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Treasure House (London) CIC
682 Old Kent Rd
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SE15 1JF

Report to the Livesey Trust December 2023

Submission for annual meeting on 5th December, 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 2023 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:

- Provided full-time education and support to 15 young people between the ages of 14 and 19
- Completed an Ofsted inspection in November 2023
- Supported our first Oxford University candidate to gain a place on the Foundation year
- Delivered 5 out of 6 A-Levels at A*-C grade and one at D grade
- Ensured all Functional Skills Maths and English candidates gained their qualification pursued
- Provided 13 members of staff with employment, increasing full-time posts from 4 to 5
- Appointed an Executive Assistant/Administrator to enhance the admin function of the organisation



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- Provided food vouchers to 12 of our 15 young people and their families despite not being able to claim Free School Meals
- Received an average of one referral per week

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

A Level results were strong with A and A* in Sociology and Philosophy and three Cs in Chemistry, AS Maths and Philosophy. One student obtained a D in Philosophy. All students sitting Functional Skills English and Maths passed the qualification. A new English Teacher was appointed due to a sudden health problem leaving us without a teacher. The new appointee has experience examining and writing exams and textbooks as well as being expert in her field. The curriculum is being reviewed in 2023 but at Ofsted was judged as having depth within subjects and breadth in terms of the offer for the student.

Two young people joined the school in September and three students left to join Oxford University, Moorfields Eye Hospital and Roots & Shoots. One further student was added to the roll in November. The school has continued to receive referrals on an almost weekly basis but we are still unable to accommodate more young people. The school is oversubscribed with referrals from London Boroughs of Southwark, Lewisham and Lambeth and as far away as Ealing and Hounslow.

Music has continued to play a significant part in our Social and Emotional development agenda and a wonderful showcase was put on in July 2023, attended by professionals and parents. Students performed, made food and refreshments and curated the day with parents commenting on how proud and impressed they were.



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Students continued to take part in English, Maths, Biology, Philosophy, Extended Project, Sociology, Design Technology, Literacy, Cooking, Animation, Life Skills, PSHEE and PE sessions. We also placed an emphasis on personal development, embodiment and fitness with an increase of personal training sessions (+50% hours delivered year on year). We targeted students who most needed support around food and exercise as well as self esteem and motivation.

We continued to develop our links with St Giles Trust and Rise this year. Rise provided mentoring and employability sessions to four students in 2022, and five students in 2023, an increase of one student year on year. St Giles Trust provided similar sessions to three students in 2022 and three students in 2023. Several young people took part in Barista training with St Giles Trust with one securing a weekly placement to gain work experience. We worked with the Depaul Trust to deliver PSHEE lessons on homelessness and prevention of homelessness through education. Every student was given the opportunity to engage with this. We continue to develop links to support progression and employability for our students.

We have led trips to Westminster Council to explore internships; a trip to explore the history and culture of Brixton; a boat trip down the Thames and to Covent Garden; a football; scarf design workshop with FAB Studio as well as local walking trips.

As arranged each year, 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 PSHEE and Training. We brought mentors to some careers sessions to support the young person to move towards new placements with continuity, allowing them to feel held as they contemplate the future.



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1.2. Staffing

Two additional staff members were appointed this year. One English Teacher who replaced an agency-employed staff member and one EA/Administrator. Our remote teacher's lessons extended with the support of a new media room set up including video conferencing facilities on a large projector and screen.vStudents have enjoyed working with technology and this is developing skills that support future use of tech in the workplace and beyond.

1.3. Training

One member of staff is pursuing QTS. Staff have attended external training on Maths and numeracy skills across the curriculum.

Safeguarding continues to be a priority as we work with very vulnerable young people. All staff are issued regular updates and the two Designated Safeguarding Leads stay up to date on developing needs such as issues including Child-on-Child violence, sexual harassment, misogyny and right wing extremism.

1. Improvements to Premises

During the year 2022-22, £25,738 was spent on maintenance and improvements to the premises and £12,907 on insurance.

1.1. Utilities

We continued to monitor consumption of electricity and gas, making adjustments to temperatures where necessary. We completely switched off the heating from 1st May - 30th September. Cost of consumption in the 2021/21 financial year was £5,572 and in 2022/22 was £9,196 representing a cost increase of just under 40% year on year.

1.2. Electrical works

Continued repairs and renewals of light fittings were carried out in response to obsolescence. Grey Matter continued to service the emergency lighting and fire alarm system.



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1.3. Guttering and rear windows

In late 2023 the guttering to the rear of the premises was repaired due to deterioration and damage due to the storms of 2023. While scaffolding was in place, restoration to the rear oval window was completed and where glass was found to be cracked, the window was made watertight. Work to the rear windows and further maintenance to the rear guttering is in progress.

1.4. Garden

The chicken coop, no longer needed, was dismantled in order to create a greenhouse. Students and teachers worked together during 'school pride' week to complete a practical project converting the timber structure. This is still outstanding as perspex needs to be installed to enclose the structure.

1.5. Gates

Several students worked alongside our Art Therapist to refurbish the school gates. There is some work still to be done, however, the weather has been so wet that this is not possible at the moment.

1.6. Tannoy system using Apple HomePod Minis

We created a network of HomePod Minis across the school in order to play transitional music which would lead to improved punctuality to lessons and a smoother transition from space to space. They can also be used as an intercom or to play music. Every day at 3.05pm we play a song recorded by one of our students in his music session.

1.7. Student Involvement

Students continued to support maintenance functions around the building to practise their employability skills. They took part in a lesson to use a spraying machine with our Premises & Training Manager. This is a highly skilled job and all students showed great care to Health & Safety instructions while participating.



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1.8. Toilets

In late 2023 the sinks installed by Southwark Council were replaced with new sinks and under-sink cabinets. This was in response to the deterioration of the cabinets previously installed and offered the opportunity to install larger sinks so that water leakage that had resulted from smaller ones wouldn't recur.

2. Health & Safety

2.1. Fire Risk Assessment, Health & Safety Risk Assessment - NFA

No further action was required after both Risk Assessments, all systems and equipment were satisfactory.

2.2. Security - Alarm system and potential safer entrance

Door and window sensors were purchased for the Ring system which records motion triggered video and stores it on the Cloud and alerts the keyholders if the alarm is triggered. A quote has been obtained for magnetic door security locks. This was partly motivated by the recommendation that we convert the back entrance to the building to a workable alternative entrance. This recommendation was made after the completion of a 'clean air audit' funded by the LA and Mayor of London. We are in the process of evaluating whether the cost is viable after the £5k grant is used. The true cost will be more than double the grant value.

2.3. General Maintenance

General maintenance was carried out due to wear and tear.

3. Maintenance Contract

JayServe maintained the gas boiler system, the ventilation system and carried out water testing. **URisk** carried out an updated Water Risk Assessment and we worked with JayServe to complete changes that were recommended to reduce risks related to water management within the building. **Salvum** is used for Risk Assessing and **Grey Matter** maintains our Fire Alarm and Smoke Detector system alongside the Emergency Lighting.



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4. Financial Information (2021-21)

Our most recent published accounts are for our financial year 2022-22. Despite maintaining our commitment to the building upkeep, we made a deficit (£7,758) in 2022/22 due to rising costs and lower income.

Below (Fig.1) is a breakdown of key information in relation to the building and community offer. Reserves were at £169,564, the amount still owing on our Bounceback Loan was £34,791.

Fig.1 Financials 2022-22 relating to Livesey Building.

Turnover	£485,150	
(of which Premises Hire)	£575	
Grant Income	£-	
Repairs & Renewals (Premises)		£25,738
Health & Safety Consultancy (relating to premises)		£6,166.14
Cleaning		£7,053.45
2022 Totals	£485,150	£38,957.59

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.

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



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7. Development in 2024 and beyond

We will maintain the high standards internally and continue to work on items picked up during our condition survey as well as responsively to items arising. We expect more items to arise in 2024 due to the obsolescence of items installed before occupation of the premises. We also expect to carry our further maintenance to the building. This will take place on a rolling basis as opposed to in one cyclical maintenance wave. This will cause the least disruption to staff and students and ensure continued operation of the organisation.

We are keen to move ahead with creating a temporary external workshop space in the garden. We are particularly convinced of the need for this after a recent Ofsted acknowledged that some breadth in subject delivery was not possible to achieve due to the limitations imposed by the Grade II Listed premises. We will also seek to move ahead with designated access through the back gate. Southwark will help maintain the artefacts in the garden.

We are keen to purchase one or more soundproof 'pods' to allow extra space for lessons and private meetings and create the possibility for soundproof recording.

We hope to develop our links with Southwark Heritage. This has begun in earnest with one young person being supported to access a placement at the Walworth Road home of the Heritage Centre. We hope to complete a trip there with all students this year.

Our aims continue to be conservative this year in line with the increasing need for cost saving in line with inflation and high utility costs. We are still exploring the possibility of opening a new school during the next 5 years. We will need premises either within the borough or, as we have begun to explore, in other parts of London. We continue to receive several referrals each month and are hopeful that we can add three additional places in 2024. This, however, isn't enough to cater to the needs of young people in Southwark and the



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surrounding boroughs and we continue to prioritise this part of our development in 2023/24 and beyond.