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Treasure House (London) CIC  
682 Old Kent Rd  
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## Report to the Livesey Trust December 2022

*Submission for annual meeting January, 2023*

Prepared by Naomi Long, Director of THLCIC

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

In the year 2022 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 £423k in 2020/20 to £533k in 2021/21 (Jan-Dec)
- Provided full-time education and support to 15 young people between the ages of 14 and 19
- Provided 13 (+1 year on year) members of staff with employment, 4 were full-time posts

Further developments relating to the building and its use are outlined below

### 1 Organisational Developments in the year 2021-21

#### 1.1 Students and Results

The effects of the pandemic were evident in this year's results which were slightly below what was expected. Only A Level and Entry Level exams were taken by students. Grades in Philosophy, Sociology and Chemistry were A, B and D at A Level. All Entry Level qualifications were passed. Students worked hard and several will retake to improve their grades in 2022/23.

All students continued their education with us in September 2021. One student left mid year due to ageing out and went on to study at Morley College. The school has continued to receive referrals on an almost weekly basis but we were unable to accommodate many young people. The waiting list was refreshed



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to ensure that only students who were still waiting for a place were on it. The school is oversubscribed with referrals from London Boroughs of Southwark, Lewisham and Lambeth and as far away as Ealing and Hounslow.

We continue to develop our music provision with the purchase of new instruments in 2022 and our first cohort is due to take GCSE in 2023. Performance is becoming increasingly popular with plans for a concert at the end of the academic year.

Students also achieved in English, Maths, Biology, Chemistry, History, Philosophy, Media Studies, Sociology, Painting & Decorating, Design Technology, Literacy, Cooking, Animation, Life Skills, PSHEE and PE sessions facilitated by a coach who was founder Helen Webb's first pupil in Southwark in alternative education in the 1980s. We also introduced PE as a GCSE subject in conjunction with Mayfit.

We worked extensively with St Giles Trust and Rise this year. Rise provided mentoring and employability sessions to a number of students and several young people took part in Barista training with St Giles Trust as well as accessing mentoring too. We arranged a music trip to the recording studio House of Noise. We aim to extend our involvement with employers in the next year.

Our links with Roots & Shoots, the horticultural charity based in Lambeth, were strengthened with one student beginning a graduated transition (to be fully realised in 2023) to their Floristry course.

One of our students arranged a bowling trip to Hollywood Bowl for all students as part of their course curriculum.

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.

## **1.2 Staffing**

One additional staff member was employed this year. An A-Level teacher became fully remote due to moving for personal reasons. The students have responded well to this change.



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### **1.3 Training**

Staff training was offered on Speech & Language Therapy, Mentalisation and Social Responsibility.

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 2021-21, £28,064 was spent on maintenance and improvements to the premises. A condition survey was carried out by our premises manager in order to identify areas of work for the following year.

### **2.1 Utilities**

In order to negate steep rises in gas and electricity prices we removed high-consumption items such as portable heaters and fans and other portable appliances that could avoid use. We purchased electricity monitoring equipment and lowered the general temperature settings for the building by two degrees. We bought smart thermostatic valves for the radiators in the upper rooms in order to better monitor and regulate temperatures. We ensured that we were accessing the lowest green tariff available via Octopus Energy.

### **2.2 Cellar**

Compartmentalisation and renovation works were completed with Gas mains and boiler rooms compartmentalised/isolated and decoration was carried out to a high standard. The space was shelved in order to create a better usable storage facility.

### **2.3 Electrical works**

Light fittings were replaced and renewed as they began to fail. General electrical works were carried out as needed by Reid Electrical and Grey Matter.

### **2.4 Roofing**

Additional roofing maintenance was carried out. Some lead flashing on the main roof was ripped off during a storm and was replaced by J Boyd Roofing.

## **2.5 Garden**

Unfortunately, foxes got to our chickens so the garden was, by default, opened up to provide more space for activities. A new Basketball Hoop and a Forza Collapsible Football Goal was purchased. These have proven very popular. A Spikeball kit was also purchased for rainy days as it is possible to use in doors, alongside our Table Tennis Table.

## **2.6 Student Involvement**

Students became even more proficient in working around the building with Painting & Decorating Training to renovate parts of the building, giving them a taste of what it's like in the real world of work. They also used power tools such as the jet-washer, leaf blower and vacuum and wood chipper. We purchased a window cleaning kit which students have been introduced to.

## **2.7 Toilets**

The disabled toilet pipework was boxed in and storage space was constructed.

# **3 Health & Safety**

## **3.1 Fire Risk Assessment, Health & Safety Risk Assessment - NFA**

An immense amount of work went into preparing for the FRA and HSRA over the year with a clean bill of health for both requiring no further action at all.

## **3.2 Security - Alarm system and cameras**

Additional internal cameras were added to the Ring system which records motion triggered video and stores it on the Cloud. It also alerts the keyholders if the alarm is triggered.

## **3.3 Fire Safety - Door closers (fire)/Emergency Lighting**

Emergency lighting was again 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.

## **3.4 General Maintenance**

General maintenance was carried out due to wear and tear.

## 4 Maintenance Contract

**Smith & Byford** maintained the gas boiler system, the ventilation system and water testing. We were unhappy with the level of service provided and will be seeking a new contractor for these items in 2023. **Salvum** is used for Risk Assessing and **Grey Matter** maintains our Fire Alarm and Smoke Detector system alongside the Emergency Lighting.

## 5 Financial Information (2021-21)

Our most recent published accounts are for our financial year 2021-21. Below (Fig.1) is a breakdown of key information in relation to the building and community offer. Reserves were at £178,245, the amount still owing on our Bounceback Loan was £44,517.

Fig.1 Financials 2021-21 relating to Livesey Building.

Turnover	£533,011	
(of which Premises Hire)	£700	
Grant Income	£10,142.86	
Repairs & Renewals (Premises)		£24,429.98
Health & Safety Consultancy (relating to premises)		£2,919.60
Cleaning		£6,079.03
<b>2020 Totals</b>	<b>£534,154</b>	<b>£33,428.61</b>

## 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. Despite attempts to engage the local community more can be developed in 2023 in terms of providing direct services to the wider community.



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The premises were hired three times over the year to provide a space for public consultation on behalf of Southwark Council urban development.

## 7. **Development in 2022 and beyond**

We will work to improve the state of the building, both maintaining the high standards internally and working on items picked up during our condition survey.

We still plan to investigate the feasibility of having a temporary external workshop space in the garden. This did not materialise in 2022. This would allow for separate activities to take place with designated access through the back gate. Southwark will help maintain the artefacts in the garden and the back shutters and gate will need to be improved for easier access.

We are investigating ways to improve the level of sound that travels through the internal space. We will look at temporary solutions for soundproofing and investigate sources of funding for these.

The premises will continue to 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.

We have agreed that we will take on restoration of the artefacts in the grounds of the building. Southwark Heritage will fund materials. The artefacts will be explored as part of the curriculum and we will take part in a visit to the Heritage Centre in Walworth Road. Students will have a hand in completing the work to a high standard.

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. This will be explored further in 2023.

Our aims are conservative this year in line with the increasing need for cost saving in line with inflation and high utility costs. We will explore the possibility of opening a new school during the next 5 years. This is in line with government aims for schools to be part of multi school trusts. Our Director, Naomi Long, is completing the National Professional Qualification in Executive Leadership with



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Level 7 Apprenticeship which is provided, in part, by the DfE to support these plans.