

Grove Park Youth Club

Building Preservation Trust

GPYC BPT Annual Report July 2023

Charity Name	Grove Park Youth Club Building Preservation Trust (“the Trust”)		
Charity Number	1195106		
Principal Address	Grove Park Youth Club, Marvels Lane, London, SE12 9PR		
Website	www.grovecparkyouthclub.co.uk		
Email	info@grovecparkyouthclub.co.uk		
Trustees	Mr Robert Clayton	Chair	Appointed 06/10/2016
	Ms Diana Monkhouse	Trustee	Appointed 16/10/2020
	Mr Killian Troy-Donovan	Trustee	Appointed 08/10/2020
	Ms Ione Ojanguren Arrazola	Trustee	Appointed 02/05/2023
	Mr Stephen Kenny	Trustee	Appointed 06/10/2016, Resigned 28/06/2023
Accountant	Mr Jim Smith, Ringtree & Co Ltd, 14 Temple Court, Keynsham, Bristol, BS31 1HA		
Lawyer	Milbank, 100 Liverpool Street, London EC2M 2AT		
Governing Document	Memorandum and Articles of Association, October 2016		
Charity Constitution	Limited Company, 10414736		
Trustee Selection	Appointment by existing trustees		

Objectives and Activities

Charitable Objects: To preserve for the benefit of the people and the environment of Grove Park, Downham, South Lee and of the nation, the historical, architectural, constructional and social heritage of Grove Park Youth Club and its curtilage, Marvels Lane, Lewisham, London, SE12.

Stated Charitable Activity: To run a youth club building and youth services in South East London

Stated Charitable Classifications;

What: General Charitable purposes, Arts, Culture, Heritage, Science, Recreation

Who: Children / Young People, Other Charities or Voluntary Bodies, General Public, Mankind

How: Provide Buildings, Facilities and Open Space, Provide Services

The purpose of the Trust is to preserve Grove Park Youth Club and facilitate its operation as a youth club and community building in Grove Park area of Lewisham, South East London. The Trust has a key role in being a "Building Preservation Trust" to protect and maintain a building which is an important functional piece of social architecture built in 1966 and owned by Lewisham Council (the freeholder). In turn, the Trust has a key role in facilitating and managing the operation of the building and providing key services that operate from within the building and grounds either directly or with contracted partners.

The main activities relating to the purposes are:

- i. The provision of youth services
- ii. The provision of community services
- iii. The facility management of the building
- iv. The capital investment into the asset
- v. All management and governance duties and responsibilities relating to the above

In an historical period of decline and closure of such buildings and services, the Trust has reversed a national trend by reopening the youth club in 2021. The Trust has successfully achieved "local listing" status for the building as a piece of notable mid 20th century social architecture and is working towards English Heritage Grade 2 National Listing. The trust has also successfully been delivering youth services and other community services from the building since July 2021, despite a national trend in closure of such facilities over the last decade.

Achievements and Performance

The Trust have successfully reinstated (lost since 2013) and run youth services since July 2021 and formed a variety of effective partnerships to deliver such services and simultaneously invest in the capital asset which is Grove Park Youth Club. The combination of saving a community asset and delivering much needed services has been a huge benefit to local young people and the wider community.

Our project's number one objective was to reopen Grove Park Youth Club (GPYC), based in the London Borough of Lewisham, SE12. When the youth club was permanently closed in 2013 by Lewisham Council, it meant an area with high indices of multiple deprivation lost one of its last remaining community assets. In July 2021, we were able to reopen the youth club and since then it has been operating successfully and providing services to young people in the area for over two years. Building on the success of the first year we have operated five youth club sessions per week (term time), holiday programmes and continued to expand the number of users of the building.

We successfully achieved National Lottery Funding and this has given the Trust the stability it needed to open in the first instance and to ensure the building remains available for free-to-access youth services immediately and throughout 2021 to the present. Various stakeholders have used GPYC and since January 2022 the club has been opening five evenings per week. Additionally, we have continued to invest in the capital asset improving the quality of the building and improving access, notably replacing many sets of windows and installing a new mobility impairment access lift to the main entrance. All work has been undertaken in accordance with strict guidelines relating to the building's "locally listed" status as an important piece of mid century social architecture.

Our Impact and Achievements:

The project has been successful in achieving many goals and our work's key achievements are:

- The youth club hosts club sessions five days per week and special events. Over the course of two years, 400 individual young people between the ages of 8 and 16 have engaged with activities at GPYC.
- Our delivery partner Rio Ferdinand Foundation managed youth club evenings has around 260 members aged 11 to 16 signed up.
- Our second delivery partner, Sporting Way, operates a homework and after-school club and this has around 160 members signed up.
- With the help of our two youth-oriented partners, we are able to provide sessions five evenings per week, for free. Youth workers we have engaged with have expressed how impressed they are at the popularity of GPYC youth club sessions, which typically number 20-35 attendees
- Sporting Way sessions have grown in popularity and now attract 30 to 50 children to each session, three times per week.
- We have delivered school holiday extended youth club programmes and included free food schemes under the government's HAF programmes, ensuring those most in need receive hot meals during school holiday times.
- Created approximately twenty part time roles in association with our delivery partners

- We're building a sustainable charitable business for the community, providing opportunities for local people to get involved in volunteering and community work.
- We are now established as the second Borough provider of youth services in Lewisham and are developing our relationship with the Childrens' and Young Peoples Directorate at Lewisham Council. We are establishing a working relationship with their main youth work provider, "Youth First", and our success is significant in that it represents a reversal of the national trend in youth work decline.
- The local authority now hold the Grove Park Assembly Meetings at GPYC. This is a Lewisham Council initiative where the whole ward community is invited to meet councillors and council officers to discuss a variety of local issues. We are proud to host this event and be the chosen venue that brings a whole mix of local people into use of the space.
- We now run two new community groups via our integral lock up garage facilities: Grove Park Carnival and Lewisham Cyclists. Via discounted rent we offer these spaces to community groups and every year we have a carnival in Grove Park. Their committee are using a garage for storage and this summer will do interactive workshops with young people at GPYC to prepare floats as well as using the outside space for preparations. Lewisham Cyclists now store a community cargo bicycle and will be offering cycle maintenance workshops
- Access - we are proud to be working to deliver full access to anyone with mobility impairment and in 2023 commissioned our new £15k access platform, making the listed building approximately 85% fully accessible
- We continue our important capital investment programme achieving significant improvements to access, windows, doors, heating systems, security and grounds. Restoration work is carried out within strict guidelines associated with nationally listed buildings to preserve (or where possible) re-instate the original 1966 features and designs of the building.
- Facility Management: this is a large undertaking that our Trustees now manage independently, taking responsibility for all statutory requirements to deliver a safe and compliant building for our users. The Trust manages such matters as running maintenance and repairs, fire safety, heating systems, security and CCTV, access, water testing, gas and electric utilities etc.
- Our project is now firmly embedded in community life and is once again a venue local people regard as open, ongoing and an integral part of their lives. After many years of previous neglect and closure and resulting despondency, the building is now a beacon of hope. It appears as a smart, attractive piece of architecture and we receive many anecdotal comments about it being a pleasure to see open with young people playing in it and its grounds. Moreover, the regular sessions have been a boon to parents and guardians who depend on its offerings in very difficult socio-economic times.
- Children and young people are receiving quality youth services at no charge in an area with high indices of multiple deprivation. Our charity work has allowed the reinstatement of such services, in a bespoke building, where such services were desperately required but non existent.
- We have developed a sustainable model of operation. Our funding has multiple sources:
 - Rental income from building users: Rio Ferdinand Foundation, Sporting Way, Purelake Developers (temporary rental of grounds)
 - Grant funding: The National Lottery Community Fund, The Stephen Taylor Foundation, Community Connections Bromley
 - Local authority schemes: London Borough of Lewisham Ward NCIL
 - Collaborations with other community groups: ChART Big Local organisation in London SE12

- Small donations: Local companies and our Community Choir
- The Trust has submitted a stage one application of £180k for continuity funding to The National Lottery Community Fund for the period 2024 to 2027.
- The Trust is preparing applications for tranche 4 of the government's Community Ownership Fund for circa £175k of capital investment funding
- The Trust operates a broad communications operation providing frequent information to the public and operational partners alike:
 - Facebook group Regular updates to 427 members
 - Twitter Regular updates to 561 followers
 - Website www.groveparkyouthclub.co.uk
 - We also communicate via YouTube, Instagram and an email based newsletter.



Financial Review

Please see separate PDF document, "Grove Park Youth Club BPT, Statement of Financial Activities (including Income and Expenditure Account) for the year ended 31st October 2022

Summary

The Trust is in a healthy position financially.

Through receipt of income as described in the Statement and careful financial management, governance and accountability, the Trust has managed to achieve sustainability in its business planning. Moreover it has also managed to build a healthy reserve of funds.

As of 31st October 2022, the Trust held funds circa £105k.

As of 31st October 2022, the Trust held unrestricted reserve funds of circa. £55k

The Trust carefully manages all financial aspects of our operation which include day to day running costs to implementation of capital improvement projects. We depend upon three sources of income:

Grant funding
Rental Income
Gifts and Donations

Through this period the Trust has seen a healthy increase in our bank balance whilst delivering all our objectives and responsibilities. Checks and balances are in place where all expenditure is discussed in minuted meetings.

Major projects are agreed at Trust level in accordance with directives from grant funders.

Trust directors expenses, with all appropriate receipts are submitted on a monthly basis and are signed off by Trust directors accordingly.

As our charity has grown over this period, and resultant frequency of transactions increased, we are in the process of implementing a new "GPYC Charging and Financial Policy" which was created in draft form in August 2022. This draft policy document continues to be refined and will be ratified at our next AGM on 21st September 2023. The policy will pay particular attention to ensuring a rigorous checks and balances procedure relating to all Trust expenditure is in place and can be reviewed accordingly as the charity grows.

The Trust has confidence that our charity is long term sustainable and with no additional grant funding is secure for the medium term. We are confident that through growth and future successful funding bids that the Trust is secure in the long term.

Reserves Policy

Since over two years our bank balance has grown positively and we have a certain amount of reserved unrestricted funds, we have operated with confidence that we can meet all our responsibilities. We have been successful in several funding bids.

Due to the limited resources at our Trust's disposal and the very large workload we undertake running all aspects of our charity, our Reserves Policy remains in draft form and will be completed and sign of by the Trust at our September 2023 AGM.

In addition, due the very successful management of our financial affairs and fund raising bids, we have operated in a fortunate position of increasing unrestricted and restricted funds. Nevertheless, despite this success and a healthy bank balance of £100,297 at 31st October 2022, we understand the importance of implementing an official Reserves Policy going forward.

Trust Statement

GPYC BPT is a going concern and is completely confident that we will continue to operate successfully and meet all our future obligations and financial responsibilities.



Structure, governance, and management

We are a community-led organisation, with all five of our board members also being current or former local residents with a range of experiences: a parent of a child who uses the youth club, someone who grew up in the area and served as guardian for the youth club building, a longtime resident and parent who was key in the campaign to save the building, a local school governor and parent of teenage children, and our chair, who led the campaign to save the building who is a parent of teenage daughters and a local businessman. Our Chair was recently nominated and shortlisted for a Mayor of Lewisham Community Award for services to the Lewisham community 2023.

The desire to save the youth club and reopen it arose from significant distress in the community on the news that the building was to be demolished and turned into flats. After gathering momentum between people in the area the trust was formed and hundreds of people were involved in different ways in the campaign to save the building which culminated in our community Trust opening the building in 2021.

Our trust funds two trustees (total 2 days per week) in management roles on a freelance basis, and most of our work is done with partners who are delivering activities in the space. This contractual engagement is in accordance with item 7.3, in our Articles of Association referring to payments to Trustees. We have paid rigorous attention to the fact that our Articles of Association permit 50% of the board to receive payment for goods or services at any single time. In strict adherence to this rule only two Trustees receive payment out of the five directors during this period at any given time. Any payment is for work and services required by the Trust and can be shown to be so.

It must be reported that our Trustees also work tirelessly for this charity and often work additional pro-bono hours to ensure the future well being and promotion of our work.

We also have around twenty active local volunteers between the ages of 18-70, who contribute in different ways such as gardening, volunteering during youth club sessions, helping with maintenance, and much else.

Our board of Trustees meets approximately six times per annum and holds our AGM in the Autumn of each year. All meetings are prepared with agendas and subsequently minuted accordingly. In addition, Trustees hold regular meetings with our wider partners, such as existing and potential service providers, the local authority and general enquiries from Third Sector organisations, statutory bodies and the public.

Upon request, we can supply the following policies:

- 1 Risk Management
- 2 Safeguarding
- 3 Conflicting Interests
- 4 Volunteer Management
- 5 Complaints Handling



Grove Park Youth Club - BPT
Statement of Financial Activities (including Income & Expenditure Account) for the
year ended 31 October 2022

Incoming resources	Notes	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Transfers 2022 £	Total Funds 2022 £	Total Funds 2021 £
Incoming resources from generated funds						
Voluntary income:						
Donations and grants	2	546	101,645	-	102,191	75,829
Activities for generating funds:						
Rents received	2	26,572	-	-	26,572	25,579
Total incoming resources		27,118	101,645	-	128,763	101,408
Resources expended						
Fund raising	3	3,888			3,888	2,056
Charitable activities	3	7,889	65,898		73,787	45,105
Total resources expended		11,777	65,898	-	77,675	47,161
Net income for the year		15,341	35,747		51,088	54,247
Transfer of funds	11	3,600	(3,600)		-	
Reconciliation of funds						
Total funds brought forward	11	35,799	18,448		54,247	
Total funds carried forward		54,740	50,595	-	105,335	54,247

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing activities.

Grove Park Youth Club - BPT
Balance sheet as at 31 October 2022

		2022		2021	
	Notes	£	£	£	£
Fixed Assets					
Tangible Assets	6		217		434
Intangible Assets	7		1,164		766
			<u>1,381</u>		<u>1,200</u>
Current Assets					
Debtors	8	4,817		1,401	
Cash at bank and in hand	10	<u>100,297</u>		<u>52,046</u>	
Creditors: amounts falling due within one year	9	<u>(1,160)</u>		<u>(400)</u>	
Net Current Assets			<u>103,954</u>		<u>53,047</u>
Net Assets			<u>105,335</u>		<u>54,247</u>
Restricted Funds	11		50,595		18,448
Unrestricted Funds	11		<u>54,740</u>		<u>35,799</u>
Total Funds			<u>105,335</u>		<u>54,247</u>

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and those prepared for circulation to members of the company.

The notes on pages 3-6 for part of these accounts

Signed by Mr RM Clayton on behalf of the trustees

Date:

R. Clayton.
30/8/23

Notes forming part of the Financial Statements for the year ended 31 October 2022

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

1.1 Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

1.2 Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

1.3 Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to, and virtually certain to receive, the income and the amount can be quantified with reasonable accuracy. The following policies are applied to particular categories of income:

Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on delivery of a specific performance by the charity, are recognised when the charity become unconditionally entitled to the grant.

Incoming resources from charitable trading activity are accounted for when earned.

1.4 Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure does not include VAT, which has been recovered, and is reported as part of the expenditure to which it relates:

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

1.5 Fixed assets

Other intangible assets are the trust website. It is amortised to income and expenditure account over its estimated economic life of 3 years.

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures and fittings Straight-line at 33% per year

Notes forming part of the Financial Statements for the year ended 31 October 2022 (cont.)

2. Incoming resources

2.1 Donations	Unrestricted	Restricted	2022 Total	2021 Total
	£	£	£	£
Donations and grants	546	-	546	1,599
National Lottery Community Funds	-	57,617	57,617	24,230
London & Quadrant HA	-	-	-	50,000
Community Links Bromley / RFF	-	14,028	14,028	-
LB Lewisham Council - via RFF	-	30,000	30,000	-
	<u>546</u>	<u>101,645</u>	<u>102,191</u>	<u>75,829</u>

2.2 Other trading activities

Rent	26,572	-	26,572	25,579
	<u>26,572</u>	<u>-</u>	<u>26,572</u>	<u>25,579</u>

3. Resources expended

3.1 Expenditure on raising funds	Unrestricted	Restricted	2022 Total	2021 Total
	£	£	£	£
Incurred seeking grants	3,888	-	3,888	2,056
	<u>3,888</u>	<u>-</u>	<u>3,888</u>	<u>2,056</u>

3.1 Expenditure on charitable activities

Accounts	1,160	-	1,160	400
Amortisation	217	-	217	383
Depreciation	773	-	773	217
Facilities management	-	3,711	3,711	270
Insurance	-	504	504	492
Office and admin consumables	-	755	755	45
PR Expenses	-	-	-	98
Professional fees	5,263	27,661	32,924	9,032
Repairs and renewals	-	29,949	29,949	33,598
Telecommunications	-	-	-	31
Travel and transport	476	-	476	-
Utilities	-	2,033	2,033	307
Youth club consumables	-	1,285	1,285	232
	<u>7,889</u>	<u>65,898</u>	<u>73,786</u>	<u>45,105</u>

4. Average number of employees

Number of employees during the year was as follows: NIL (2021: NIL)

Notes forming part of the Financial Statements for the year ended 31 October 2022 (cont.)

5. Taxation

As a charity, Grove Park Youth Club - BPT is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen in the Charity.

6. Tangible Fixed Assets

	Fixtures and fittings £
Cost	
At 1 November 2021	1,149
Additions	1,171
At 31 October 2022	<u>2,320</u>
Accumulated Depreciation	
At 1 November 2021	383
Charge for the year	773
At 31 October 2022	<u>1,156</u>
Net book value	
At 31 October 2022	<u>1,164</u>
At 31 October 2021	<u>766</u>

7. Intangible Fixed Assets

	Website £
Cost	
At 1 November 2021	651
Additions	
At 31 October 2022	<u>651</u>
Amortisation	
At 1 November 2021	217
Amortisation	217
At 31 October 2022	<u>434</u>
Net book value	
At 31 October 2022	<u>217</u>
At 31 October 2021	<u>434</u>

8. Debtors

	2022 £	2021 £
Other Debtors	<u>4,817</u>	<u>1,401</u>

9. Creditors: amount falling due within one year

	2022 £	2021 £
Accruals and deferred income	<u>1,160</u>	<u>400</u>

Notes forming part of the Financial Statements for the year ended 31 October 2022 (cont.)

10. Cash at bank and in hand

	2022	2021
	£	£
Cash at bank and in hand	<u>100,297</u>	<u>52,046</u>

11. Movements in funds

	At 1 November 2021 £	Incoming Resources £	Outgoing Resources £	Transfers £	At 31 October 2022 £
11.1 Restricted funds					
The National Lottery Community Community Links	1,779	57,617	(34,036)	-	25,360
Bromley / RFF	-	14,028	(10,428)	(3,600)	-
LB Lewisham Council - via RFF	-	30,000	(21,434)	-	8,566
London & Quadrant HA	16,669	-	-	-	16,669
	<u>18,448</u>	<u>101,645</u>	<u>(65,898)</u>	<u>(3,600)</u>	<u>50,595</u>
11.2 Unrestricted funds					
General funds	35,799	27,118	(11,777)	3,600	54,740
	<u>35,799</u>	<u>27,118</u>	<u>(11,777)</u>	<u>3,600</u>	<u>54,740</u>
	<u>54,247</u>	<u>128,763</u>	<u>(77,674)</u>	<u>-</u>	<u>105,335</u>

12. Transactions with trustees and related parties

12.1 Payments to Trustees

Name of trustee	Payments £	Details
Robert Clayton	15,550	Professional fees for services
Diana Monkhouse	2,485	Professional fees for services
Stephen Kenny	2,135	Professional fees for services
	<u>20,170</u>	

Independent examiner's report to the trustees of Grove Park Youth Club BPT Limited

I report to the trustees on my examination of the accounts of Grove Park Youth Club BPT Limited (the Trust) for the year ended 31 October 2022.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Name: Nigel Prout

Relevant professional qualification or membership of professional bodies (if any): ACA

Address: 30 Le May Avenue, Grove Park, London SE12 9SU

Date: 30 August 2023