fall to the ground, and there appear to be some larger elements being moved out of alignment. There are several brick walls in the rear garden with brickwork showing signs of weather-related deterioration which has led to some delamination failure in places, likely

due to freeze-thaw action. There are similar areas of concern on the rear of the main building and evidence of failure and spalling in places. There are generally large areas of pointing failure as well. All of this can only get worse.

16. Some photos below of the inspection indicating examples of masonry decay and failure (areas of particular concern highlighted):
17. Officers are of the view that an external condition survey is undertaken by heritage building specialists. This can include recommendations for repairs and preservation to align with the status of the building and conservation obligations to maintain it.





18. The tenant has erected two small cabins in the rear garden for school activities. They are free-standing, located on hard standing, and do not require planning consent. They don't amount to a physical alteration to the building and can easily be removed and remain the responsibility of the tenant, therefore officers are of the view that no further formalities are required at this time. The tenant should keep the council informed as to their use.
19. The tenant is planning to open the yard in a managed way to the public for coffees and events and have been advised by officers to make necessary enquiries as to any licenses or permits that they might need to obtain to enable them to engage in such activities.



20. The tenant has requested the landlord enter into discussions about extending the lease term to improve their position for applying for capital grants (expiry Dec. 2029)
21. Officers asked the tenant to submit a more formal application for a renewal, to include proposed outline terms. It would be prudent for the tenant to be asked to provide the landlord with an updated business plan in support of the application.

Heritage Artefacts Inspection and Condition

22. There are a number of heritage artefacts belonging to the council's collections contained within the rear garden grounds of the site. Most were donations made to the council via the Cuming museum during the 20th century. The objects were inspected in November 2025 and their condition described below has not substantially changed and no reports of any worsening state have been received.
23. **Statue of George Livesey:** The Grade 2 listed statue of Sir George Livesey in the rear garden is in satisfactory condition after inspection and

recent clearing of vegetation, with further plant removal advised for stability and access.

24.



25. **Victorian post box** This Victorian post box was originally sited in Lewisham and added to the Livesey premises in the 1970s or 1980s. It is in poor condition and Treasure House staff have commenced the process to prepare the surfaces for repainting and contacted Royal Mail to ensure the right paint quality and colour shade is used. Rust and flaky paint have been removed. Some more work is needed to finish the post box surfacing and then this will be painted.

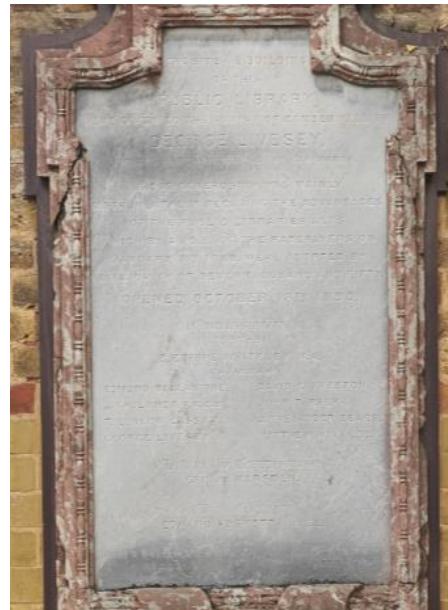


26. **Newington tollgate:** Original iron toll gate which would have been sited across the Newington Causeway. Toll gates formed a barrier across certain routes (called turnpikes) and people, goods and carriages could only pass through and use the road if they paid a fee, or 'toll'. As with the Victorian Postbox, staff at treasure house have removed rust and flaky

paint. The toll gate will not be painted and protective coatings will be applied if necessary.



27. **Plaque commemorating the opening of the building:** Original stone plaque from the 1891 opening of Camberwell No 1 public library, which this building was before it was named and used as the Livesey Museum and Treasure Houses facility. It is attached to a wall in the rear garden, part of the former rear elevation of the old library structure. The plaque is in satisfactory condition.



28. **Foundation stone of Grange Road public baths and wash house from 1926 and drinking fountain:** This possibly marble and granite piece is installed to the front of the building under the main window and facing the street. It was installed in the 1970s after being excavated from building works. It is in reasonable condition. The pipework and pump action of the fountain doesn't appear to be working. The stone has been inspected by officers and is still in a satisfactory condition overall.



29. **Mosaics of Old Kent Road Library:** These two mosaic panels show two depictions of the stories from Chaucer's Canterbury Tales. One shows the pilgrims in the courtyard at the Tabard Inn around present day Borough High Street, a real inn, from where the fictional pilgrims embarked on their journey. The second shows a feast being given for the pilgrim who told the best tale on their journey from Old Kent Road to Canterbury. The pair were originally on the walls of the Old Kent Road library at Bricklayer's Arms, demolished in 1967 to make way for the Bricklayer's Arms flyover. They are still attached to the rear extension of the Livesey building and in reasonable condition: there are one or two losses and loose pieces but this has not increased. Any repairs should be subject to a proper assessment.



30. **Cattle trough from Old Kent Road:** This is sited in the rear garden on the left-hand side when facing the George Livesey statue. It is probably late Victorian. It is in reasonable condition and is full of planting material which is not an issue. The trough is very robust, it has been inspected by officers and is still in a satisfactory condition overall.



31. **Cannon bollard:** The bollard is an original ships' cannon used as street furniture (e.g. a street bollard) when no longer usable as cannon. It is in good condition but is the only one to remain almost completely covered by planting, which, although this is in itself neatly tended, is an issue so officers have asked staff to cut this back or remove the plating around the cannon bollard altogether.



32. **Grange Road public baths and wash house stone plaque:** Due to the clearance of planting and a chicken coup, this additional object has been revealed. This was previously inaccessible. The plaque has been mounted flat and is collecting rainwater on its surface.



Policy framework implications

33. None

Community, equalities (including socio-economic) and health impacts

Community impact statement

34. The update set out in this report has no adverse impact on the community, nor do they disadvantage any equalities group or protected characteristic. The service provided by Treasure House is aimed at young people with special educational needs.

Equalities (including socio-economic) impact statement

35. Treasure House is a specialist education provision, working with young people with anxiety and other emotional barriers, autism, dyslexia and school phobia. The key aims of Treasure House are to support each student to feel comfortable and safe so that they can re-engage in the learning process, providing access to high quality tuition across a broad curriculum.

Health impact statement

36. As set out in paragraph 16, the service provided by Treasure House is of benefit for young people with anxiety and other emotional barriers, autism, dyslexia and school phobia.

Climate change implications

37. The update provided in this report has no climate change implications.

Resource Implications

38. None

Finance Implications

39. The lease to Treasure House (London) CIC completed on 18 December 2019.

40. From that point the majority of obligations in respect of the building transfer to the tenant for the duration of the lease (initially 10 years, although subject to break options on either side and the tenant's is not operable yet).

41. The council retains responsibility for artefacts in the garden and the statue situated there.

42. The council insures the building on a reinstatement basis but the lease requires the tenant to reimburse premiums, so this head of expenditure should be neutral on the council.

43. Officers have suggested to the tenant that they obtain a fee quote for the external condition survey to help determine the scope, cost and liability of any repairs required.
44. In view of the above there are no cost to the council arising from the lease for the period 2024/25.

Consultation

45. This is an update report that does not require consultation.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive (Governance and Assurance) (CM 17.12.25)

46. This report asks the Committee to note the content of the Livesey Trust Annual Report 2024-25. The object of the Livesey Trust is set out in the Charity Commissioner's scheme (appended to this report at Appendix 2) which is for the advancement of education of persons resident in the area of benefit in such ways as the trustee thinks fit.
47. In summary, the Livesey property must be used for the provision of a library or library services or if not required for these purposes for any other use in furtherance of the object as the council as trustee may from time to time decide.
48. The scheme requires the council as trustee to ensure that the property is being utilised effectively and in accordance with the object of the charity for the benefit of the public.
49. The scheme includes the requirement for the council as trustee at all times to take necessary steps to ensure that the charity is independent from the council and exists to pursue its own purposes and not to carry out the policies or directions of the council or any other body.
50. This means that the council (acting through the Livesey Trust Committee) is required to give consideration to the operation of the Trust solely in its role as corporate trustee and in accordance with the object and interests of the Trust.
51. As corporate trustee the council, in accordance with common law, has an overriding duty to promote the charitable purposes of the charity. It must carry out its responsibilities with reasonable diligence and conduct its affairs in the same manner as an ordinary prudent business person would conduct his/her own affairs. A trustee must also take all reasonable and proper measures to maintain and secure any Trust property.

Strategic Director of Resources (ESL25/118)

52. This report is requesting Cabinet (Livesey Trust) Committee to note The

Livesey Trust, Annual Report.

53. The strategic Director of Resources notes there are no financial implications arising from this report, as mentioned in the financial implications.
54. Staffing and any other costs connected with this report to be contained within existing Culture Division's revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	The Charity Commission for England and Wales Scheme, The Livesey Trust
Appendix 2	Treasure House Annual Report

AUDIT TRAIL

Lead Officer	Toni Ainge, Director of Leisure		
Report Author	Eva Gomez, Head of Culture		
Version	Final		
Dated	17 December 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments Included	
Assistant Chief Executive (Governance and Assurance)	Yes	Yes	
Strategic Director, Resources	Yes	Yes	
Date final report sent to Constitutional Team		18 December 2025	

THE CHARITY COMMISSION FOR ENGLAND AND WALES

Under the power given in the Charities Act 2011

Orders that from today, the

12 April 2013

this

SCHEME

will alter or affect the trusts of the charity

known as

THE LIVESEY TRUST (4038336)

in the London Borough of Southwark

Neil Robertson

A member of staff of the Charity Commission authorised to act on behalf of the Charity Commission

1. Definitions

In this scheme:

“the area of benefit” means the area of the London Borough of Southwark.

“the charity” means the charity identified at the beginning of this scheme.

“the Commission” means the Charity Commission for England and Wales.

“the existing trusts” means the trusts in the deed of 18 October 1890.

“the property” means the property described in the schedule to this scheme.

“the trustee” means the trustee of the charity acting under this scheme.

2. Administration

- (1) The charity is to be administered in accordance the existing trusts as altered or affected by this scheme.
- (2) The name of the charity is The Livesey Trust.

3. Object of the Charity

- (1) The object of the charity is (for the public benefit) the advancement of education of persons resident in the area of benefit in such ways as the trustee thinks fit.
- (2) Subject to the provisions of this clause, the property must be appropriated and used for the object of the charity for:
 - (a) the provision of a library or library services; or
 - (b) if not required for the purpose in sub-clause (2)(a) above, such other use in furtherance of the object as the trustee may from time to time decide.
- (3) Subject to the proviso, the trustee may for consideration or otherwise let the property to (or otherwise make the property available for the use of) a charity or community interest company. The proviso is that any such use is consistent with the object of the charity.
- (4) The trustee must at all times take necessary steps to ensure that the property is being utilised effectively and in accordance with the object of the charity for the benefit of the public.

4. Trustee

- (1) The Council of the London Borough of Southwark (‘the Council’) is the trustee of the charity.
- (2) The trustee must at all times take necessary steps to ensure that:

- (a) the charity is independent and exists to pursue its own purposes and not to carry out the policies or directions of the Council or any other body; and
- (b) it has adequate systems and procedures in place to enable it to receive and respond to the views of supporters, funders, beneficiaries, potential beneficiaries and others with a legitimate interest in the charity's work. Provided that this clause shall not impose any obligation on the trustee to incur expenditure from its own resources except to the extent that the trustee in its absolute discretion thinks fit.

5. Powers of the trustee

In addition to any other powers which it has, the trustee may make rules and regulations consistent with this scheme for the management of the charity.

6. Use of income and capital

- (1) The trustee must firstly apply the charity's income (if any) in meeting the proper costs of administering the charity and of managing its assets (including the repair and insurance of its buildings).
- (2) After payment of these costs, the trustee must apply the remaining income in furthering the object of the charity.

7. Questions relating to the Scheme

The Commission may decide any question put to it concerning:

- (1) the interpretation of this scheme; or
- (2) the propriety or validity of anything done or intended to be done under it.

SCHEDULE

The Livesey Museum, 682 Old Kent Road in the London Borough of Southwark. The land is registered with HM Land Registry under title number TGL 273176.



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Report to the Livesey Trust December 2025

Submission for annual meeting on 6th January, 2025

Prepared by Naomi Long, Director of THLCIC

Treasure House (London) CIC is a registered independent school set up to support young people who are unable to cope in mainstream settings. We offer specialist full-time education to young people with a range of needs including autism, mental health conditions, speech and language difficulties and school phobia. The key aims of Treasure House are to offer therapeutic intervention in the format of a cultivated environment and education, re-engage students in the learning process and provide access to high quality tuition across a broad curriculum. There are many vulnerable young people in Southwark and surrounding boroughs who are missing out on education because their needs cannot be met in mainstream schools. At Treasure House we aim to provide a warm, supportive and caring environment in which students, who have previously experienced difficulties, are able to flourish.

682 Old Kent Road

In the year 2025 Treasure House continued to manage the Livesey Building premises at 682 Old Kent Road having signed a peppercorn lease in December 2019. We continue to manage the building in return for improving and maintaining the premises and the provision of activities for community benefit.

Treasure House (London) CIC operates from the Grade II listed building managed on behalf of the Livesey Trust (members formed of London Borough of Southwark Councillors). We supported the upkeep of this important local resource through investment of £27,767 (up from £14,696 in the previous year) on the maintenance of, and improvements to, the premises. We increased our spend incorporating upgrades to security at the back and front access points, driven by the Southwark Clean Air Audit recommendations. We received a grant from Southwark LA of £5k to support these improvements and made it possible for staff and students to adopt a green route to school, avoiding the heavy pollution of Old Kent Road. The changes have



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also made the building safer for our young people. We installed safer access at the front of the building during October half term 2025.

We also boosted our ICT offer through increased internet access capacity and speeds (an increase of well over 100x) to support access to technology for all users of the building and indeed, the garden.

We replaced both boiler pumps on the system installed by Southwark LA prior to our occupancy. These will ensure the building is warm for all users in the coming winter months. On top of this, we bought a draught excluder system for most of the windows to aid draught and heat loss prevention.

We had a major drain service, flushing the drains of debris which had accumulated over the years. We also replaced all fire extinguishers which will keep the building compliant for the next ten years.

We improved access to the curriculum through purchase of a modular, removable stage which was used in our Summer Showcase along with new music amplification and mixing equipment.

We also bought a number of power tools and some height adjustable desks to support the DT curriculum. The power tools have also been used for much of the maintenance completed in house this year.

Income from lettings received fell to £400 although £300 is awaiting payment. All lettings were on behalf of Southwark Council or development consultations.

During the year THLCIC:

- Provided full-time education and support to 18 young people between the ages of 14 and 19. Ten of these were female and eight male. All have Special Educational Needs and Disabilities and all are funded via an Education,



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Health & Care Plan. To follow is a breakdown of needs. Most students have more than one diagnosis.

Autism	14
Selective Mutism	3
SEMH	13
ADHD	3
ODD	1
OCD	2

Educational Attainment

Highlights

- One student achieved grade 9 at English Literature and History
- Two students achieved Gold Arts Award (Level 3)
- Four students successfully transitioned to FE provisions after leaving the school.

Results:

Level 1 Functional Skills English Pass

Male	Female
2	N/A


GCSEs

Subjects	Male		Female	
	Grade 1-3	Grade 4-9	Grade 1-3	Grade 4-9
Maths (Foundation)	1	0	1	2
English Language	0	1	0	0
English Literature	0	0	0	1
Psychology	1	0	0	2
Biology (Foundation)	0	0	0	1
History	0	0	0	1

Arts Award

	Male		Female	
	Passed	Unclassified	Passed	Unclassified
Gold	1	0	1	0
Silver	0	0	0	0
Bronze	2	0	0	0

Attendance was a challenge this year with 50% attendance, down from 65.4% in the previous year. We work with students who have previously had low to 0% attendance so this is understandable, however we must work harder to increase attendance this year. Students' punctuality continues to be an ongoing challenge particularly considering their diagnoses, time management is linked to executive functioning, low mood and anxiety. Another contributing factor is transport and when siblings are on roll one's attendance behaviours can affect the others. Students can also struggle to travel independently. We work on this through OT/SALT/PSHEE and Life Skills sessions.



In the 2024/25 year we worked with Higgins, RISE, CAMHS, Sustainability Strategy, UCG Internships, Autism Project, Department for Education, Apprenticeship and Skills Team, ABW Careers, St Giles' Trust, Mencap Supported Internships. These provided fruitful opportunities to increase careers awareness. We also worked with a number of guest speakers and workshop providers including DJ Sterling Reigns and professionals in the fields of childcare, auditing, PR and marketing, construction, legal, medicine and accounting.

Five students left during the period, either because they aged out or at their natural progression point. Four out of five went on to further education including music provisions SupaJam and Access Creative Music College, The Autism Project and SFX Sixth Form College. The other took part in work experience and is now looking for employment.

Staffing

During the year we provided 13 members of staff with employment, increasing full-time posts from 5 to 8. We appointed a Deputy Head with specialism in SEND.

Stakeholder Feedback

A partial consultation with parents and students was actioned using feedback forms. Further feedback is due in June and November 2025.

Initial results of these were:

On arrival at the school

91% of parents thought it was important or very important for their child to gain a GCSE or A Level qualification and the same number thought it was important to gain work-based training or qualifications.

Initial average ratings (out of 8) for students on take up of place (relating to BEFORE placement commenced, ratings recorded by parents), further feedback relating to their time at Treasure House is yet to come. Student ratings are due in June 2025.

Confident	2.2
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Happy	2.7
Anxious	7.1
Depressed	5.6
Positive about life	2.5
Hopeful about the future	2.5
Able to achieve their goals	1.8
At school every day	2.8

Financial information

Our last company accounts relate to the 31st August 2024-1st September 2025. We have realigned our accounting year to reflect the academic year which should lead to better financial planning in the future, although the initial realignment of invoicing has led to a loss being represented this year. Our turnover was £502k during the financial year. We are awaiting the current academic year's accounts, these are due shortly.

Developments for 2025/26 and beyond

Cabin workshop, therapy space, zen garden and cafe

In August we purchased two kit-form cabin workspaces to provide flexible use space for school and community services. The larger cabin is designated as an Arts and Craft workshop where Design Technology, Arts Award modules and Adult Education will take place once the interior fit out is complete. The first supported courses will be launched in early 2026 and will be neurodiversity friendly and open to local residents as well as the extended school community. We are partnering with Woodwork for Wellbeing to replicate a successful project based in Bethnal Green for Southwark residents. We hope to provide a 'mens shed' alongside mixed community services.

A cafe will be launched to provide students with essential business and finance skills alongside learning to make and serve tea, coffee and other beverages. The community



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space will be available to support those in need of social connection within a supported setting and also offer opportunities for intergenerational community connection.

A smaller cabin and zen garden will support our therapeutic offer through a comfortable, quiet and safe environment for school and out of hours use. Those accessing the cafe may choose to sit in the garden to access the healing properties of carefully selected plants.

These new facilities will open up the previous design technology studio within the building. We plan to install a music and podcast production studio in its place alongside opportunities to use the new modular stage in the main hall as a rehearsal space.

As Southwark Heritage are unable to access funding to maintain the artefacts in the garden (as per the lease agreement) we have begun to refurbish the Post Box and Railway Gate. We hope to continue to improve the garden space in 2026 allowing safe access to the premises for the community.



Treasure House
London (CIC)

Annual Report

2025

Providing Education for 14-19 year
olds who cannot thrive in a
mainstream setting

 www.treasurehouselondon.org



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Letter from the Headteacher



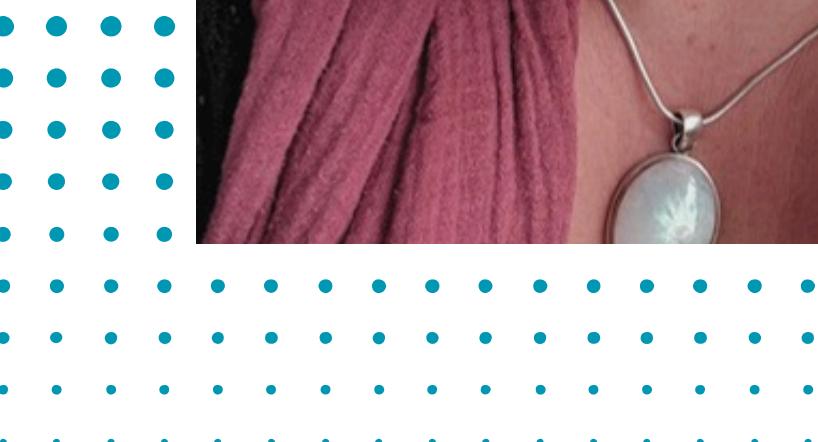
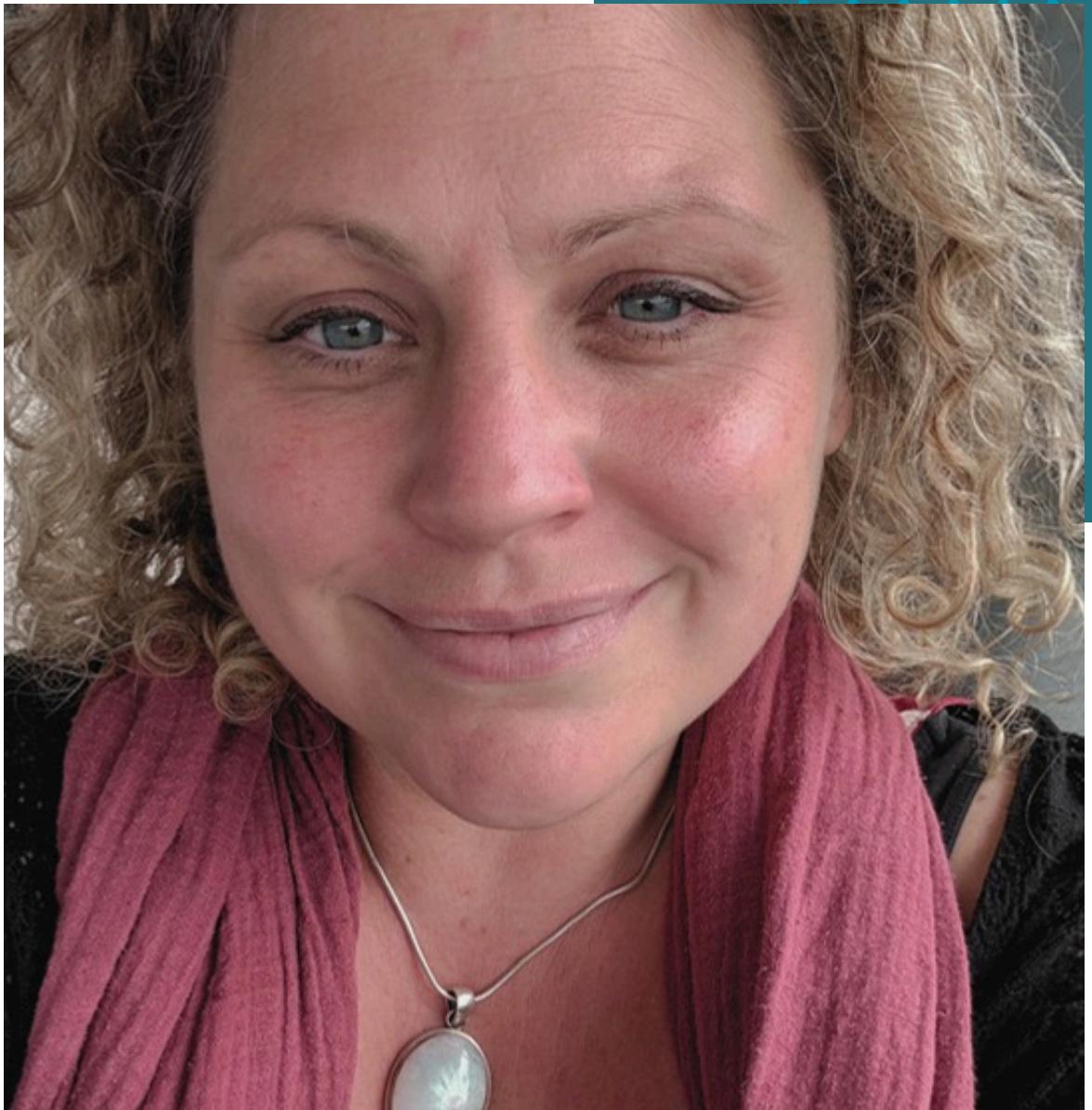
I am excited to share what we have been doing this year. Our core mission has remained the same, we have continued to embed our therapeutic neurodiversity-aware approach. This is even more important to me as I was diagnosed last year with ADHD and Autism myself.

Our committed staff have worked exceptionally hard to create change as we enter a new era of SEND provision constrained by funding cuts.

We are launching adult education provision in 2026 for those who can't directly benefit from our community at the moment.

Naomi Long

Headteacher
Founding Director



“ The support I receive right now is good, I feel understood and supported. It has definitely helped me to grow how much I do at school. **”**

About Us

Founded in 2009 by mother and daughter, Helen Webb & Naomi Long



Our Journey

Treasure is our matrilineal family name. Our school was born out of a desire to recreate Helen's experience in London in the 70s/80s; education with a community feel. Run mainly by women, 'centres' offered practical activities such as pottery and catering alongside tuition in English and Maths. Young people who couldn't cope in schools attended more regularly, gaining qualifications and developing their skills. Our school is a modern version of this caring, inclusive and cooperative approach; treasuring education and learning.



Our Mission

We offer specialist full-time education to young people with a range of needs including autism, mental health conditions, speech and language difficulties and school avoidance. The key aims of Treasure House are to offer therapeutic intervention in the format of a cultivated environment and education, re-engage students in the learning process and provide access to high quality tuition across a broad curriculum.

History - Livesey Building



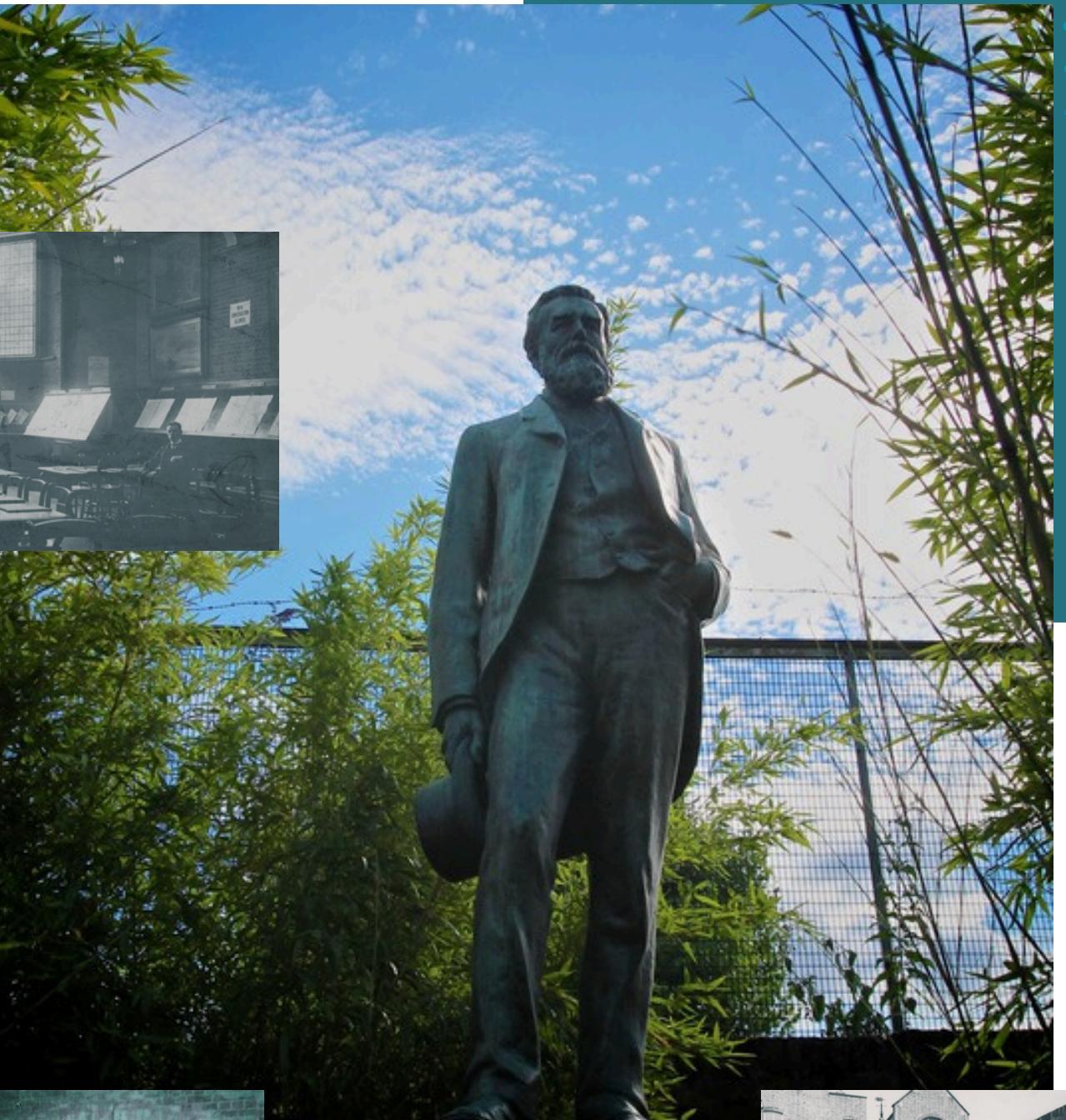
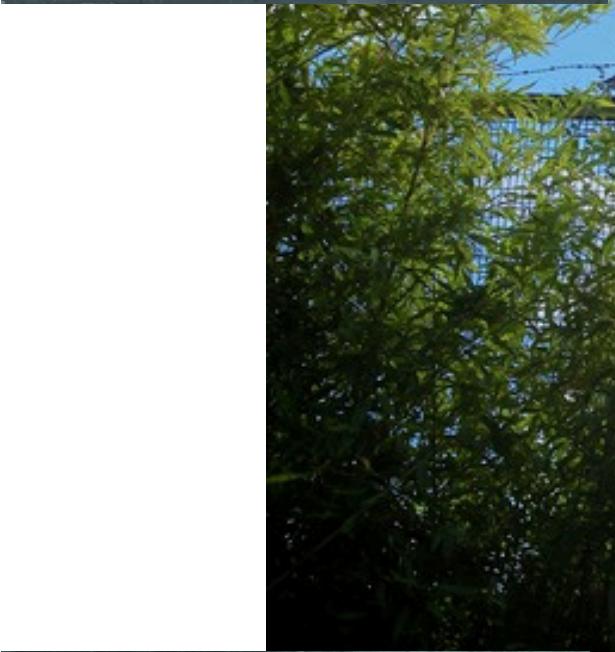
George Livesey, local philanthropist

The building was originally the first library in Southwark. It was built in 1891 by George Livesey, Chairman of the local Gas Works for the betterment of his staff. It was later a well loved museum. It is now held in trust for the people of the Parish of Camberwell. We took over the building in 2013 and have invested £200k+ in the renovation, repair and upkeep of the Grade II Listed site.



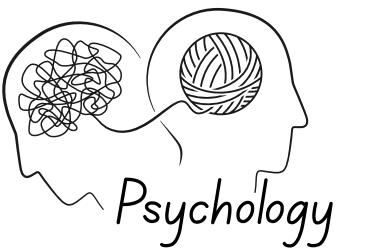
Our commitment to the Livesey Building

We continue to invest in improving access to the building, and our latest project is the development of Adult Education classes with a high regard to the needs of those with neurodiverse brains. We have constructed two educational spaces in the rear garden this year, one is a workshop and the other a therapy space.

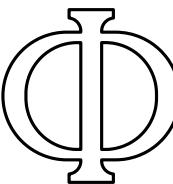




Curriculum



$$(\sqrt[n]{a})^m = \sqrt[n^m]{a} = a^{\frac{m}{n}}$$



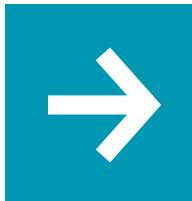
Philosophy

Pupils' talents
and interests are nurtured.

Ofsted 2023



English



Qualifications

Most young people who come to us want to be like their peers studying **Entry Level** qualifications, **Functional Skills**, **GCSEs** and **A Levels**. We aim for every student to study English and Maths discreetly and across all subjects.

We are a registered AQA exam ,ASDAN and Arts Award centre.



Arts Award

The Arts

We offer Trinity Arts Award at Bronze, Silver and Gold levels (Levels 2 and 3). Gold is worth 16 UCAS points

We hold a showcase most terms. In 2025 we added a modular stage and in 2026 will install a music studio.

Other qualifications are offered from time to time. We use tutors to deliver some subjects.

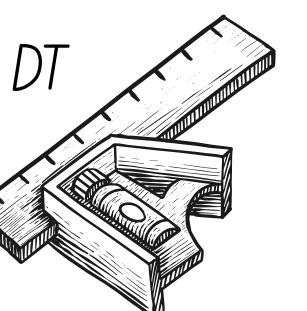


Art Therapy

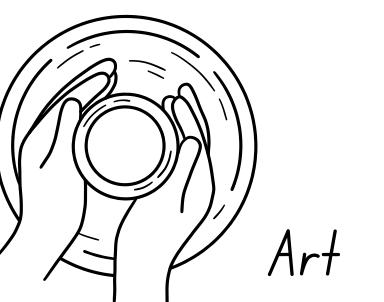


Other programmes of study

We design each year's curriculum around the group of students we have with us. If a student has a particular special interest or career aspirations, we try to match this with teaching in that subject.



ASDAN



Life/Social Skills

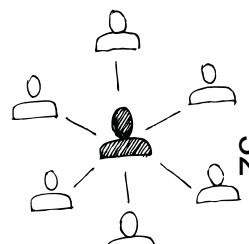
Art Therapy
OT/SALT/
PSHEE

Practical and Work-based learning

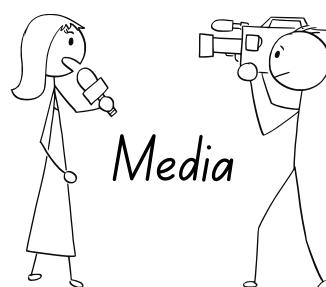
Introduced in 2025/26, ASDAN is a project led programme supporting skills development.

Learning the needs of students, how to communicate and fulfil them, is vital for all. This is incorporated into our timetable.

Students take part in Art Therapy, direct and embedded Speech and Language Therapy and Occupational Therapy with our expert staff.



Social Skills



Media

2025 Results

“ [Our child] has made so much progress at Treasure House as demonstrated in her attendance percentage and really impressive academic attainment. She's so comfortable at school now and has really settled into feeling at home. Thanks for all the brilliant support. ”

Few students sat exams in 2025 due to age and stage. We ensure students are ready to take the assessment before entering them. Students take part in mock week in February which is set up exactly as the exams would be so that they can experience what it feels like. Students seats are assigned using a visual plan reflecting how they would be in the exam. All adaptations are planned ahead of exam season.



GCSE



	Male		Female	
Subjects	Grade 1-3	Grade 4-9	Grade 1-3	Grade 4-9
Maths (Foundation)	1	0	1	2
English Language	0	1	0	0
English Literature	0	0	0	1
Psychology	1	0	0	2
Biology (Foundation)	0	0	0	1
History	0	0	0	1

FUNCTIONAL SKILLS



Two students sat Functional Skills English L1 and passed



Adaptations were made to ensure all students could participate and gain their well earned qualification

All students are entitled to 25% extra time and other adaptations such as rest breaks, a prompt or use of laptop are offered.

ARTS AWARD



100% of students passed their Arts Award



Gold - two students passed, one male, one female



Bronze - two students passed, both male



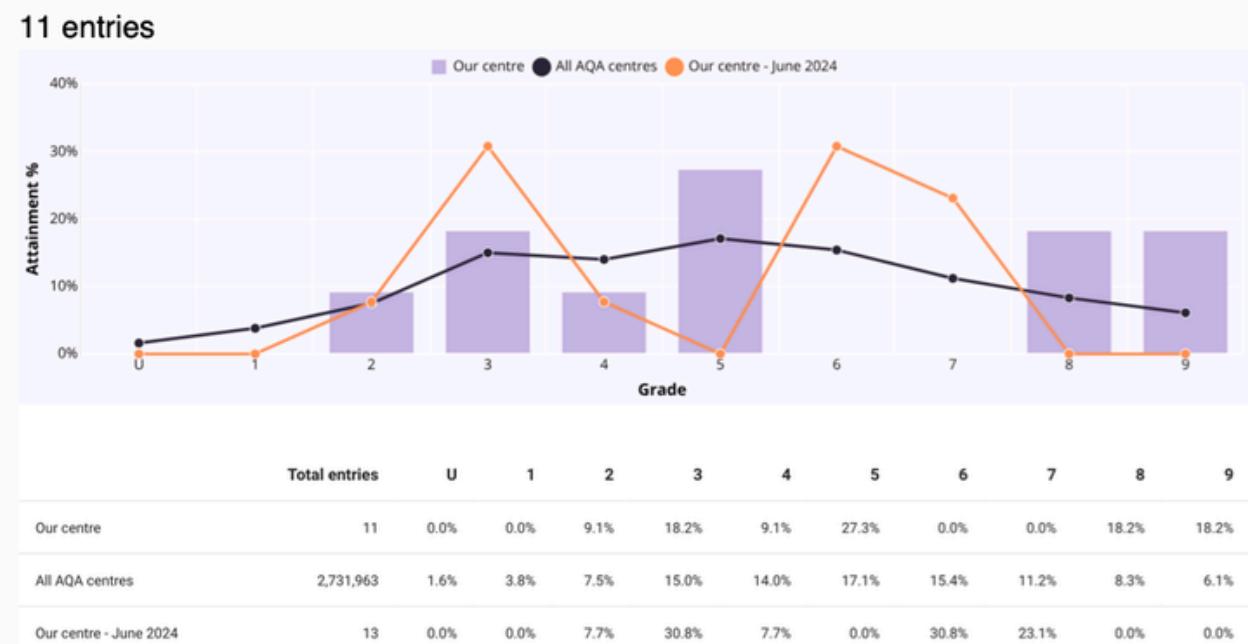
Results Highlights

I passed my PE, DT and Maths exams and I've got better at writing music.

GCSE

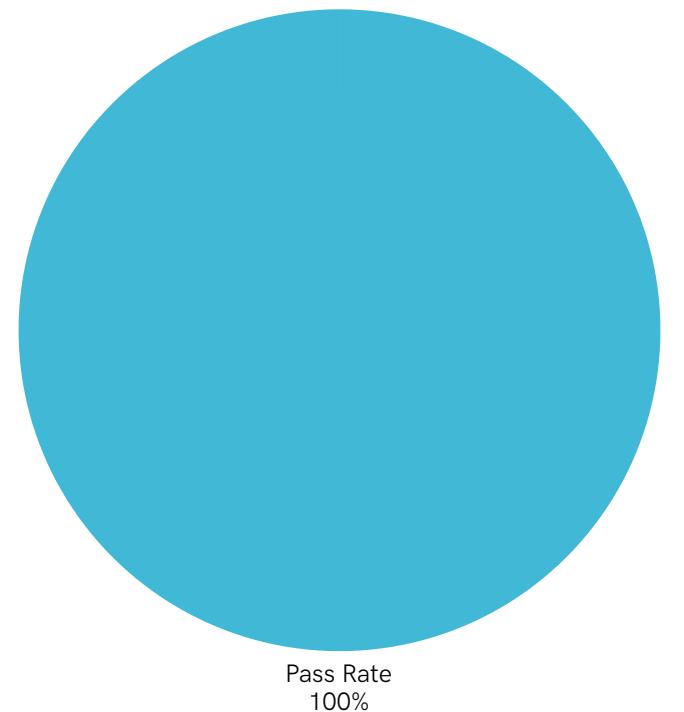
→ Though too few students were entered for accurate comparison year on year, our 5-9 grades were strong compared with all AQA centres

Grades overview - all GCSE



FUNCTIONAL SKILLS

→ 100% of those entered passed Functional Skills



ARTS AWARD

→ Our students created online games, held an exhibition, put on a showcase, led nail art, cake decorating and costume making workshops



Therapeutic Approach



Neurodiversity driven environment

- A school led by neurodiverse people, designed for neurodiverse students. Both founders have lived experience of Autism and ADHD
- Neurodiversity is an asset as long as you can learn to identify your needs, manage them with effective strategies and ask for adaptions



Attachment at the heart of what we do

- Our parents entrust their child to our care. We support safe and gentle individuation so both can enjoy independence
- Relationships are at the heart of what we do. Rupture and repair promotes trust and a feeling of safety



Embedded therapeutic awareness

- We don't treat therapies as an additional strand of what we do, being in school is therapy. Our therapists also offer direct work
- Our practice is to work with the young person to recognise their past difficulties and grow beyond them in an emotionally safe, specially curated environment



Interdependence is the ultimate aim

- We recognise how much our students have relied upon parents or carers but need to develop independence and agency
- We foster growth in autonomy whilst requiring they support their peers and maturely negotiate ways of working and relating in preparation for adulthood



External Professionals

- At times we need extra help to offer our students the support they need. Whenever necessary, we will work with external support services to meet the needs of our students and to support their families. We aim to surround our students with care

In 2025 these have included:

**Occupational therapists
Educational psychologists
Specialist Speech and Language therapists
GPs, paediatricians
CAMHS - Social care - Early Help**

**Voluntary sector organisations such as:
NEST - RISE - St Giles Trust - Project Search
Adult Mental Health Services**

“ Leaders ensure that pupils have access to a wide range of professional agencies, such as mental health experts, occupational therapists, counsellors, and speech and language specialists.

OFSTED, 2023 ”

Developing Cultural Capital

High Quality Educational Trips



Camden Arts Award gallery trip



Globe Theatre
Supporting GCSE
English Literature
and GCSE History

“ There's been growth in his independence and confidence, from [his last school. He] wants to do more things by himself, he wouldn't do this before. He cooks for himself; hot and cold food and drinks. **”**



We embed educational trips into every subject, with a target to increase to two per year for each subject in 2026.

Cultural capital is increased via the curriculum, for example, in cooking sessions.

Links to the Curriculum



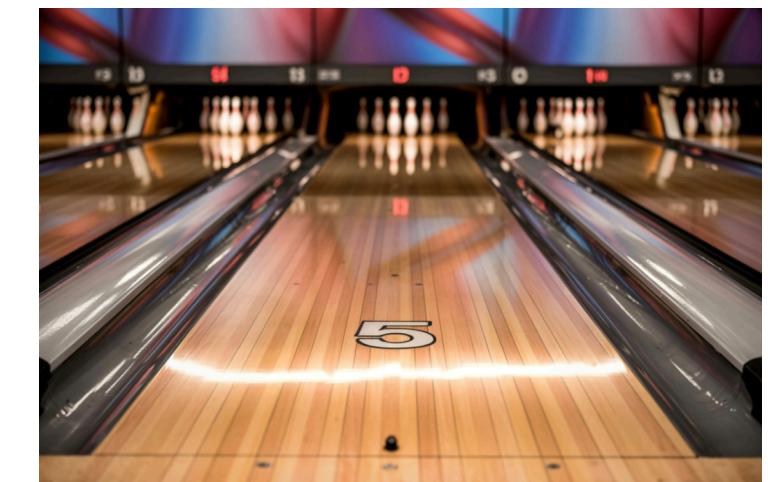
The GCSE Design Technology group went to Veolia to explore environmental issues and waste with great feedback



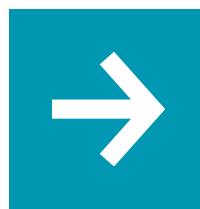
Our English Literature students went to see Macbeth at The Everyman Cinema, Broadgate



We rented the private bowling suite at All Star Lanes, Spitalfields, links to Physical Education and Social Skills



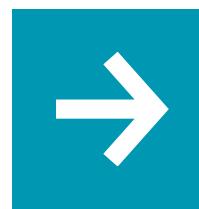
Future Developments



Adult Education

It has always been our vision to expand our services to adults in order to support our alumni, people with neurodiversity and people who care for those with neurodiversity or adults who struggled in school.

In 2026 we will introduce woodworking, crafts, music and more.



Developing the premises

01. Cafe culture

We are building a cafe to offer social space and provide a forum for meeting

02. Cabins and Studio

Staff constructed two new workspaces to provide a home to our Design Technology and art students as well as a therapy space and Zen garden for 2026.

Cabins

These well insulated spaces will offer more flexibility of use for our students and a space for adult workshops.

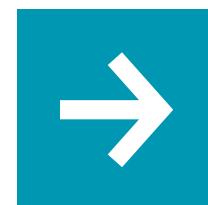


Performance Space

This year we invested in a stage and Alto PA system. We will build on this in 2026 with the introduction of more performance and music technology. Our old DT space will become a recording studio, repurposing one of our acoustic pods.



Spotlight on multi-subject collaborative teaching



In addition to addressing literacy and mathematics across all subjects several teachers deliver accreditations in a cross-curriculum format. Beautiful results grow out of this work yet it can be challenging. We speak with three of our teachers who deliver ASDAN and Arts Award about how they tackle this.



Melanie Jones

Teaching Psychology, Media Studies, Arts and Philosophy and Coordinating Arts Award



Fiona Mottershaw

Teaching Maths, English and Asdan

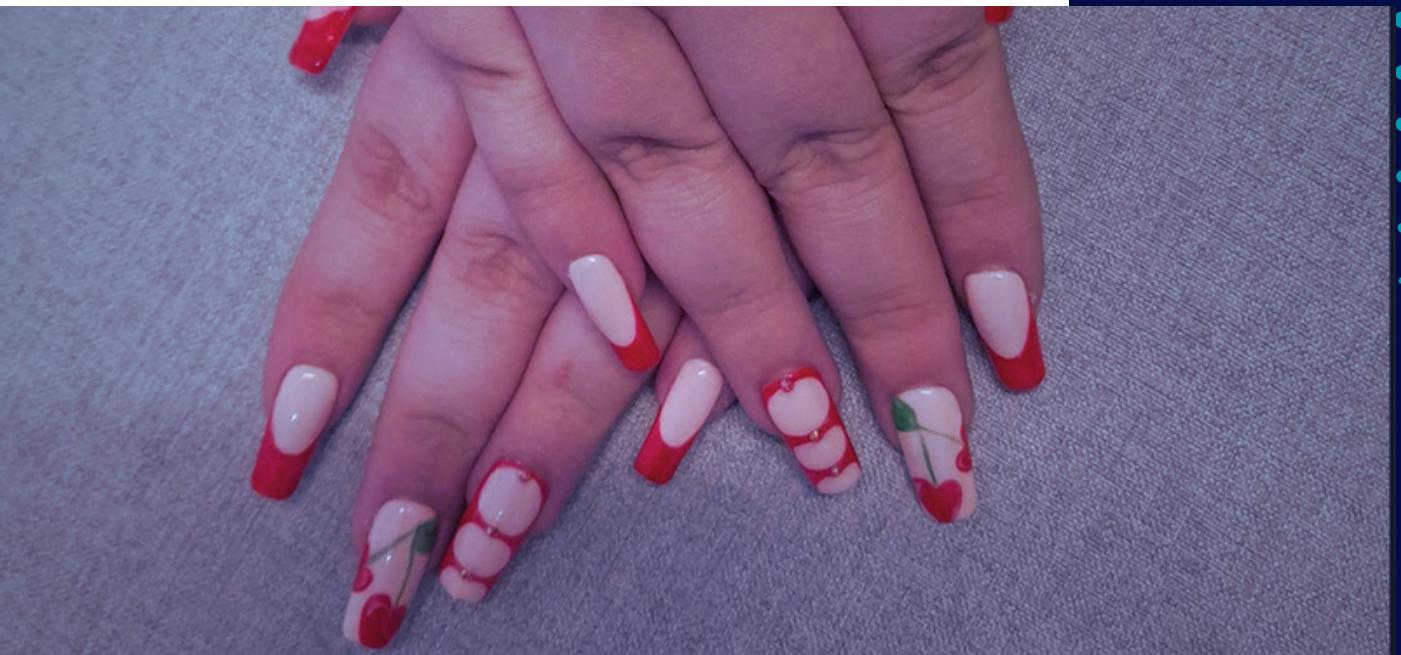


Barney Lock

Teaching Design Technology, Arts Award and Extended Project Qualification

“ *Expliciting teaching and practising [transferable] skills facilitates the students to not only feel more confident in their academic studies, but also in how they navigate the real world - both now and in the future.* **”**

Fiona



Melanie coordinates Arts Award, a portfolio based course which she says allows young people to achieve a high level qualification without sitting a formal exam and involves lots of different opportunities to engage creatively. Arts Award may consist of music, craft, mixed media and gaming.

Asdan is portfolio based too, teacher Fiona feels it enables our students to focus specifically on the areas they find most difficult - typically organisation and planning; social communication and team work; problem solving and self efficacy.



Teachers collaborate on different parts of the qualifications. Barney uses his his other role as founder of CIC, Woodwork for Wellbeing to fulfil the module of Arts Award involving working with a practitioner from an arts background. He values opportunities to draw on different areas of expertise accross the school to support the design and delivery of both courses courses.

Spotlight on multi-subject collaborative teaching



Collaboration comes with challenges



Working to deliver a course in partnership comes with challenges, Barney usually prefers autonomy and working on a discreet area. Working to deliver the whole course as a team inevitably means finding time for shared planning, reflection and communication. This can be hard to fit into a packed timetable.

It is vital that everyone understand the qualification including the complexities of delivery. Melanie and Fiona both need the burden of sometimes overwhelming requirements to be shared by other teachers collaborating. Students also need support to understand the overview, or what they have to do to complete.

Student successes prove it's all worth it!



Aside from these issues, we have overcome barriers caused by new technology and different working schedules and locations. Through collaborative teaching our students have created beautiful outcomes and learnt skills needed to thrive in the wider world.

“

[A highlight is] end of year exhibitions of student work and the range of exciting and interesting projects that have been produced. Students taking on challenges they never thought possible, leading trips and workshops, composing music, creating video games, learning crochet online.

Melanie

”

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MUNICIPAL YEAR 2025-26

NOTE: Original held by Constitutional Team all amendments/queries to Tim Murtagh
Tim.murtagh@southwark.gov.uk

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Councillor Stephanie Cryan	1		
Councillor James McAsh	1	Tim Murtagh, Constitutional Team	3
Dated: 18 December 2025			