

From: Isatu Kamara [Isatu.Kamara@Elephantjobs.org.uk]
Sent: 09 August 2010 11:58
To: Okuboyejo, Lola
Subject: For Councillor for Cllr. Fiona Colley

Dear Councillor Colley,

WNF Savings Recommendations

I have been asked by the Management Committee of the Aylesbury Access Centre, a multipurpose resource centre, and representatives of the over fifty local community groups and individuals it serves to make a representation to you with regard to planned cuts to funding for the Aylesbury Learning Centre. This resource facility is a hub which provides some of the much needed learning and other services needed and accessed by many community groups and individuals in the locality. The Aylesbury Learning Centre (ALC) serves many members of the local community in one of the most deprived and disadvantaged areas of Southwark and the country. Without this hub, it would have been difficult, if not near impossible for many of the users to have acquired the various skills they have acquired (and for free) when one considers that some of the facilities provided by the ALC are not readily available in the immediate surroundings, and even when they are, they have to be paid for and some users would not have afforded to pay for them.

The ALC continues to provide IT skills and other training for local people and in the process enables some go for further training or employment as well as boost their self-confidence. We acknowledge that cuts have to be made at some point in time and in various areas, but such drastic cuts where organisations are not fully prepared and particularly cuts which affect the vulnerable and deprived groups will end result in worsening situations particularly for the deprived and disadvantaged communities.

We acknowledge that you have a task to implement, but these drastic and sudden funding cuts will impact negatively on those people who most need support and assistance-the users and groups using the Aylesbury Learning Centre and who live in the deprived and disadvantaged areas.

May we therefore prevail on you to reconsider your decision and give the Aylesbury Learning Centre sufficient notice (two years minimum) to secure alternative funding to continue its excellent work. While these cuts will impact on the Aylesbury Learning Centre as a hub, those who will be most seriously affected and who will suffer and lose out the most will be those local communities and groups who depend on the services and facilities provided by the hub.

Thank you for your kind consideration and we look forward to hearing from you soon.

Yours sincerely,

Isatu S. Kamara

(Dr/Ms, Development Coordinator, Aylesbury Access Centre)

2nd Floor Wendover Building,

Thurlow Street,

London SE17 2UU

From: bbinitiative@aol.com <bbinitiative@aol.com>
To: Colley, Fiona
Sent: Tue Aug 10 22:19:57 2010
Subject: BBI Contracts Deputation

Dear Cllr Fiona Colley,

RE: WNF Savings Recommendations, Ref: 20100805/lo

Thank you for informing me about the deputation meeting scheduled for Thursday 12th August 2010. Unfortunately, I am unable to attend the meeting because I am on holiday in Nigeria with my family at the moment; however, two members of our Board of Directors, led by Mr. Gary Edwards (Chairman), will be representing BBI

The key facts of the matter are;

1. BBI has two valid and enforceable project delivery contracts dated 29th March 2010 for the delivery of both SEF and SYEP projects for 2010-11
2. Payment of invoices for quarter one for both projects submitted since 1st June 2010 at the request of our projects monitoring officer are still outstanding, and therefore we request the immediate payment of both projects outstanding invoices.
3. That quarter two payment should be released as soon as possible, as we are now almost towards the end that quarter and staffs need to be paid as well.
4. That BBI management are prepared to commence negotiations, as soon as possible, for the delivery of the contracts for quarters three and four, which are the remaining parts of the contracts.

May I stress that the continuing delay of payment of the outstanding invoices is causing unbearable financial strains on our limited budget. Therefore, we would appreciate a quick resolution to this problem.

I would be very happy to attend any future meeting to resolve this matter on my return from holiday on 25th August 2010.

Sunny Lambe
Executive Director



celebrating 123 years of changing lives

90 -94 Great Suffolk Street, London SE1 OBE
Tel: 020 7928 9521 Fax: 020 7620 1409

Cllr Fiona Colley
Southwark Council
Leader's Office
Communities, Law & Governance,

Dear Cllr Colley

Thank you for your letter inviting us to make written representations concerning the proposed cuts to our Preparing for the Workplace project.

This project is now in its fourth year of operation during which time it has evolved in response to the changing needs of our participants, the majority of whom are vulnerable adults with often complex needs and are among the furthest from the job market. As a multi-functional organisation embedded in the community the Settlement is particularly well placed to meet the needs of this group and has a strong track-record of providing local people with progression pathways – something which is at the heart of its Mission. As an organisation the Settlement has invested heavily in developing holistic services for vulnerable people. This year we have undertaken research to look in more detail at the progression pathways available to service users and how our services can be restructured to provide the best possible opportunities for local people to meet their goals. A key goal for many service users is to become employable and find work.

This year a change was made to the structure of the employability course that enables us to more closely tailor training sessions to individuals. Now there are three modular sessions available per week. Each module addresses a particular need, specifically

- Jobseeking and personal presentation skills
- Work-focussed IT skills
- A soft work skills module which covers subjects such as time management, prioritising, workplace communication and so forth.

Participants need only attend those parts of the course relevant to their needs. The latter two modules represent a new direction for the project. Feedback has been consistent in asking for more IT focussed courses, while the soft skills course is unique in tackling essential basic workplace skills where other providers are more focussed in providing work skills required in specific employment sectors such as security, childcare and hospitality.

Impact

Since 2006 the project has consistently succeeded in engaging with hard to reach people in the community, regularly exceeding the target numbers of participants from these groups. For example in Q1 of the current contract 67% of the people we engaged with were from BME groups against a target of 55%, 35% were lone parents (target is 5%) and 17% had disabilities (target is 5%).

Since 2006 the project has moved people into work, education or further training with beneficiaries accessing high quality complementary services provided by partners with whom we have a close working relationship, including Family Mosaic, Southwark Works, Waterloo Job Shop and local Jobcentre Plus offices where we are a recognised Non-Contracted Provider. Beneficiaries have also been able to access other learning and volunteering opportunities within the Settlement, including access to Skills for Life courses.

Success stories include sisters from the Bengali community who were not permitted to live independently progressing to higher education at the College of Communication and a lady who came to us with adult literacy needs progressing to South Bank University on a diploma course following her participation on the EDT funded project.

Recently our 'Opportunities Day' attracted over 70 Southwark residents as well as visitors from Lambeth, where they could access workshops and services provided by some of the partners identified above.

Current Situation

All quarter 1 milestones were met as targeted and work placements have begun. The project is now at the mid-point of quarter 2 with a scheduled closure of 3 weeks during the holiday period. Employment outcomes are not expected until the end of the current quarter and the closure of the project at this juncture would mean that work to date is unlikely to show any meaningful number of employment successes for the Council. The Settlement would not be in a position to track these individuals once funding is withdrawn.

Furthermore, a closure date at the end of the second quarter would place an unreasonable financial burden on the Settlement where we are contractually obliged to give affected staff 3 months notice of redundancy.

We believe we have a good quality project which is directly impacting on the lives of those most disadvantaged in the borough and giving them renewed hope of future employment. While we appreciate the gravity of the current economic situation, our representation for the reinstatement of some or all of our contracted funding is based on what we believe to be the shared view with councillors that the most vulnerable and disadvantaged should not suffer disproportionately in their efforts to train because it is so much harder for them to get a job.

Yours sincerely

Cliff Docherty
Learning & Skills Manager

From: Brian Hodge

To: Colley, Fiona

Sent: Tue Aug 10 20:12:24 2010

Subject: Working Neighbourhood Fund

Fiona,

I am writing to add my small voice to the astonishment that the Coalition Government has cut expenditure on the Working Neighbourhood Fund in the current year, I know from experience that to make in year cuts places real difficulties on planning and delivering services.

I am writing, not to lobby for Business Extra directly as I believe that the WNF funded services that are delivered by Business Extra provide a quality service that is not available elsewhere and provides value for money.

However I am concerned that the Enterprise element of the WNF will suffer disproportionately worse than the Employment programme. Enterprise has always been seen as a less important element of a local economic development programme but without thriving businesses and a vibrant economy the jobs will not be available to employ those local people who have retrained.

With the development of the Enterprise programme some funding needs to be identified, maybe from the LABGI funds that the Council has not spent.

At Business Extra we are working on developing an Innovation Centre at Canada Water, based on our successful London Knowledge Innovation Centre at Elephant and Castle as part of one of the site developments but raising finance in the current is challenging particularly the funding of the development phase.

I would welcome an opportunity to discuss developing an enterprise programme with you at a suitable time.

Brian Hoidge

community action southwark

creating a stronger voluntary and community sector

Cllr Fiona Colley
Southwark Council

BY EMAIL

01 September 2010

Dear Fiona,

RE: WNF Savings Recommendations Report

It was good to meet with you at the Leader's event. I know our PAs are looking for convenient dates for us to meet, by way of introduction.

In the mean time, the recent WNF Savings Recommendations IDM report has been brought to my attention. I therefore would like to enquire further about the rationale behind the proposed decision. As you are aware, CAS's role is to support and represent the local voluntary sector, and we have a number of mechanisms to do so most notably in this case through our Southwark Skills Forum and Southwark Voice.

Firstly, my concern centres on the proposed method of applying savings. Whilst the tender score may be objective it does not say anything about how well the organisations have been performing since the contracts were awarded. I am not clear about the extent to which organisations have been monitored over the course of the contract with indications that this has been highly variable. How do officers know whether they are recommending cuts to their most productive contracts? Following on from this, we have been informed that at least one affected group has received match funding against their council contract, illustrating the potentially skewed impact of a decision based purely on tender scores.

Furthermore, I am unclear of the reasoning behind not fully releasing the equality impact assessment data in the report, as it seems there is a further closed report discussing the impact of not honouring unsigned contractual agreements.

Thirdly, may I draw to your attention the Southwark Compact which provides a standard for professional relationships between the local public and voluntary sectors, approved by the then administration in October last year. Would you renew your commitment to the local compact to reassure members and affected groups of your department's intentions? Certainly, the organisations I have spoken with have struggled to reply to your request for written representation within such a short space of time. However, I would like to thank you for extending the period between the publication of the report and the formal decision itself, in recognition of some of the above.

community action southwark

creating a stronger voluntary and community sector

Finally, I am somewhat disappointed that neither CAS nor the Southwark Skills representative were consulted prior to the report going up. I recognise the complexity and difficulty of the scenario and we could have brought sector knowledge and expertise to the discussion phase. Furthermore, we have only recently concluded a Council/Voluntary Sector Liaison meeting at which none of these issues were specifically tabled, and at which we were informed that we would be kept apprised of any relevant developments.

Thank you for taking the time to consider these concerns on behalf of the local voluntary sector, I do look forward to hearing from you and working with you in the future.

Yours sincerely,



Chris Sanford

Chief Executive, CAS
Chair, Southwark Voice

Cc
Karen O'Keefe
Stephen Douglass
Clare Gilhooly
Tim Reith



DHAMALIE Community Services (CIC)

(a subsidiary of U.A.A.F)

Unit 17 Eurolink Business Centre, 49 Effra Road, London, SW2 1BZ
020 7737 4559 Fax: 020 7062 0182 Mobile: 07908415031E-mail: info@dhamaliecommunity.org



8th August 2010

Cllr. Fiona Collely
Cabinet Member for Regeneration & Corporate Strategy
C/O Lola Okuboyejo,
Executive Assistant
GLG Democratic Services, P.O. Box 64529, London, SE1P 5LX

Dear Cllr. Colley,

Re. WNF Savings Recommendations- Project- Moving On- Contract EDT11-2010/11Representation from Dhamalie Community Services.

I am writing to register our grave concern about the proposed budget cuts which will affect our project.

I regret that because of an earlier medical appointment which I cannot change, I will not be able to attend and make this representation in person.

Much as we appreciate that this is not Southwark Council initiated budget cutting, we would like to appeal to the Council to appreciate and convey to the Government the huge impact cuts of this size and at such short notice, will have on the small organizations like Dhamalie and to the affected individuals in the target beneficiary group,

The amount of the cuts and the Notice will impose an almost impossible task of re-arranging and managing the budget changes against commitments like staff payments, and of providing of ongoing support to the programme beneficiaries who will have gone through the programme in Quarter 1 and Quarter 2.

The savings achieved through these cuts will in fact be offset by the unemployment payments to the affected beneficiaries and staff redundancies.

Yours sincerely,
E.G .Lubega
Chief Executive,
UAAF & Dhamalie Community Services



CIEH
Accredited
training
centre



ELEPHANT JOBS

Aylesbury Learning Centre
Wendover

Thurlow Street London SE17 2UU

Tel: 020 7701 4141 Fax: 020 7703 7927

email:info@elephantjobs.org.uk www.elephantjobs.org.uk

Decision to cut funding support to ALC

We are writing in response to the proposed 50% cut in funding support to the Aylesbury Learning Centre.

We believe the timescale imposed in making this cut could make it impossible for Elephant Jobs to fulfil its contract with the Council to manage the centre on behalf of the many other groups and organisations using the facility.

The Aylesbury Learning Centre is a key infrastructure resource whose closure will have a significant impact on a range of frontline services in the heart of Southwark. It is the base for over **20 projects** who operate from there, or regularly run sessions in the Centre, and in 2009/10 the Centre recorded over **760 new users** of services. In the first 3 months of 2010/11 we have also exceeded our target for new users with a notable increase in clients lacking basic skills.

We believe the implications of the proposed cut have not been fully understood, and repeat a similar decision made in 2006/07 based on a narrow view of just EJ's defined outputs. Not counted is the crucial contribution to the outputs of all the other projects supported by the ALC. The 06/07 decision was reversed once the strategic nature of the ALC, and its contribution to a wide range of other organisations, was understood by officers at the time.

All of these projects are leveraging in significant external matched funding to Southwark, and delivering substantial positive outcomes for Southwark residents leading to employment, enterprise development, work experience, language and basic skills improvement in a coherent and cost effective programme. Uncertainty over the future of the ALC will jeopardise a bid to the National Lottery by EJ itself, for £450,000 over 5 years to extend the opening hours of the Centre. We have reached the final round for bids to be considered in November.

A detailed analysis of the budget for the Centre identifies that last year the salary cost element was only 12% of costs with the majority of the remainder being allocated to unavoidable building running costs and direct participant costs. EJ itself does not have the resources to bear a loss on the contract, and the significant cost savings required will cause the Board of EJ to consider whether it can continue with its contract to manage the Centre.

The alternative would be to raise user fees. We believe that the organisations operating from and using the Centre, have a genuine inability to meet a sudden and substantial increase in charges for its use. An emergency User Group meeting has been held, and confirmed this to us.

It is also notable that we have consistently met the targets set in relation to the strategic outputs of the Centre since we initially developed the facility back in 2001.

With adequate notice, we believe that the Centre could operate with less direct Council support if user groups had time to seek additional funding, and we were able to have greater flexibility in offering use of the Centre to a wider range of organisations.

Board of Directors: R Park (*Chairman*), R Martin, M Tarawally, O Sulu, S Lancashire
Company Limited by Guarantee - Registration No:1343924 Charity Registration No: 1112662



ELEPHANT JOBS

Aylesbury Learning Centre
Wendover

Thurlow Street London SE17 2UU

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We also believe the department should pursue the issue of the rent charge since we believe they could immediately offset the loss of external funding by securing an agreement to a more appropriate 'market' value for the building.

Under the circumstance we believe the selection of this project for cutting failed to appreciate the impact of such an action, particularly at such short notice.

Robert Park
Chair
Elephant Jobs

9 August 2010

ANNEX – Letter from User Groups (Page 1)
Detailed Draft Accounts for Centre project 2009/10 (Page 2)
Closure Impact Assessment 2006 (Pages 3-8)
Profile of New Users 2009/10 (Pages 9 – 15)
Project Report Qtr1 April – June 2010 (Page 16)
Groups using the Aylesbury Learning Centre 2009/10 (Page 17)
Local Groups supported by the Aylesbury Access Centre (Pages 18-19)
Independent Surveyors Assessment of Market Rent (Pages 20-29)



AYLESBURY LEARNING CENTRE
Wendover, Thurlow Street, London SE17 2UU

Tel: 020 7701 4141 Fax: 020 7703 7927
Email: info@elephantjobs.org.uk

Decision to cut funding support to ALC

We are writing in response to the proposed 50% cut in funding support to the Aylesbury Learning Centre.

We believe this cut is inappropriate since the implications have not been fully understood.

The Aylesbury Learning Centre is not a 'project' but a **HUB**.

In 2009/10 the Learning Centre recorded over **760 new users** of services provided by over **20 projects** based in or regularly running sessions in the centre.

The cut will almost certainly lead to the closure of a key strategic resource used by a significant number of organisations and projects delivering frontline services in the heart of Southwark.

All of the projects are leveraging in significant external match funding and delivering substantial positive outcomes for Southwark residents leading to employment, enterprise development, skills enhancement, language and basic skills improvement in a coherent and cost effective programme.

A detailed analysis of the budget for the centre identifies that last year Elephant Jobs salary cost element was about 12% of costs with the majority of the remainder being allocated to building running costs and direct participant costs. Under the circumstances we understand that Elephant Jobs are unable to identify any specific areas for significant cost savings without simply closing the many programmes or applying a dramatic increase in user charges.

A brief analysis of the profile of the organisations operating from and using the centre demonstrates our genuine inability to suddenly meet a substantial increase in charges for the use of the centre. **We have held an emergency User Group meeting and confirmed that analysis.**

It is also notable that in managing the centre Elephant Jobs has consistently met the targets set in relation to the strategic outputs of the centre since they initially developed the facility back in 2001.

Signed

Handwritten signature: Kamara for...

on behalf of
Aylesbury Everywoman's Centre
Access Centre Steering Group
Aylesbury Information, Advice & Guidance
50 Plus Employment Link
Latin American Multicultural Group
MCDS

Handwritten signature: Diane...



Providing a place for local people to meet, learn and achieve.
Southwark Regeneration Project managed by Elephant Jobs
Elephant Jobs is a Company Limited by Guarantee Reg No. 1343924
Charity Reg No: 1112662

Southwark Council logo: A stylized blue 'S' with 'Southwark' written across it.
Council

Elephant Jobs			
Job Profit & Loss Statement			
April 2009 to March 2010			
Account Name	Selected Period	Year to Date	Comment
	Income		
02-1	Service Charge	£44,742	Combination of fixed space fee and sessional charges for non-resident groups
02-2	Photocopy	£2,780	Coded system for project cost recovery
02-3	Telephone	£2,472	Central computer facility reading all outgoing call costs
02-5	Grant	£28,000	EDT contribution to open access IT and general running costs - see outputs
	Rent/Hire	£32,000	Market rent assessment - see report
	Total	£109,994	
	Expense		
6-1101	ALC - Gross Salary	£11,940	1 p/time worker plus mngt cost %age of facilities officer & bookkeeper
6-1105	Staff Training	£436	
6-1109	Utility	£9,930	Mainly Electricity + water
6-1110	Legal Audit Fee	£2,176	
6-1111	Insurance	£1,523	
6-1112	Stationeries	£43	
6-1113	Print/Publicity	£95	
6-1114	Repair/Maintenance	£5,859	
6-1115	Telephone/Mobile	£6,843	
6-1116	Postage	£92	
6-1117	Parking Permit	£334	
6-1118	Subsistence	£292	
6-1120	Survey	£0	
6-1121	Photocopying	£4,891	
6-1122	Public Travel/Transport	£377	
6-1124	Fuel Expense	£395	
6-1125	Transport charges	£60	
6-1127	Sundries/Provisions	£3,134	
6-1129	Material	£136	
6-1130	Equipment	£2,424	
6-1132	Building Refurbishmentt	£1,700	
6-1134	Professional Fees	£225	
6-1136	Cleaning	£6,252	
6-1138	Depreciation Exp -Computer Equ	£7,192	
6-1139	Depreciation Exp - Fixtures F	£237	
6-1140	Rent/Hire	£0	
6-1141	Purchase returns	£0	
6-1142	Volunter Expense	£3,965	
6-1143	Bank Charges	£3,101	
6-1145	Collection for Recycling	£369	
6-1147	Congestion Charge	£46	
6-1148	Membership Fee	£95	
6-1149	Salary Difference	£1	
6-1150	Bad Debts Expense	£2,161	
	Rent/Hire	£32,000	
	Total	£108,325	

ALC funding impact assessment derived from User Group proposed feedback format.

Survey of ALC main projects on impact of closure of IT & support services in Centre					
No of Projects surveyed	9				
Which outputs should remain?					
Service	Annual Target	Need to change - YES	%	Need to change - NO	%
IT Introduction Sessions	40		0	9	100
Basic Skill Assessment Sessions	20		0	9	100
Individuals Accessing Open Access IT Facilities	160	1*	11	8	89
Individuals Accessing Basic Skills Assessment Sessions	80		0	9	100

* Should be open longer

How would you grade the quality and support that you receive from this project?

	Very Poor	Poor	Adequate	Good	Very Good
Responsiveness				3	6
Usefulness of Advice				4	5
Organisation				3	6
Effectiveness				2	7

Open Commentary - Any additional comments

Project Staff 1 AIAG

It will be a major setback for the Economic development agenda of the ANDC if the Open Access IT project at the Aylesbury Learning Centre is scrapped due to funding problems.

The importance of the project can not be quantified. It allows access to IT training and understanding in such a flexible way that most of the service users will not be able to access such service anywhere else on the Aylesbury.

In terms of being a referral point for some of our clients at Aylesbury Information Advice and Guidance, the value of the project is huge. It also serves a wider range of client than we cater for. We will be willing to support any action that is required to continue this provision as it will be a criminal waste of build up interest if the project is suspended.

Word of mouth built the numbers to what it is now and any gap will return the whole project to ground zero. Not very encouraging for service users and networking partners.

Dotun Alade Odumosu - Aylesbury Information Advice & Guidance

Project Staff 2 E2E

Having worked in the Aylesbury Learning Centre as an Entry to Employment trainer for two years, I am more than aware of the service the Open Access IT project provides. This project is the focal point of the learning centre and many of the young people on the E2E programme use this facility on a daily basis.

The E2E programme delivers 16 hours training a week (no more) and once the learners daily sessions are complete they are unable to remain in the classroom as staff have to attend to other issues (such as recruitment and admin). The open access IT project provides these learners with an environment which is monitored and where they can continue to be productive.

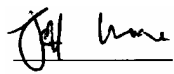
Moreover, young people on the Aylesbury estate suffer from the distinct lack of IT amenities. East street library has no IT facilities and the nearest internet cafe is in Peckham, which is a good 20 minutes by bus. There is no where else in the area these learners can go to complete homework, search for jobs, complete CV or simply search the internet. This project has kept isolated and disengaged young people off the streets of Aylesbury and I am certain that without it a significantly higher percentage of E2E learners would have drop-out and returned to being NEET.

As mentioned previously, this facility is the focal point of the centre: it provides many people in Aylesbury with a community. Many of the learners from the E2E programme continue to spend time in the open access IT project after they have completed E2E. This allows E2E staff to monitor their progression in a way that would not be possible otherwise.

Many of the young people on E2E live unsettled and fast-changing lives: so, for example, keeping appointments is not always easy for them. I have booked individual study support sessions for many learners, library computer times and other such services and due to differing personal reasons E2E learners are often not able to keep these appointments. The nature of this project accommodates this type of erratic behaviour and attendance.

The open access IT project caters for ex-E2E learners who have since become NEET. I have experienced these learners bringing friends with them to the centre, who have subsequently availed of the centres facilities. Moreover, the project has served a good recruiting ground for E2E. Many young people have come to the centre to use the open access facilities and were then directed by its staff to more suitable projects. This, again, emphasizes what a crucially important role the open access project has within the Aylesbury Learning Centre. It is my opinion that reducing this facility in anyway would have a massively detrimental effect on the young people around the Aylesbury and drastically reduce the amount of young people that avail of the ALC.

Jeff Moore



(E2E Trainer)

Project Staff 3 50+ Project

The IT section is a very much needed service in the community. If funding is suspended the adverse effect will be drastic.

From clients feedbacks, they felt empowered and the mere fact that they will not need to go far, its right on their doorstep, no worries about distance and fares encourages them to wake up in the morning with something to look forward to doing for the day thereby encourages cohesion and participation.

These are people with low self-esteem, lack of confidence, who never thought they could have access to, or afford, a computer, yet they are able to. Eventually find it interesting and not challenging, increasing the number of Aylesbury Learning Centre service users.

SAVO and High Life 50 in Borough have commended the IT department.

If closed down it will deprive over 50's in the community of this much needed service.

Project co-ordinator

Project Staff 4 Aylesbury Opportunities

As a user of the Centre I would like to stress the importance of the facilitators IT and access suite. They provide an invaluable service for the local community. They also provide an excellent voluntary based work placement programme.

The centre is in a prime location for residents and the local community. It is well designed for disabled and wheelchair users. Our users have flourished in the IT department and have prospered as a result of using the IT suite and being managed by the facilitators and volunteers.

The loss of these members of staff and services will surely impact on the community and as a company on an ever increasing scale.

Project manager

Project Staff 5 Latin American Multicultural Group

The Latin American Multicultural Group is very concerned about the impact of the closure of the IT suite because the loss of the facilities will hold us back in what we will be doing to refer the Latin American's in this area. We think the Learning Centre and the user group need these facilities to carry on their project's. Please if you find some other way to keep these services running pleased let us know, we are willing to join or collaborate in any aspects.

Secretary – LAMG

Project Staff 6 EveryWoman's Centre

As the co-ordinator of the Aylesbury Everwoman's Centre I would like to take this opportunity to express my concern over the IT Suite closure.

The IT suite is perhaps the most important project available to this community and many of the users of the Centre often use the suite. It enables users to develop and learn more IT skills in an environment which they feel very secure in. Most importantly it is for many the only access to a computer or to the internet and so the closure would cause much disappointment. Furthermore, the IT Suite allows users to visit at their convenience.

I often send many of the students from the EveryWoman's Centre to develop and improve their IT skills and computer skills is a fundamental part of current workplaces, which I hope many of them will find soon.

Zara Abdalla Co-ordinator

Project Staff 7 Reception & Volunteer programme

It is vital that the IT suite stays open. In an area that is considered to be high in worklessness and poverty, to cut this facility will take away their only way of receiving free IT training to be able to get into work. This is really confusing to me. What I would like to know is, "why will you take away the only way for single parents to learn for free?"

As well as the flexibility of attendance the closing of the IT Suite will from my point of view put most individuals on a backward journey when I thought its intention was to update their skills moving them forward.

Melissa Pascal – project worker

Project Staff 8 ACCESS Centre

The imminent closure of the IT Suite (Aylesbury Learning Centre) has come as a shock to me since that situation was not a part of my future work plans. In my

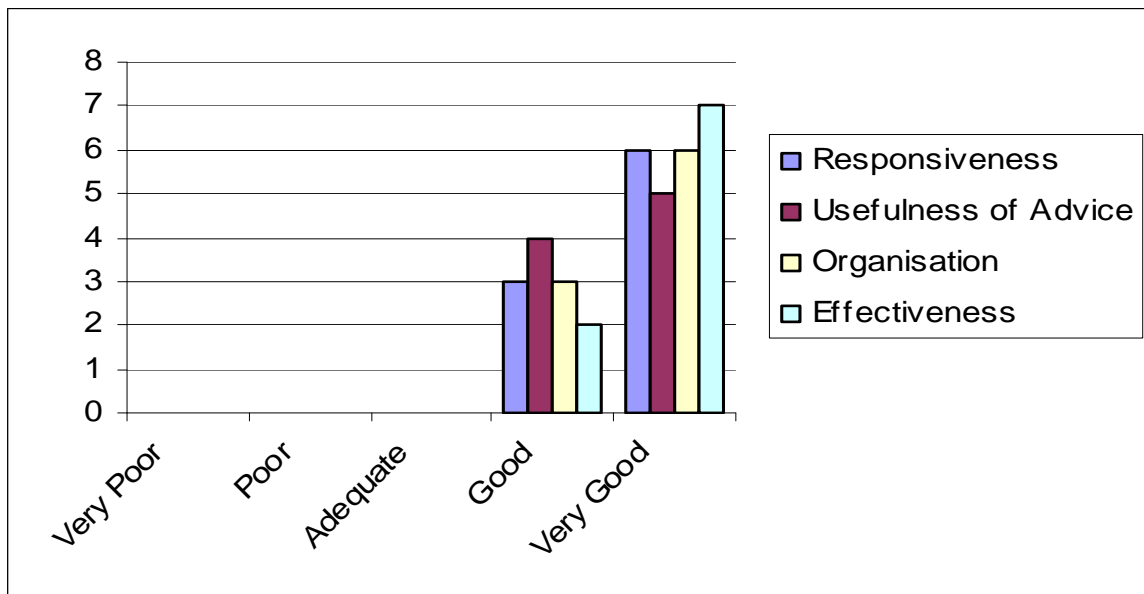
capacity as Development Coordinator of the Aylesbury Access Centre, I have on numerous occasions referred users of the Access Centre to the IT Suite which is equipped for IT Training in the major IT programmes and has served as a focal point for majority if not all the Access Centre Users. Whilst the Access Centre itself has some computer terminals (7), it also has an extremely large and diverse clientele group. Without the facilities provided by the IT Suite, it would have been impossible to accommodate them all particularly when one remembers that majority of our users have no other access to computers apart from that which they have at the IT Suite. Closure of the IT suite therefore means that current and potential users of the Access Centre and other projects will be deprived of all computer facilities including job search. I know for a fact that many users gained employment from surfing the net at the IT Suite. It is very unfortunate therefore that a facility, on which many users in the community have come to depend for their IT and job search needs will in the very near future be lost to the projects, the users and the entire community. I just hope that something positive is done soon to remedy what will turn out to be a disaster if necessary steps are not taken to address it.

Isatu S. Kamara
 (Development Coordinator, Aylesbury Access Centre)

Project Staff 9 MultiSkills (ESOL sessions)

The IT suite is an essential part of the Learning Centre and frequently used by ESOL students for email and general internet access. For students actively seeking work they can draft their cv's and download vacancies from the internet for job applications. I think it would be a huge loss if this service is withdrawn.

Charles Ngugi - Director



Remaining Annual Contracted outputs:

Individuals Accessing the Learning Centre	400
Voluntary/Community Organisations Utilising the Centre	24

Profile of users in April & May

Total of New Registered Users	62		
Local Aylesbury Resident	31	50%	
Other areas of Southwark	31	50%	
Gender	Women	39	63%
	Men	23	37%
Ethnicity	African	24	39%
	Afro-Caribbean	5	8%
	Black British	6	10%
	Black other	3	5%
	Latin American	8	13%
	Other	9	15%
	White British	3	5%
	White European	1	2%
	Did not say	3	5%

Note: New users are asked to identify which project they are visiting if they had been referred or received information and expressed a specific need. The breakdown for April & May identified the following;

General Enquiry	20	32%
IT Suite	16	26%
Other projects(6)	26	42%

The clear benefit of having that service, even though the project is only offered on 3 days/week is evidenced by the magnet effect with initial use of other projects averaging 7% as a first entry factor but meeting all their mainstream targets over the lifespan of their programmes. In the last 7 years feedback through the user group has been an endorsement of the multiple-service principle since none of the projects delivering on a regular basis have closed due to lack of users within their target group.

AB
15/06/07

AYLESBURY LEARNING CENTRE PROJECT ANALYSIS 2009/10

In 2009/10 financial year we have had a significant increase in new users to over 750 with 88% from the BME community and 56% women.

A full analysis of new users by gender, age, ethnicity and postcode

Gender	No	%age
Female	424	56.5%
Male	326	43.5%
No Entry	13	
Total	763	100.0%

Age	No	%age
16-20	30	4.4%
21-30	155	22.9%
31-40	177	26.1%
41-50	183	27.0%
51-60	92	13.6%
61+	38	5.6%
no entry	88	
Total	763	100.0%

Ethnicity - Self Defined Family Area of Origin				
Nigerian	138	19.6%	Turkish	3 0.4%
African	107	15.2%	White European	3 0.4%
Caribbean	51	7.3%	Zambian	3 0.4%
Other	30	4.3%	Asian	2 0.3%
White British	34	4.8%	Cameroonian	2 0.3%
Black British	27	3.8%	Chilean	2 0.3%
Afro-Caribbean	23	3.3%	Mauritian	2 0.3%
Latin American	21	3.0%	Moroccan	2 0.3%
Bangladeshi	20	2.8%	Romanian	2 0.3%
Ghanaian	20	2.8%	Thai	2 0.3%
White English	19	2.7%	Turkish Cypriot	2 0.3%
Sierra Leonian	16	2.3%	Ugandan	2 0.3%
Somali	15	2.1%	Venezuelan	2 0.3%
Italian	11	1.6%	Welsh	2 0.3%
Mixed Race	9	1.3%	Zimbabwean	2 0.3%
Black Other	8	1.1%	Afghani	1 0.1%
Chinese	8	1.1%	Native American	1 0.1%
Colombian	8	1.1%	White Other	1 0.1%

Ecuadorian	8	1.1%
Mixed Race	8	1.1%
Algerian	7	1.0%
Vietnamese	7	1.0%
Ethiopian	6	0.9%
French	6	0.9%
Eritrean	5	0.7%
Black Other	4	0.6%
Congolese	4	0.6%
Indian	4	0.6%
Polish	4	0.6%
Brazilian	3	0.4%
Irish	3	0.4%
Ivorian	3	0.4%
Portuguese	3	0.4%
Rwandan	3	0.4%
Scottish	3	0.4%
Spanish	3	0.4%

Bolivian	1	0.1%
Canadian	1	0.1%
Cuban	1	0.1%
Cypriot	1	0.1%
Dominican	1	0.1%
Egyptian	1	0.1%
Filipino	1	0.1%
Guinean	1	0.1%
Iranian	1	0.1%
Japanese	1	0.1%
Lithuanian	1	0.1%
Malian	1	0.1%
Pakistani	1	0.1%
Peruvian	1	0.1%
Senegalese	1	0.1%
Seychelle	1	0.1%
Sri Lankan	1	0.1%
Ukrainian	1	0.1%
No Entry	60	
Total	763	

Postcode	No	%age
SE17	286	37.6%
SE15	135	17.8%
SE1	98	12.9%
SE5	74	9.7%
SE16	31	4.1%
SE22	22	2.9%
SE11	10	1.3%
SE14	6	0.8%
SE21	6	0.8%
SE6	5	0.7%
SE8	5	0.7%
SE24	4	0.5%
SE2	3	0.4%
SE13	2	0.3%
SE18	2	0.3%
SE19	2	0.3%
SE26	2	0.3%
SE4	2	0.3%
SE9	2	0.3%
SE23	1	0.1%

SE27	1	0.1%
SE3	1	0.1%
SE7	1	0.1%
SW London	39	5.1%
North London	7	0.9%
Croydon	5	0.7%
East London	5	0.7%
Ilford	1	0.1%
Grays, Essex	1	0.1%
W London	1	0.1%

No Entry 3
Total 763 100.0%

Note: The service is contracted to cater for Southwark residents and all other new users are provided with general information and guidance to identify and secure long term support from partner agencies or directed to more local services.

USER ANALYSIS OF SERVICES

Elephant Jobs (EJ) recently carried out a random survey of some of the people that use the services of its projects and other projects based in the Aylesbury Learning Centre (ALC). The aim of the survey is to assist in the development of the services and facilities within the Centre and to ensure the maintenance of standards of service.

The centre has now been open for nearly 9 years – with over 5000 users - and we need to review the facilities, and consider further improvements.

Analysis of Questionnaire

1. Why did you first contact EJ/Aylesbury Learning Centre? Was it because you wanted to find out about:

<u>Contact</u>	<u>No</u>	<u>%</u>
50 plus	1	2%
Access Centre/Social Enterprise training	5	10%
Business Skills training	15	29%
Everywoman Centre	8	16%
Information Advice & Guidance	9	18%
IT training	9	18%
GLE-OneLondon business seminars	3	6%
Work Placement	1	2%
No entry	4	

2. When you first came to us were you?

<u>Status</u>	<u>No</u>	<u>%age</u>
Employed	7	13%
F/T Educ	2	4%
Self-Emp	5	9%
In Training	5	9%
Unemp	34	64%
No Entry	2	

3. When you first came to us did you have any particular expectations?

	<u>No</u>	<u>%</u>
Yes	35	64
No	20	36

If Yes - what were they?

Useful skills to help me get job.
Up skill refresh my It skill
To see whether they can assist to get employment.
To secure A Job through Aylesbury
To receive a practical training on tailoring
To receive a practical training on cooking & Tailoring
To learn more about working for myself.
To learn more about how to run a business
To keep living and what to look up to
To improve my skills
To get more knowledge about business planning.
To gain knowledge of a business plan
To gain information on how to write a business plan
To gain an IT qualification
To finish clait
To find a job
To build my sewing experience.
To become fashion designer
To be able to prepare and understand Business plan
To be able to get acquainted to learn exactly the type of business
My expectation was to learn pattern cutting and machine techniques to make clothes and jacket.
My expectation is to have knowledge about fabric sewing
It is to get ready for the AAT course.
Information to start my own business.
Get a job
Gain knowledge on how to set up my business.
Find a jobs/look in papers/mags/on Internet
Enhance skills, IT, Training

Were your expectations met?

	No	%
Yes	33	94
No	2	6

Please tell us more about your answer

Yes, I am get to taking a decision but not fully
We have not finished yet
Not yet
Not really still looking for a job.
Yet to start the tailoring classes
Learning and teacher is good
I learned It skills and get more improvement
I learn something new every time attended
I know that I am improve in all quality that I needed
I have started refreshing my IT skill
I have not completed my course.

I got a part time job
 I did receive training
 I am still learning pattern and cutting
 I am continuing to gain the necessary knowledge that I will need to run my business.
 Fairly
 By providing facilities such as computer to how to access to find IT jobs.
 and to start the tailoring classes

4. How would you grade the quality of the service you received from the reception/information desk?

ALC – RECEPTION & INFORMATION DESK

	Very Poor	Poor	Adequate	Good	Very Good
Responsiveness	0	1 (2%)	6 (12%)	23 (44%)	22 (42%)
Usefulness of Advice	0	1 (2%)	7 (16%)	22 (51%)	13 (30%)
Organisation	0	1 (2%)	7 (15%)	17 (37%)	21 (46%)
Effectiveness	0	0	4 (8%)	16 (36%)	25 (56%)

What improvements, could be made or additional services provided at Reception?

To provide a business plan by each participant.
 To move the Push and pull signs on the doors
 This place is super
 They could be more responsible to direct and welcome people.
 They are welcoming and friendly people
 They are doing well
 The service is quite adequate, but it need more comment per their leaflets.
 The seating arrangement only be improved.
 The reception is very good. I don't think there is any other improvement.
 polite and helpful update leaf letters course training information.
 Photocopies
 Nothing at the moment/none (4)
 Not sure
 Nice and user friendly
 Let us talk be aware that we don't leave to ask for the exit so I stood there for a new
 sees grappling with the security door.
 Information about other helpful centres around Southwark.
 Increase space at reception so that people will not feel too congested
 Group sessions/the rest is done already
 Give oral information to visitors about the service providing the centre.

Please tick to indicate the projects or courses you have used and the quality of the service you received.

	<u>No</u>	<u>%</u>
Business Skills (EE)	15	27
IT Training	12	22
Everywoman Centre	12	22
Information Advice & Guidance (AIAG)	10	18
Access Centre & Social Enterprise	6	11

Fifty Plus	1	2
ESOL Classes	0	0

Main Project or Course attended

	Very Poor	Poor	Adequate	Good	Very Good
Responsiveness	0	1 (2%)	6 (13%)	20 (43%)	20 (43%)
Usefulness of Advice	0	0	4 (9%)	21 (49%)	18 (42%)
Organisation	0	1 (2%)	2 (5%)	26 (59%)	15 (34%)
Effectiveness	0	0	4 (9%)	20 (44%)	21 (47%)

5. Are our existing facilities adequate for your needs?

Facility	Poor	OK	Good	Very Good
Computers	1 (3%)	9 (27%)	10 (30%)	13 (39%)
Telephone	2 (7%)	6 (21%)	11 (38%)	10 (34%)
Library & Internet Services	1 (3%)	8 (25%)	14 (44%)	9 (28%)
Advisers	0	5 (15%)	13 (38%)	16 (47%)

Any comments to add

This is a very useful encouragement to make people have full benefit in going wisdom
 There's great improvement at Aylesbury Centre. They help a lot to achieve our goals
 and these are really good. I suggest they have a class for catering and cooking.
 The Radiators are working through out the year. They need to be closed during summer
 time. The toilets do not have ventilation.
 Tea/coffee 20p per cup, one day food machine
 Specific sewing classes for separate levels.
 Provide more computers and printers for the access centre.
 Organise a small café for the student during them lunch break.
 Not really.
 More sewing machine and high table with flat top adequate for cutting pattern with our
 observation and training off the back ruler and cutter and big mirror.
 Large classroom for a large course where everybody can sit comfortable with our being
 overcrowded.
 kitchen area could do with a good clean!!
 In regard to assist for jobs. I will support that if they can use both the job centre assist to
 get employment for those who are register with them.
 If assistance in J. Application there need of to be table designation quite area for
 completing found if possible and if funds allow this.
 I would like there to be provided a catering facility per refreshment.
 I would like there to be provided a catering facility for refreshment.
 I will like the up date of services available at the moment and new services introduce
 I think it's great.
 I am better now I can ready now on the computer lot.
 For now more space and fixtures table and chairs for students.
 Fix the heating
 Crèche facilities.
 Cooking classes (2)

Better computers that are more and more of them too. Better clean in the kitchen and generally everywhere else.

Being my first time here, I think that I have to attend again to answer this question replay but on my first there was been one issues untoward regarding me all centre.

All the computer should be connection to the printer

Advertising the centre more on order to get more facilities.

A Cafe or snack bar higher and smooth top table suitable for cutting patterns without causing much strain on the back other materials

6. Any Other Comments or Suggestions to extend or improve the services

Well, I used the toilet and the receptionist was quick to show us the way and ask for the others, I really havent got any complaints as for now. As I am sure before I well answer this question better on my next visit as we thoroughly enjoyed the business plan tutorship.

This place is a super palace better than Buckingham palace.

This is a good centre that contributes to strengthen the community with good customer services.

The service I received was so helpful. The staffs at AIAG are nice, encouraging supportive and always willing to help. They have been wonderful for the past years.

Thank you

Sewing class is very great and useful, computers in the premises is fantastic and also other services.

Over all good staff are very helpful.

I wish the accounts department use accounting packages like sage like 50 and quick books, which majority of the employers in the country use. This will open the door of opportunity for employment for those who pursue their career in Finance & Business.

I think if they can link the jobs seeker to where they are in need of them or they can tell the person depending on the type of the job he or she wants by liking the person up to where their service is needed.

I suggested also that IT facilities should be added so that people will acquire the knowledge of MS office 2007(ECDL) certificate will be issued to the participant at the end of the course.

I have only used the business skills course. I am very happy and content. I have leant more and beyond my expectation and jet the course is still running.

I appreciate the good work and knowledge the centre is delivering to all that use the facility. The work force is good team and I like the sprit and comradeship exhibited in the centre.

For IT I would like there to be a tutor, just as there is business skills so people have a full ECDL issued when programme is completed. Especially with the new office 2007 a lot changed that people need to catch up on.

AB

April 2010

SECTION 1: PROJECT DETAILS**1.1 PROJECT NAME/ CONTRACT CODE Aylesbury Learning Centre/EDT 29A****SECTION 2: PROGRESS****Describe progress to date for this quarter:**

Overall numbers satisfactory (30% over target). The profile of our users includes a significant low skills total (95%) and the increase of the over 50s to 30%.

Under the Future Jobs Fund EJ will be employing two new members of staff based at the centre from 1st July (An assistant Administrator and an IT Network & Facilities Assistant.)

ALC also took on 6 Work Experience placements from Walworth Academy, Harris Academy and St Saviour's and St Olave's School.

Multiskills has had to shut down both the resident and contract services within the ALC and with that has come the loss of the ESOL classes which were very popular and are still frequently requested.

We have now completed the SALS contract for 2009/10 with an overachievement of unique learners. Multiskills ESOL classes, Aylesbury Everywomans Centre sewing classes, EJ Enterprise & Social Enterprise classes have all successfully delivered a series of courses since last September but have been unable to obtain any of the funds due although some of the claims are now over 6 months old. This has had a serious impact on managing the shared services within the centre due to the severe cashflow problems being experienced by small organisations.

The installation of 2 new Smart boards has completed the capital funded (NDC) programme and has improved the facilities within the session rooms.

Project Case Study - MCDS (Mulberry Career Development Services)

SECTION 3: VARIANCES

Clearly explain any variances and summarise their implications on overall project performance. How you will intend to make up any shortfalls in finance/outputs?

We have not delivered accredited training in this quarter. Our partner organisations operating from the centre currently do not include an accredited course provider. We are currently looking at offering Edexcel Functional Skills in ICT, starting with the 2010 Exam Series and have applied for the Intention to Offer Functional Skills 2010 (ICT) as this is the most appropriate accreditation for the centre users as a whole given the profile of our users. See revised outputs below.

SECTION 4: REVISED PROJECT COSTS (if necessary)

Projects based in or running sessional services from the Aylesbury Learning Centre 2009/10

HOME WORK CLUB

APPLIED SOCIAL ENTREPRISE

YOUNG SHALL GROW

KINGS COLLEGE GHANA FELLOWSHIP

PROCUREMENT PROJECT

ABONOSU WALFARE ASSOCIATION

HEAL

AMICUS HORIZON

KEEPING IT REAL

SHANKI PRODUCTION

MCDS

MULTISKILLS

50 PLUS EMPLOYMENT LINK

LONDON COMMUNITY RECYCLING

AYLESBURY INFORMATION ADVICE AND GUIDANCE

LATIN AMERICAN MULTICULTURAL GROUP

THE AYLESBURY EVERY WOMAN'S CENTER

OPEN ACCESS IT

ELEPHANT ENTERPRISES

GLE ONE LONDON

RED OCHRE

TEGLOMA ASSOCIATION

IGBARA OKE

SKILLED FOR HEALTH

ESOL BASIC

PROJECTS USING THE AYLESBURY ACCESS CENTRE 2009/10

- 1 Association of Sierra Leonean Scouts Abroad
- 2 African Community Empowerment Group
- 3 Aylesbury Somali Women Project
- 4 Aylesbury Somali Health Project
- 5 Aylesbury Everywoman's Centre
- 6 Abomosu Welfare Association
- 7 Aylesbury Academic Grassroots
- 8 Aylesbury Actionate
- 9 Association of Black and Minority Ethnic Groups
- 10 Aylesbury Muslim Forum
- 11 Bo District Descendants Association
- 12 King's College Ghanaian Association
- 13 4TRAs
- 14 Tawopaneh Association
- 15 Latin Multicultural Group
- 16 Cultural Preservation and Education for Children Project
- 17 Tegloma Association
- 18 Somali Homework Club
- 19 Somali Health Group
- 20 Somali Refugee Association
- 21 Citizens of Igbara Oke
- 22 Igbo Progressive Union
- 23 Sweissy Union (UK)
- 24 Tamaraneh Association
- 25 Yendai Descendants Association
- 26 Debar Community Development
- 27 Rural Development and Cooperation
- 28 Aylesbury Young Carers
- 29 Aylesbury Young Parents
- 30 Sierra Leone Community Forum
- 31 Central Africa and Great Lakes Community
- 32 Credit Union International
- 33 Technowledgy
- 34 International Youth Development Trust
- 35 Daryeel Somali Health Project
- 36 Young Peoples' Project
- 37 Get Rhythm
- 38 Chinese Vietnamese Group
- 39 ERAC Development Forum
- 40 Grace Advisory Services
- 41 Walworth Young Champions
- 42 Sierra Leone Refugee Welfare Association
- 43 Nutrition Advisory Services
- 44 Street Hype

- 45. Faith Academy
- 46 50+ Employment Link
- 47 Aylesbury Muslim forum
- 48 Healthy Eating Active Living
- 49 Ethnicare
- 50 Bolivian group
- 51 2 Up Crew
- 52 Bengali Family
- 53 Jonathan James Foundation
- 54 Multiskills Employment Group
- 55. Elder Persons' Project
- 56 Aylesbury Pre School
- 57 The Young Shall grow
- 58 Free Style
- 59 Activate Plus
- 60 Mums Arise
- 61 Covenant Counselling
- 62 Sisters of Divine Love
- 63 People for Families
- 64 Salone Designers
- 65 DeChamp Studios
- 66 Global Homecare
- 67 Aylesbury Lone Parents

New and Emerging Groups

- 67 Wisdom and Wellbeing Care Project
- 68 Infinite Dance Company
- 69 Mary's Nursery Project
- 70 Klin Wata
- 71 Sierra Leone Indigenous Traders Association
- 72 The Sierra Leone Umbrella
- 73 Divine Rescue



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Date: 1 June 2007

Ref: EJ/ALC/Val/AP10607

Andy Burton
Aylesbury Learning Centre
Wendover Building
Thurlow Street
London SE17 2UD

Dear Andy

Aylesbury Learning Centre – Appraisal of Commercial and Rental Value

I have pleasure in responding to your request for an appraisal of the commercial and rental value for the Aylesbury Learning Centre, Wendover Building Thurlow Street SE17 2UD.

Background

Although the rent you pay is a peppercorn, you have asked us for an appraisal as to the commercial value of the space and its value given the physical characteristics and the present lease terms.

Midas Corporate Consulting Ltd is a property consultancy focused entirely on working with occupier organisations on their property related issues. We are based in South London and have worked with Elephant Jobs and in Southwark over the past 4 years.

I have reviewed the lease dated 9th September 2005 and Report on Refurbishment and Conversion of CAD to ALC and inspected your premises and those of the community arts centre run by Inspire in the adjoining Wendover Building on Thurlow Street.

Situation

The premises are located on the 2nd floor of Wendover Building, Thurlow Street, London. The Wendover Building is a local authority High Rise residential block run by Southwark Council. In addition to the residential element, there are some community and social accommodation including the subject premises and under-croft car parking that appears largely unused.

The building is maintained to a reasonable although it is programmed for redevelopment in approximately 8 years and therefore there is an apparent lack of long term preventative maintenance.

The ALC premises are situated on the second floor and are accessed via an open staircase and the second floor walkway. The accommodation has no dedicated lift.

Please see Appendix 1 for photographs of the building and premises.

Description

The premises comprise a community learning centre with project and community areas, ancillary reception, break out space, offices and toilet and storage facilities. A layout plan is appended at Appendix 2.

The accommodation is primarily over the second floor with mezzanine floor areas accessed from the main office or via separate lobbies. The mezzanine floors do not have disabled access and are used for training, presentation of project space.

It was refurbished by Elephant Jobs some 5 years ago and has a basic office finish comprising suspended ceilings with inset Cat 2 lighting, solid carpeted floors and internal partitioning. The heating is provided via the District Heating System and therefore there is limited control of the internal office environment. With no raised floor the projects rely on perimeter trunking.

The premises are in reasonable condition for their age although there is damage to the ceiling tiles from periodically overflowing bath water from some flats over head. Indicative pictures are appended to this report.

Floor Areas

We have not measured the premises but understand they comprise the following floor areas based on the Valuation Office Agency website:

3 rd floor	Training centre	560.5sq m	(6,030 sq ft)
4 th floor	Offices and storage	87.6sq m	(943 sq ft)
	Total	648.10sq m	(6,973 sq ft)

Rating Assessment

We understand that Elephant Jobs are applying for mandatory and discretionary rates relief from Southwark Council.

The business rates assessment is for Educational/Other use and is £47,750 Rateable Value. This is based on an assumed rental value of £47,750 as at the revaluation date of 31 March 2003 which compares to an actual rental value due under your lease of £32,000 from 1 April 2005.

The office areas have been devalued to £8.17 per sq ft for the training centre, £7.15 per sq ft for the offices on the 4th floor with £5.00 per sq ft for the storage.

If you do not receive full relief then you may wish to consider an appeal to bring the rates liability into line with the premises market value. Furthermore, the description in the rating list refers to the third and fourth floor which is not consistent with your situation.

The lease

A summary of the lease is at Appendix 3. It is a 5 year and two month lease from 1 April 2005. The rent is a peppercorn whilst there is a Services Contract in place but if that is terminated, then the rent is to

revert to a market rent of £32,000 per annum and there is no provision for review and the lease is outside the security of tenure provisions of the Landlord & Tenant Act.

There is a break option in favour of the landlord exercisable at any time on a month's notice in the event that the Services Contract is breached by the tenant or otherwise determined and a break option in favour of the tenant in the event that the Services Contract is terminated by the landlord.

It might be worth checking with your solicitors to see if the Lease and Services Contract should be read together and if there is a change in the funding arrangement which makes your delivery of services more difficult, then that may trigger your ability to exercise the break clause.

Matters affecting value

There are several matters which affect the value up which I comment as follows:

1. Physical issues

The premises are disadvantaged in terms of their location on the Estate and walkway level with no direct public access or visibility, the defects with the building services.

Although the premises were refurbished by the tenant for which a notional rent free period was given, any incoming tenant would have to refurbish them again and make good the damage.

The presence of the intermittent floods will impact on demand and hence value from the space. If a party were to take over the project space we would expect either there to be an exclusion of any liability to make good, a requirement to do work prior to taking the lease and the rent to be reduced accordingly.

2. The lease

The lease is also onerous in market terms. This in our opinion affects their commercial and rental value. For example:

Tenant's repairing obligation

You have a tenant's internal repairing lease whereby you are responsible for keeping the interior of the premises in good repair and to renew and maintain and cleanse the premises. However, you have experienced serious flooding from the residential flats above, which has caused damage to both the interior fabric and losses to your equipment, including your switchboard and usability of the space. Please see Appendix 4 – Flood damage.

We understand the landlord has not made good the damage as it is your liability to do so nonetheless. However, they have not enabled you to recover your losses through its insurance.

Landlord to Insurance

Under the lease the landlord is obliged to insure the building, including against flood risk. We understand that the landlord is not maintaining insurance and that is an additional cost to you.

Restrictive User

The user clause is restricted to "D1" (Educational use) not "B1" (Office use). The user clause is specifically:

"An adult learning centre to provide education, training and advice to residents within the London Borough of Southwark, together with advice/training specifically directed to the residents of the Council's residential Aylesbury Estate..."

"Keep Open" Clause

The lease has a "keep open" clause requiring the premises to be kept open for the permitted use during the usual business hours of 9.30am to 5.30pm and on occasional evenings and weekends".

Clearly this is more difficult if funding is removed yet, the lease requires you to keep the premises open or risk being in breach of the lease.

Limited Alienation – cannot sublet part

The lease refers to premises on the 2nd and 3rd floors known as the Aylesbury Learning and Access Centre.

The tenant is permitted to underlet the whole of the premises or the 2nd and 3rd floors separately *provided that* any sub-lease term is for no more than 2 months.

Clearly, this has little or no value in the present market place and no alternative tenant could be found unless they were providing services to the Estate.

Landlord's Exclusion of Liability

There is an exclusion, in so far as the general law permits, of any liability on the part of the landlord as a result of its act, neglect or default etc during the lease term. Whether this clause will stand up to scrutiny in law or not, we believe that given the existing of management problems with the building, and the failure of the landlord to act, this must affect the premises value.

Comparables

There are clearly very few commercial or educational premises nearby upon which to assess value. The nearby social club and medical centre can be discounted in the first instance.

If we compare your rent with a similar community/education facility at 1a Thurlow Lodge which is occupied by Inspire, we understand the rent is

£2,500 per annum. We understand the space is approximately 2,765 sq ft in total, which equates to £1.10 per sq ft overall, considerably less than that at Aylesbury Learning Centre. The rateable value at £4,300 Rateable Value is also significantly above the current rent.

The Inspire premises are in a similar but better location on the Aylesbury Estate with access at street level. The accommodation is also basic and of a slightly lower specification in mixed studio/hall and ancillary office and studio space over 3 levels.

Appraisal of value

It is arguable that the subject premises have little or no commercial value. However if we assume however that the space has some value for community use then we would have the following basis of annual rental value, assuming no lease:

3 rd floor	Training centre	6,030 sq ft @ £5.00 per sq ft =	£30,150
4 th floor	Offices	583 sq ft @ £2.50 per sq ft =	£1,457
4 th floor	Storage	360 sq ft @ £1.00 per sq ft =	£360
	Total	6,973 sq ft	£31,967

The current passing rent is assessed at £32,000.

However this does not reflect the limitations on the user clause and the use of space, the obligation to "keep open" and the alienation provisions. Whilst there is a break clause, this is only operable in the event that the Supply Contract is terminated or there is a breach on the part of the tenant. There appears to be no ability to break the lease in the event that Funding is withdrawn.

The user clause is quite specific in that its use must relate to educational and not office use, specifically to providing training on the Aylesbury Estate. In the absence of a similar Services Contract, it would be very difficult to find an alternative tenant willing to take on the space.

We therefore believe that the potential rent should be adjusted downwards to reflect these issues and the fact that the premises are at continual risk of flood damage and there is no reliable management or building improvement mechanism to prevent such damage recurring.

Adopting the following allowances the rental value would be reduced as follows:

- 15% - Restricted User, and tied to the Estate
- 10% - Keep open clause
- 10% - Flood risk and inconvenience

The restricted use annual rental value would therefore be say £23,680 per annum or £3.40 per sq ft overall.

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There is some case law on assessing rents under restrictive or onerous leases which may support this basis of assessment. I would be happy to explore this and the other issues raised in the report should you require it.

In the meantime, I trust that the foregoing is sufficient for your instructions and look forward to your further instructions in due course.

Yours Sincerely

Andrew Pegg BSc (Hons) MRICS MIBC
Managing Director
Midas Corporate Consulting
Effective business property solutions

Appendices

- Appendix 1 - Building and Premises
- Appendix 2 - Floor plan
- Appendix 3 - Summary lease terms
- Appendix 4 - Flood damage

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Appendix 1 Building and Premises



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Midas Corporate Consulting Ltd
Registered office address:

Company Reg No: 4742609 (England & Wales)
70 Milton Road London SE24 0NP
VAT Reg No: 810 5627 54

Appendix 2

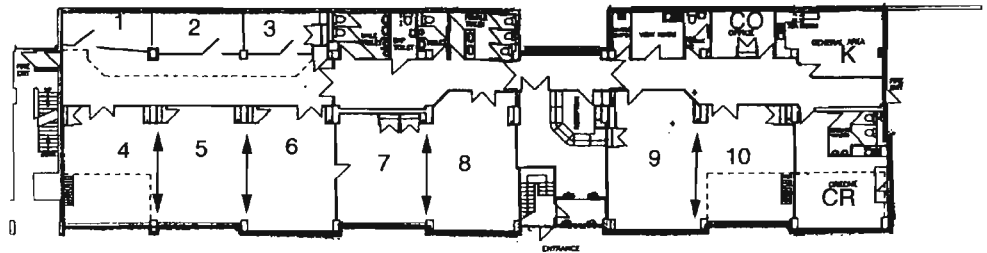
Internal Layout



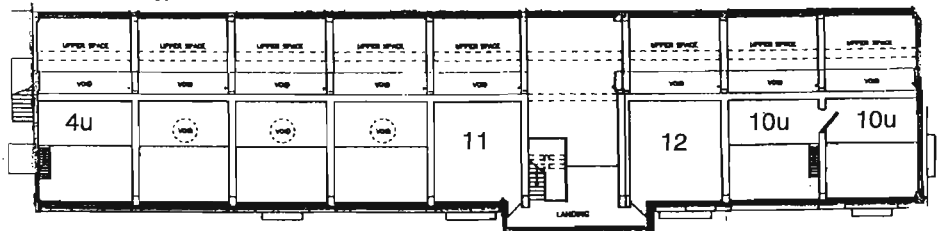
ELEPHANT JOBS Ltd
Aylesbury Learning Centre
Wendover
Thurlow Street London SE17 2UU
Tel: 020 7701 4141 Fax: 020 7703 7927
email: info@elephantjobs.org.uk www: <http://elephantjobs.org.uk>

Layout of Aylesbury Learning Centre

Main Floor area



Mezzanine Areas



Security – Electrically operated steel shutters on all main floor windows and main entrance. All external doors and main floor windows have alarm sensors. All rooms and corridors on main floor have sensors. Main corridors have 3 cctv cameras. Reception and main inner door on combination locks. Alarm on 24 hour monitoring. Reception panic button.

All rooms have smoke detectors. Required fire marshals and first aid staff.

Board of Directors: R Park (*Chairman*), R Martin, M Tarawally
Company Limited by Guarantee - Registration No:1343924 Charity Reg: 1112662

Appendix 3

Summary of Lease Terms

Lease Date:	9 th September 2005
Landlord:	London Borough of Southwark
Tenant:	Elephant Jobs Limited
Premises: known as	Premises comprising parts of 2 nd and 3 rd floors Aylesbury Learning and Access Centre
Term:	5 years and 2 months from 1 st April 2005
Rent:	A peppercorn unless the most recent contract is terminated then the rent from the date not earlier than 1 calendar month after termination shall be £32,000 per annum
Rent Commencement Date:	1 April 2005
Rent Free Period:	3 months in consideration for the tenant carrying out works
Permitted Use:	An adult learning centre to provide education, training and advice to residents in the London Borough of Southwark, together with advice/training specifically directed to the residents of the councils residential Aylesbury Estate falling within a current definition of Class D1 within the Town and Country Planning (Use of Classes Order 1987)
Tenants Fitting Out:	These works included renewing repair and refurbishment interior space, providing partitions, blinds, new locks and a shutter. The total cost was approximately £19,850.00 for which a rent free period of 3 months was given.

Representation – Project profile - OBAC – Organisation of Blind Africans & Caribbeans

Name of project:
Pathways Employability Project
Amount of WNF Funding and what it is spent on – workers running costs etc
£73,685 In kind contribution of £25,000 Staff salaries Contribution towards running costs i.e. rent, stationery, heat/light Beneficiary costs – Examination, travel and training subsistence
Project achievements to date from WNF funding– list bullet point achievements
<ol style="list-style-type: none"> 1. Recruited 30 beneficiaries to date. (Target figure – 24 for quarters 1 and 2) 2. Beneficiaries gaining employment – 9 (Target figure – 9 1st quarter and 9 by 2nd quarter). 3. 9 in employment for over 13 weeks. 4. Gaining qualifications – 10 (Target figure for 1st quarter – 8 and 12 by end of 2nd quarter) 5. 30 beneficiaries participated in general well being and health workshops. 6. 4 gaining non-accredited qualification for attendance.
Current Position – How has/ does your WNF work relate to the other projects of the organisation or the overall strategic objectives of the organisation
<p>We would like to draw your attention to the fact that, although OBAC primarily provides services to visually impaired African and Caribbean people, a significant proportion of our beneficiaries have other disabilities (physical, learning difficulties and behavioural). OBAC made an in kind contribution of £25,000 to provide the additional support to the beneficiaries who in a majority of cases require housing, benefit and entitlement advice. OBAC provides a much needed holistic training to the beneficiaries by not just offering vocational training; beneficiaries have participated in Personal Development and Self Actualisation workshops; which covers coping skills, financial literacy, health and general well being. Thematic areas covered to mention a few include Independent Living Strategies for disabled people, Glaucoma and Diabetes. Learners also have access to counselling.</p> <p>We would like to highlight that most training providers do not have tutors that can teach using specialist software and equipment for people with disabilities. OBAC staff have the experience and also teach learners how to use these with current software packages used in the work environment. We also have adequate access technology equipment for use by beneficiaries with additional or other physical disabilities.</p> <p>Through our training programme we have seen an increased number of young people who have registered with us including young disabled parents and we see this opportunity to offer a range of ad hoc services for young</p>

people and families. OBAC training provisions are more complementary by providing a comprehensive and integrated service and this should be welcomed by the local authority. It is important to point out that local disability organisations may not have the infrastructure to provide an integrated approach by means of access technology for visually impaired people, this should be acknowledged by Southwark Council EDT in planning provisions for specific disabilities such as visual impairment. Our training programme is targeting those who are marginalised and excluded from the labour market by being long term unemployed.

We have seen an increasing number of people with disabilities from ethnic minority communities who cannot speak English; for these people the experience will be more profound facing double disadvantages. OBAC has staff who speak French, Italian, Somali, Arabic and other African languages and help in translation services, which makes the learner more confident and comfortable in terms of learning. This shows the level of additional support and need for OBAC training programme funded by Southwark EDT.

Why should funding be continued – What will happen if your service is lost or cut by 50%; any value for money evidence; and what are your future plans; Are you meeting any particular issues that of particular high priority for Southwark/London for your client group in addition to worklessness i.e. meeting the needs of people with disabilities and or equalities issues.

The Council have set itself the strategic objective to address worklessness and social cohesion in the borough. This includes working to reduce the number of people on incapacity benefits, which includes people with long term health conditions and disabilities. Another strategic objective is to address equality and diversity issues that impact on the lives of people living in the borough as well as improving the health and general well being of its citizens.

We strongly feel that if OBAC training programme funding is drastically cut before the end of the year it will have an adverse impact on the beneficiaries, the organisation and Southwark Council as a whole. In terms of statistics and demonstrating the need to continue funding for our project findings show that 66% of blind and partially sighted people of working age are unemployed; our surveys of our users indicate that in the case of BME blind people the rate is 30% higher. Again, our project provides the additional support that most other training projects and the Job Centre Plus do not provide in getting them into work and ensuring that they stay in work. If OBAC funding is cut we feel that there will not be adequate and appropriate support for the working age disabled adults' who continuously experience disproportionate poverty; this would obviously be due to a range of factors including; lack of skills development, insufficient or inappropriate support to get and keep work; inadequate income (including from benefits); and moreover the higher costs of living. OBAC has developed a close working relationship with the Disability Employment Advisor at the Job Centre Plus in Southwark, however, we know that they do not provide adequate support and training for the number of people with disabilities living in Southwark and for these reasons we have established a referral system, whereby we work with the JCP to train and support the client into meaningful employment. It appears the EDT team will then want to rely on the JCP Advisers whereas there are only 1 or 2 advisers

in each Job Centre in the borough, which obviously means they cannot cater for the increasing number of people with disabilities in the borough.

In addition, we also strongly believe that there is still much to be done to address the inequalities in terms of access to employment for disabled people, in particular for the visually impaired who continue to experience discrimination. The reality is that far too many blind and people with disabilities still experience poverty and economic exclusion – even using the general poverty measure which does not account for disabled people's lower earning potential and higher costs of living.

We believe that there is a need to continue to financially support OBAC training programme in that we will be addressing the Southwark Worklessness and social cohesion agenda for the next 5 years, this also fits in with OBAC's strategic directions in trying to increase the number of people with disabilities, in particular the visually impaired in the labour market. Based on our findings nine out of ten employers rank blind and partially sighted people as either 'difficult' or 'impossible' to employ and in comparing physical disabilities with people who have sensory impairments; employment statistics indicate that those blind or partially sighted people who are working are concentrated in unskilled and lower paid jobs .

Summary – Highlights of above

- OBAC has a good track record of delivering training; this covers a period of over 12 years.
- We have used the funding from the council to lever in funding from outside the borough i.e. Learning and Skills Council ESF funding (partnership project with GHARWEG another Southwark based organisation). We are also a sub contractor to Action for Employment (A4E) under the Flexible New Deal. Through this partnership we have been able to get referrals. These contracts add value to our Southwark training project.

We would like to strongly point out that a third of adults with disabilities of working age live in poverty. This is greater for an older person with a disability who remains at a higher risk of living in poverty. Disability affects work status more than gender or lone parenthood and under half of all people with disabilities are in paid employment. It is important to highlight OBAC provides emotional support in actually getting the beneficiary to start thinking of accessing employment.

Achievement for current training programme to date.

- Recruited 30 beneficiaries to date. (Target figure – 24 for quarters 1 and 2)
- Beneficiaries gaining employment – 9 (Target figure – 9 1st quarter and 9 by 2nd quarter).
- 9 in employment for over 13 weeks.
- Gaining qualifications – 10 (Target figure for 1st quarter – 8 and 12 by end of 2nd quarter)
- 30 beneficiaries participated in general well being and health workshops.
- 4 gaining non-accredited qualification for attendance.

Cllr Fiona Colley
Cabinet Member for Regeneration & Corporate Strategy
c/o Lola Okuboyejo, Executive Assistant
CLG Democratic Services
PO Box 64529
London, SE1 P 5LX

6 August 2010

Dear Councillor Colley

Re: WNF Savings Recommendations

I am writing to you in response to the council's recommendation to terminate contract negotiations with The Prince's Trust, as per the letter we received on July 23rd. The Prince's Trust would like to appeal against:

1. How this decision has been presented – terminating our contract negotiations
2. The decision to cut funding to The Prince's Trust Get Southwark Working – Young Enterprise Programme

Terminating Prince's Trust contract negotiations

As you will know, we have been attempting to complete this agreement since May when we discussed the required amendments to the standard document with Aelswith Frayne, Lia Tseki and Moses Sithole. These amendments were identical to those we had agreed in the past two years of working together. Despite this we only received an amended contract reflecting this conversation at the end of July, our Contracts Manager replied shortly after explaining that we were happy to sign the agreement subject to a minor amendment, only to hear the following week that you were not planning on entering into the agreement.

This puts us in a very awkward position. Over the past two years we have been providing employment and enterprise support to Southwark residents with funding from Southwark Borough Council and, following our successful application to the Economic Development and Strategic Partnerships funding round, it was agreed that we would provide this provision for a further year and the Council approved the planned project. The contract which is yet to be signed was only designed to formalise this agreement and it was never suggested that the funding for the Programmes might not be available. Indeed in April, before we started recruiting for the Programmes, we checked with Aelswith Frayne and were given the go ahead to begin recruiting for and delivering the Programmes. Since then we have spent £31,759, with The Prince's Trust providing £9,527 in match funding, in delivering one Get Into Programme and the Enterprise Programme, only on the basis that we would receive the funding for these Programmes from the Council.

This is why we believe it is unreasonable for the Council to refuse to enter into the agreed contract;

- the reason it has not been signed is that it took the Council over two months to produce a satisfactory copy and;
- we have already started to deliver the Programmes at your direction and on reliance of the funding detailed in the contract.

In addition, having spoken to the Legal Adviser of The Prince's Trust we have been advised that the agreement may be binding on the Council despite not having been signed. An agreement need not be put into writing and may be agreed verbally or impliedly. Considering the discussions and course of dealings between the parties there is a strong argument to say that the Council is already bound to provide the agreed funding in consideration of the services provided. Therefore it would be in the interests of both The Prince's Trust and the Council to enter into the contract simply to formalise the relationship between them. In the alternative (and at the very least) the Council should feel both legally and honour bound to pay the Trust the sums outstanding for the services already provided.

The decision to cut funding to The Prince's Trust

The Prince's Trust is committed to supporting disadvantaged young people in Southwark, providing a range of support for unemployed young people including practical and financial help to start up in business (Enterprise Programme) and vocational training linked to jobs (Get Into Programme).

The Prince's Trust has generated consistently strong outcomes against its contracts, providing excellent value for money and supporting young people to contribute to their local economy. Research we have carried out found that youth unemployment in London costs £17,264 per individual per annum in benefit payments and foregone earnings (The Cost of Exclusion, The Prince's Trust, 2007). As such, any cuts now will simply generate higher costs and loss in revenue to the Council in the near future. In the first two years of working with Southwark Council, The Prince's Trust helped to set up 16 businesses led by borough residents. During this time we also engaged with over 150 young people interested in enterprise, with 36 attending specialist training in this area. This has been achieved through true partnership working and The Prince's Trust has brought £33,757 in match funding to the borough during that time.

As aforementioned, following a verbal commitment and regular contact between our Contracts Manager and your monitoring officer, The Prince's Trust started delivery on this year's contract in good faith. So far, we have engaged 32 young people. Twelve of these young people have come through our Get Into programme – short vocational training courses. Of these, five have already secured full time employment, one has started an apprenticeship and a further three have progressed into training. In terms of business support, we have trained 12 young people in enterprise skills and have started 2 businesses by borough residents. The support we offer on our Enterprise Programme is a package that covers up to 12 months. If our funding is cut, we will unfortunately need to withdraw support from some Southwark residents who have already started their enterprise journey. We also have another 10 Southwark residents expecting to start enterprise training this month, which is now in jeopardy.

External evaluation of our enterprise programme conducted in April 2010 by SQW Consulting, in partnership with QA Research and funded through the Department for Business, Innovation & Skills, confirms its unique place in the market. One of the key findings of the evaluation was that *"The Prince's Trust was the only feasible support on offer"* for young disadvantaged clients: *"there are few alternative programmes especially for young people who are not academically minded. The format of group work targeted at a particular age range/background is seen as unique and valuable."* In addition the evaluation found that the *"The Trust programme was seen as adding value, particularly: more personalised support, face-to-face mentoring, The Prince's Trust's reputation and [that the] programme is free to young people"*. In light of these findings, if Prince's Trust provision is cut in the borough it is unlikely that young people will find an alternative that suits their needs and aspirations.

The decision to cut such successful provision is also incompatible with the Council's draft Core Strategy for Southwark. Strategic Objective 1A emphasises the need to create employment in the borough and link local people to jobs. These are the core activities that The Prince's Trust is bringing to the area. Continuing our partnership will therefore contribute to your long-term vision for the borough.

In light of the strong results we have generated through working in partnership, I would urge you to re-consider the cuts you are making and to base your recommendations on quality of outcomes. The Prince's Trust looks forward to having a continued presence in the London Borough of Southwark and supporting young Southwark residents to access employment and contribute to the local economy but can only do this in a meaningful way with your support.

Yours sincerely

Rosemary Watt-Wyness
Regional Director for the London & South East

Cllr. Fiona Colley

Cabinet Member for Regeneration & Corporate Strategy

C/o Lola Okuboyejo, Executive Assistant

CLG Democratic Services

PO Box 64529

London

SE1P 5LX

Dear Councillor Colley,

I understand from Karen O' Keeffe, head of economic development and strategic partnerships that you are about to take a decision regarding cuts to the Working Neighbourhoods Fund. I also understand that Walworth Garden Farm is not affected at this stage by the proposed cuts.

I wanted to drop you a line to explain what the Farm does and how vital this funding is in tackling the worklessness and NEET agenda in Southwark.

Walworth Garden Farm is a small local charity that has been in operation since 1987, transforming a former derelict site into a beautiful area.

The Farm carries out the following activities:

- Horticultural training for the long term unemployed residents of Southwark,
- Working on local environmental projects such as improvements to the; various Southwark Housing Estates, Pasley Park, St George's Gardens, Sexby Gardens, Dulwich Park and Southwark Park,
- Providing Environmental Education for local schools, wildlife clubs, the School Orchard Project and the current roll out of 'edible playgrounds in local schools.
- Providing Horticultural Therapy for people with learning disabilities
- Walworth Garden Farm Services, a Social Enterprise employing former trainees to carry out garden maintenance jobs, Cleaner, Greener, Safer projects in and around Southwark, the services team also work maintaining elderly and disabled residents gardens in Southwark

Additional match funding of £30,000, from a variety of different sources, could be lost if there were cuts to the training and employment programme funding. This would have an impact on all of our activities and our future achievements.

The Training & Employment Programme:

We have been running training in horticulture to NVQ/QCF level 2 for almost 20 years. We work with people who are long term unemployed and resident primarily in Southwark. Many of our students have been out of work for over 2 years – some as many as 20 years.

During the past 20 years we have worked with over 400 students and helped at least 300 people move back into work or further education.

Students who enrol on our courses face many uncertainties in their lives. We help to build their confidence, motivation and self esteem, provide them with the necessary skills to re-enter the labour market, give them supervised work experience and a qualification. We also work with Southwark Works to give students structured careers advice and skills in CV preparation and attending interviews. All this means that once they leave here they are able to find sustainable employment.

Walworth Garden Farm has a great impact on the lives of many of its students. The course removes many of the barriers that individuals face when re-entering employment including: a lack of motivation and confidence, a lack of self worth, no formal qualifications, and a lack of work experience.

Many of the practical project that our students carry out take place in Southwark's Parks and Open Spaces, often for free, and add great value to these places. Southwark College is the only other provider of horticultural training within the borough and has now stopped this course. The Horticultural Industry is massively under-skilled at the moment meaning that it is not only able to employ many of our graduates but that having a pool of properly qualified local people will result in improvements to Southwark's Parks. There is a very real need and shortage for Horticulturists and both soft and hard landscapers to fulfil the provision of landscaping for London 2012 the Olympics.

I realise that members face tough decisions in the months and years ahead but I wanted to state that this project funded by you does work! The staff and volunteers at the farm are passionate and committed to the local area. Furthermore the people we place into work stay in work and become advocates for the farm, Southwark and the wider green agenda.

Do feel free to contact me should you require any further information.

You are, of course, welcome to visit the farm at any time and we would be delighted to show you around. You could see the good work at first hand.

Many thanks.

Kevin Moore
Chief Executive

One former student wrote:

“After many years of unemployment I attended the course for NVQ II at Walworth Garden Farm and they gave me the self confidence to start working for myself. Years of signing on did nothing for me and actually made the situation worse. The farm

does really help the unemployed. You would be better to close down the Job Centre because they do not help! WGF does! Keep it open!" **Christiana Piaga**

"I had been unemployed for 18 months. The Farm helped to get me active, motivated and skilled. This course has helped my confidence and knowledge in looking for a career and given me the opportunity to find work and employment."

"I am a fully qualified Gardener, Landscaper and Tree Surgeon. Walworth Garden Farm gave me a start. Without it I would not be where I am today. It gave me an opportunity and the confidence to get out there. A major stepping stone in my life."
Oliver Buchanan

"Walworth Garden Farm helped me enormously by getting me a placement which led to full time employment" **Catherine Suddes**. Catherine works for Sodexo where she is a Gardener at Kensington Gardens and is responsible for the Diana Memorial Playground.

"The Farm's course has given me loads more confidence and I am going back to work in the next two weeks which I am looking forward to. Don't close it down, it would be a tragedy." **Samantha Fransen**



Women Like Us -From School Gates to Salaries Project *Representation regarding WNF savings 2010/11*

If the UK could improve the availability of part time and flexible work and match the best in Europe in terms of rates of parental employment achieved, for lone parents and couple families alike, it would make significant progress
Ending Child Poverty: Mapping the Route to 2020 (Child Poverty Unit, 2010)

“The shortfall in part-time working among mothers in London is a major driver of child poverty
Part-time jobs are crucial to increasing employment opportunities for mothers in London.”
London Child Poverty Commission (2008)

Women Like Us contract

Women Like Us (WLU) have been contracted to reach and engage 175 parents furthest from the labour market who experience multiple disadvantage. This includes lone parents, parents in BAME communities, those with low level skills, long term unemployed, in low income households, and coupled mothers. It will provide intensive employment training and job brokerage plus accredited training. Clients will be supported to become job ready within 4-6 months and support 50 into employment and 44 into further job search and training.

Recommendation

To re-align the outputs with LDA Employability Programme funding ie that the level of outputs expected to be achieved as per original contract will remain the same and similarly the maximum contract value of £127,139 will remain unchanged. The duration of the contract will be extended to end 30th September 2011, as well as a revised payment schedule issued, all subject to the relevant internal approvals being sought. The contract will be funded 50% from EDT/WNF (£63,569.50) and 50% LDA (£63,569.50) on the basis of achieving as a minimum 26 sustainable job outputs at £4,910 per sustainable job output (six months+).

Women Like Us response

Women Like Us (WLU) recognise that the impact of the government's announcement to reduce WNF and the challenges that this has posed for Southwark. Whilst we are concerned that our project has been recommended for a reduction in allocation from Southwark WNF we welcome the proposal to realign existing funding with LDA programme funding to ensure that the potential full contract value remains the same. We trust that this recommendation will be accepted and that no further contract reduction will be considered.

This paper outlines in brief our assessment of the value of this provision.

Background to Women Like Us

Women Like Us (WLU) is a pioneering social enterprise, borne out of grassroots experience, that primarily helps women with children to balance their earning and caring responsibilities. Our service has now expanded to support fathers seeking flexible employment too. We reach parents through the gates of their children's primary schools, recruiting and training local mothers to become our outreach associates who promote our service in the playground, run coffee mornings and send letters home in children's book bags.

We then provide tailored employment and enterprise programmes, shaped around parents distinct needs and then support them into self-employment or employment through our recruitment agency which specialises in part-time employment.





We have a strong track record in building practical solutions to tackling the deep rooted social challenges of worklessness, gender inequality and child poverty, and then feeding that practical experience into evidenced-based policy work. We are represented on the London Child Poverty Delivery Group board and one of our founders chaired DWP's Family Friendly Working Hours taskforce earlier this year.

We reach 100,000 women across London each term through our partnerships with 220 primary schools, have 20,000 registered with us, and 3000 employers. In the last four years we have supported over 4000 women into employment or enterprise. Over this period we have helped more than 1,500 parents into work. Last year Women Like Us was awarded the Queens Award for Enterprise for Innovation.

Supporting workless parents into sustainable employment in Southwark

Our main office is based in Southwark and we have a long track record of supporting workless parents in Southwark on their journey back to sustainable employment. WLU have been delivering our service in Southwark for two years, initially through regional LDA and ESF funding. Since 2009 we have delivered our service with funding from Southwark Council and through the Adult Advancement Careers Service prototype (one of only 10 national pilots and the only one focused on supporting parents). We are also currently delivering a DWP pilot across central and south district, to include Southwark, but this contract is due to finish in December 2010.

We have secured partnerships with 25 schools and children's centres through which we reach over 8,000 parents each term. We currently have 1060 Southwark residents registered with us. Of these, 220 (35%) are lone parents and 238 (38%) on benefits.

To date we have supported 384 women to access IAG and employment support through local and regional funding, of whom approximately 50% have received more intensive provision. We have to date supported 76 women into employment in the borough, 12 through our 09/10 EDT contract and the remainder through regional funding.

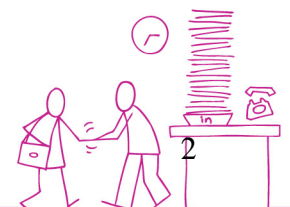
WLU has built up a strong local presence in the borough, and receive on average 40 new registrations per month. Now that the Adult Advancement pilot has ended and our DWP pilot is due to end in Dec, we have a very limited level of regional funding (less than 10 places) and our EDT funding is the only other provision that we have to support local Southwark parents.

Status of current provision

Through our current School Gates to Salaries project we (in partnership with Red Kite Learning, and working in close cooperation with the Southwark Works) are currently providing support to parents who are furthest from the job market and experiencing multiple disadvantage. This project specifically targets those parents who are off the radar of mainstream services, either because they are lone parents not yet on JSA or because they are potential second earners who are unable to access JCP provision.

We have invested time in setting up systems and processes with schools and children's centres in the most deprived areas of the borough to effectively support the most disadvantaged groups into work. The impact of our early outreach work is now being felt and the take up of our employability support services (including specialised IAG and career coaching) is high.

We are now in the second quarter of our delivery. We had a delay in the initial project start up phase due to alignment with LDA provision and so are slightly below target on outputs. However we expect to make this up in Q2.





How our service is making a difference in Southwark

In Southwark, 10.5% of women are unemployed. This is considerably higher than the average across London (7.5%) and also higher than the rate of unemployment amongst men in both Southwark (6.7%) and in London (7.2%). Southwark currently has one of the highest rates of child poverty in London with 61% of children in low income families (HM Revenue and Customs data).

Feedback from the parents registered with WLU in Southwark highlights a lack of awareness of existing local services, lack of part time jobs, and difficulty in accessing sector specific training that upskills them to work with large local employers. WLU are working to address this gap.

WLU offer a unique service to parents from the most disadvantaged groups and areas in the borough. Through our services:

- *We are bridging the gap in mainstream services* – by reaching parents who are economically inactive, not accessing employment services such as JCP and off the radar of mainstream provision. Half of the families in poverty have two parents, one of whom is in work. Reaching and supporting the potential second earner in these families (not currently supported by JCP) into part time work can help lift them out of poverty. Likewise by working with local employers, including Southwark Council, promoting the value of part time work and supporting employers to implement better flexible working practices, we are able to add value to the wider job brokerage network in the borough.
- *We are providing value for money* – we have built on our existing networks with schools, children's centres and employers to establish relationships and outcomes that benefit the Council and its partners as well as families in Southwark
- *We are helping you tackle worklessness and child poverty in Southwark in a real and meaningful way* – tackling parental unemployment is widely recognised as the best way of lifting families out of poverty. We offer a practical way of addressing this in a way that delivers both economic and social impact to the families and communities that need it most.
- An evaluation of our Adult Advancement and Careers Service pilot which supported 199 low income parents in the borough highlighted that 65% of participants specifically valued the service because it provided support in sourcing part time work, with respondents citing the fact that the service was parent-centred in its approach as being the most valuable element, commenting that many employment advisors did not understand the barriers and issues they faced as parents.

Feedback from Southwark Parents

I had my first meeting with my advisor about three months ago and now I have an interview next week for a job that she helped me apply for.

The fact that you specialised in dealing with parents was the main reason I came to you. I'd looked for careers advice on the internet but couldn't find anything or anyone I could talk to who understand my needs as a parent.

It was nice to be made to feel special and valued and for your time spent with children to be seen as a positive thing. Having someone help you focus on yourself, who understood you and your values was the key thing I needed to make that next step back into work.

