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Treasure House (London) CIC
682 Old Kent Rd
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Report to the Livesey Trust December 2021

Submission for annual meeting on 2nd February, 2022

Prepared by Naomi Long Srikrotriam, Director of THLCIC

Treasure House (London) CIC (THLCIC) is an Independent School and Community Interest Company registered in December 2010.

In the year 2020-20 Treasure House managed the Livesey Building on behalf of the Livesey Trust (members formed of London Borough of Southwark Councillors). The organisation signed a peppercorn lease in December 2019 to manage the building in return for improving and maintaining the premises and the provision of activities for community benefit.

During the year THLCIC:

- Increased turnover from £337k in 2019/19 to £423k in 2020/20
- Provided full-time education and support to 16 young people between the ages of 14 and 19, 6 males and 10 females
- Provided 12 (+3 year on year) members of staff with employment, 4 were full-time posts

Further developments relating to the building and it's use are outlined below

1 Organisational Developments in the year 2021-21

1.1 Students and Results

Despite another challenging year for students and staff alike, it was possible to deliver full-time education to 15 students. The majority of the 2021 cohort were in year 12 and above and completed A and AS Levels and AQA Extended Project (Level 3). Results were strong with all GCSEs at 5-9 grades, 100% of A Levels at A*-C and a pass in every Entry Level Qualification. All students passed their Arts Award qualification.



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Students went on to Lewisham College, Roots & Shoots, Autus, and Capel Manor. Five new students joined the cohort in September to maintain a maximum capacity of 15 students with a sizeable waiting list. The school is oversubscribed with referrals from London Boroughs of Southwark, Lewisham and Lambeth and as far away as Ealing.

Performing Arts provision has been extended to become a major part of our delivery with excellent therapeutic effects for the students. This includes music performance, production and instrument tuition with some drama work taking place. We work with our Resident Artist/Tutor Jodie Abacus as well as professionals from Teach Major, providing music provision to schools in London. Four students performed for the whole school at our Christmas concert on drums, keyboard and saxophone.

Students also achieved in English, Maths, Biology, Chemistry, History, Philosophy, Media Studies, Painting & Decorating, Design Technology, Literacy, Cooking, Life Skills, PSHEE and PE sessions in conjunction with Athenlay Football Club.

PE has been a great space for students to mix with others they would not necessarily work with in other lessons. It helps to create an atmosphere of team work, respect, and healthy competitiveness to improve fitness, confidence and enhance wellbeing. Danny, their coach has built a fantastic rapport with students allowing him to meet their needs appropriately. He is skilled in making students work hard at the same time as making it so much fun.

Mentivity provided mentoring sessions to several students, this was particularly successful for a group of Year 11 boys. Several students in Y12/13 attended 'Welding for Artists' at London Sculpture Studio. This formed part of their Project qualification.

Students and Teachers took part in a trip to Brixton to explore some of the sights and sounds relating to Black History. The trip ended with a meal at The Rum Kitchen who hosted us with a generous discount.

Every student received Careers Support from ABW Careers Development Service to develop a plan for progression after Treasure House. Students are encouraged to develop the skills needed for the world of work through PHSEE and Training.



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1.2 Staffing

Three contractors joined the Staff Body over the Winter period giving us a permanent Music Tutor, Training and Facilities Manager and a History, Maths and PE Tutor. Treasure House now has 15 staff members, a ratio of 1:1 Staff/Students.

1.3 Training

In November, all staff were given the opportunity to take part in Mental Health First Aid Training with Maudsley Learning. Twelve members of staff took part in a blended learning course all gaining the Mental Health First Aid for Children and Young People certification. The course provided a good forum for discussion of the way that mental health is promoted across the region and how best to support those who need it.

Safeguarding is always at the forefront of our agenda as we work with very vulnerable young people. All staff are issued regular updates and the two Designated Safeguarding Leads attended a Level 3 refresher.

2 Improvements to Premises

During the year 2020, £24,456 was spent on maintenance and improvements to the premises. Extensive painting works have been carried out and we have now renovated nearly every space in the building, most recently redecorating the upper rooms, replacing floor coverings, painting in the main stairwell and finishing work that was left incomplete (by Kier) in the basement.

2.1 Upper rooms & Toilets

Improvements were made to upgrade and renovate the toilet facilities in the building. The yellow, pink and blue rooms were all re-plastered and repainted. The attic room was converted from a dilapidated store room into a bright fully usable office space.

2.2 Flooring

The vinyl flooring installed on the mezzanine, half mezzanine, office and kitchen (replacing like for like) was extended up the stairwell to completely change the



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look and feel of what was a dark dingy space. New carpet was also fitted in the blue and pink rooms.

The floor in the Main Hall was treated with anti-slip paint and finished with Bona HD Heavy Traffic protection. This has improved both the look and usability of the area allowing for more effective use of the space.

2.3 Roofing

Thorough maintenance works were carried out by an external contractor to all the roofs, guttering and the rear of the building in order to stop leaks. This work included cleaning gutters, fixing slipped slates, re-pointing brickwork and lead flashing.

2.4 Garden

The garden was updated in order to create a safe space for the young people. This included creation of a chicken run in order to segregate the areas used by our chickens and students. Students helped to grow vegetables this Spring and we added a greenhouse and shed to the garden. We continue to take care of our three chickens and they lay eggs daily.

2.5 Student Involvement

During Painting & Decorating Training lessons students helped to renovate parts of the building, giving them a taste of what it's like in the real world of work. We managed to acquire and use resources donated from Dulux Decorator Centre's Colour Your Community Scheme.

3 Health & Safety

3.1 Security - Alarm system and cameras

The Ring doorbell system was added to, with two spotlight cameras to the front and rear of the building along with contact and motion detectors. The system records motion triggered video and stores it on the Cloud. It also alerts the keyholders if the alarm is triggered.



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3.2 Fire Safety - Door closers (fire)/Emergency Lighting

Due to advice from the DfE to create less opportunity to spread the Covid-19 virus; through touching surfaces and the increased need for ventilation, five fire doors are now kept open with automatic door closers. These are checked monthly to ensure compliance.

Emergency lighting was replaced/upgraded with energy efficient fittings both inside and to the rear of the building. These were replaced when the old fittings' batteries were discontinued.

3.3 Covid-19 Safety

Cleanliness was improved with the purchase of a share in a state-of-the-art virucide spraying machine, offering the opportunity for regular spraying throughout the building. Improvements to ventilation and air quality were also implemented with the purchase of an air purifier and a dehumidifier.

4 Maintenance Contract

A contract was agreed with **Smith & Byford** for the maintenance of the gas boiler system, the ventilation system and water testing. **Salvum** is used for Risk Assessing and **Grey Matter** maintains our Fire Alarm and Smoke Detector system alongside the Emergency Lighting.

5 Financial Information (2020-20)

Our most recent published accounts are for our financial year 2020-20. We have appended a copy of the relevant parts of the accounts. Below (Fig.1) is a breakdown of key information in relation to the building and community offer. Reserves were at £85,177 and a Bounceback Loan of £50k was acquired to mitigate negative effects from the Covid 19 pandemic. Other items purchased for the building fall under a separate accounting category.

Fig.1 Financials 2020-20 relating to Livesey Building (see appendix for more details).

Turnover	£423,390	
(of which Premises Hire)	£400	
Grant Income	£31,650	
Repairs & Renewals (Premises)		£12,149
Health & Safety Consultancy (relating to premises)		£7,461
Cleaning		£4,846
2020 Totals	£455,040	£24,456

6. Community Benefit

By its nature, Treasure House provides a service to the community every day. We are a registered CIC reporting annually to the Regulator of Community Interest Companies.

Several members of staff planned a Summer workshop for the local community building planters for flowers. Unfortunately, despite leafleting the entire Ledbury Estate it didn't gain any participants. Clearly more work needs to be done on developing our network in order to ensure better participation.

Part of the building was hired out to Applied Research Creative Studio Limited to provide a location for a Mentivity photoshoot for their annual exhibition. Several of our students who worked with Mentivity at Treasure House took part in the shoot. The shoot and the exhibition was well received and some members of staff visited.

7. Development in 2022 and beyond

In terms of developments, it has been an extraordinarily tough time, yet it is apparent that through restrictions and setbacks Treasure House has become stronger and more robust. Further work is necessary to allow the community to access services that will support them through this time. Decorating work is planned for the stairwell, cellar, office, sensory room and main hall. Improvements will be made to the Alarm System. A condition survey will be



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carried out to compare with the past report (2013) in order to check the status of the building.

We plan to investigate the feasibility of having a temporary external workshop space in the garden. This would allow for separate activities to take place with designated access through the back gate. Southwark will maintain the artefacts in the garden and the back shutters and gate will need to be improved for easier access.

The premises will be improved year on year in order to foster an environment where students feel a part of the heritage of the borough as well as the building. The building will be kept safe, dry and warm offering all of the community a permanent resource.

During the year 2022, it is expected that up to six workshops will be held on the premises in 2022 as 'in person' events start to become more frequent. More work to ensure the cellar is dry, clean and safe will take place.

All students will be encouraged to take part in work experience and we have begun to make links locally to allow this to happen. Training links will be made and strengthened by Unity Works, Autus, Mencap, Southside Rehabilitation Association Ltd, Smart Training, Creative Sparkworks, Vauxhall City Farm and Surrey Docks Farm. Relationships and Sex Education will be delivered by **Jason May** of **MayFit**. It involves the emotional, social and cultural development of young people and learning about relationships, sexual health, sexuality, healthy lifestyles, diversity and personal identity. These sessions are provided in line with government statutory requirements.

Clearly, the performing arts have added a huge boost of energy to the organisation with students regularly performing what they have learnt. This will grow in 2022 with a full performance and the formation of a THLCIC band.

There are also plans to build on the Welding expertise of our students studying Extended Project and visits to venues such as the British Museum.

Our resident Art Therapist is also an artist. He has agreed to help students to restore the main gates that were installed for the Children's Museum.

Lastly, we will build on the fantastic work on the garden up until this point with more fruit and veg planned.