



Pembroke House



Annual Report 2010

Executive Committee

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The Revd Dr James Gardom (Hon Treasurer)

The Revd Canon Brian Watchorn

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Michael Mitchell (London Treasurer)

John Nevin

College Secretary

Emma Youngs

Registered Office

Pembroke College, Cambridge, CB2 1RF,

Registered Charity Number 211025

Give As You Earn Registration Number 010084

Auditors

Noel & Co. Chartered Accountants

4 Parliament Close, Prestwood, Bucks, HP16 9DT

Warden

The Rev'd David Evans

Centre Manager

Aydin Djemal

Project Directors

Academy of Music
Young Visions
Youth Club

Mauro Banfi
Wayne Marshall
Patrick Cox

Caretaker

Patrick Wood

Church Wardens

Charles Azotam
Bridget Bademosi

PCC Treasurer

Corbetta Llewelyn

PCC Secretary

Kunle Solanke

Residents

Miriam Boyles, Student (Pem)
Naomi Immes, Alumnus (Pem)
Nadia Connor, Alumnus(Pem)
Kathleen Murray, Alumnus (Pem)
Alice Holt, Alumnus (Pem)
Thomas Munday

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Warden's Report

What are cow hoofs used for? What is fu fu? If you pawn jewellery worth £500 for 7 months, how much will it cost you to buy it back? How many nail bars can you find within a 15-minute walk of Pembroke House?



These were some of the questions we asked a group of students from Pembroke College to answer when they visited Walworth in **November. Their 'treasure hunt' included a little familiarization with the area around Pembroke House. I've** still got a lot to learn, but it strikes me as a place full of surprises.

2010 has been a year of transition, with the appointment of a new Warden and all of us learning the capacity of the refurbished building.

On 25th **July St Christopher's and Pembroke House bade** farewell to Father Andrew Moughtin-Mumby, who served as Curate for four years, and latterly as Acting Warden. **Father Andrew's positive and buoyant presence is greatly missed,** although sadness at his loss is softened by the knowledge **that he isn't far away, following his appointment as Rector of St Peter's, Walworth. Our prayers remain with him and** Mother Sharon, Joy, Anastasia and Zoe.

I was licensed at a Mass for the Feast of Lancelot Andrewes on the evening of 23rd September 2010, a splendid and very well attended occasion. The choir of Pembroke College sang, the Dean preached and the Master spoke. I moved into 76 Tatum Street, the Parsonage House, which the Diocese agreed to rent from Pembroke House, and am happily installed there.

I am enormously grateful to Father Mark Williams for all he achieved during his ten years here. The building is **wonderful; it's light, beautiful in its simplicity, robust,** comfortable and flexible. Glass, chrome, brick and wood work together to great effect, and the building has a wow **factor. At St Christopher's he nurtured a congregation of** people whose faith is deep and passionate, and who like nothing better than a good party.



One of Father Mark's other great bequests was the appointment of Aydin Djemal as Centre Manager,

whose rare combination organizational and management skills are combined with a deep desire to make a positive difference to the people who live around here. To our mutual delight Aydin and I discovered that we share the same vision for Pembroke House. It is a vision of this place as a bridge between individuals, a bridge between local communities and a bridge between Walworth and the world beyond it. In realizing this vision we want Pembroke House to be inclusive, sustainable, professional **and joyful. We're less likely to run projects directly** ourselves, and more likely to work alongside specialist

providers with the skills and experience we lack. And when groups hire space in Pembroke House, we want to add value by introducing them to other groups and cross-fertilizing.

Of course, having a vision is one thing and seeing it realized is another. Funding for projects is scarce and grant-making trusts are over subscribed. All our projects are being squeezed, and **the situation is going to get tougher. But we're in the** fortunate position of owning our own building, we receive rental income from 76 and 78 Tatum Street, and our loyal Subscribers and supporters remain constant and generous. So **whatever happens, we'll be able to use our lovely building to** serve those most in need in our local community.

2010 saw the launch of a Community Garden at Pembroke House, which is transforming an unloved patch of grass, brick and tarmac into a place where a diverse group of local people come together to grow food. The Pembroke Academy of Music took a group on a tour of Belgium, the Youth Club appointed a dynamic new Director and Pembroke Lunch Club recruited a fabulous new chef, and the Young Visions project conducted 66 workshops.

In May 2011 our local GP practice, 301 East Street, will start running computer-based Cognitive Behavioural Therapy sessions in our computer suite, and we hope this will be the first of many collaborations. Tate has agreed to fund a community artist at Pembroke House, who will work across and outside the projects based here and produce a one-off

Community Newspaper with a print run of 20,000 for publication in September 2011. We want to run a three-month project to establish the needs of the local Colombian, Ecuadorian and Bolivian communities, we want to work in partnership with Red Ochre management consultancy to foster entrepreneurs, and we want to set up an after school homework club.

So there's plenty going on! And because we take a certain pride in what we do we're keen to welcome all our Subscribers for a tour of the building, a walk around the neighbourhood, and a meal if you'd like.



Young Visions

Young Visions enables pupils in local secondary schools to think about what kind of career they would like and what skills and qualifications they will need by enabling them to interview people from the world of work, taking them to workplaces and showing them universities.



In 2010 Wayne Marshall, the steady and experienced Director of Young Visions for the past six years, ran 66 such workshops, attended by 405 students. In addition 10 students made two workplace visits, 40 students visited Pembroke College and 35 students

visited London Southbank University.

Young Visions is jointly funded by the Drapers' Company and Pembroke College, and in 2010 the Drapers announced that after an unprecedented ten years of support for the project, their donations will come to an end in the summer of 2011. At the same time the College began to forge direct links with the **Co-ordinator of Southwark's Gifted and Talented pupils.** These two developments raise a question mark over the future of the project.

We remain enormously grateful to our funders for all that has been achieved over the years, and to all who take time out of their work schedules to visit schools and offer insights that pupils would not otherwise receive.

Pembroke Lunch Club

Pembroke Lunch Club attracts raffish and spirited older people from the locale and offers them bingo (with gambling), a delectable and reasonably healthy two- or three-course meal, modest hilarity, a listening ear and an Elvis CD, for £3 every Thursday. Around 15 older guests gather weekly, and are joined by a motley collection of Residents, staff, volunteers and visitors. The effect is communal, supportive and full of surprises. Lunch Club founder Miriam Boyles, a Pembroke graduate who lives in the Residency, presides with great warmth and affection.

In November Jennifer Martin replied to an advertisement for a chef and now works wonders on a tiny budget, training and encouraging numerous apprentices and turning everything into a labour of love.



St Christopher's Church

St Christopher's is in fine fettle and church members have welcomed their new vicar with generosity and patience. The **interregnum between Father Andrew's departure and Father David's arrival was a mere two months, and Father David was** duly inducted at a Mass for the Feast of Lancelot Andrewes on 23rd September. The College choir sang, the Dean preached and the Master spoke.

The PCC has identified four priorities for 2011:

- 1) Music. The congregation loves to sing, and at present the **church's repertoire is limited to 150 hymns recorded on the electric organ.** The church hopes to appoint a regular musician **to create live music and coral a children's choir.**
- 2) Children, and nurturing them in the faith. St Christopher's is blessed by the presence of 20-25 children each week.
- 3) Deepening faith. Bible studies, Quiet Days and a Parish Retreat are planned.
- 4) Increasing congregational giving. Currently outgoings exceed incoming funds.

All Saint's Hall in Surrey Square belongs to St Christopher's and has stood empty since the congregation returned to Pembroke House. **Having listed the hall with an agent, the PCC's preferred tenant, Shalom @ Destiny Nursery, will move into the hall around Easter 2011, on a twelve-year lease at commercial rates.**

Father David spends time in the playground of Surrey Square School at lunchtime every Wednesday, to get to know the children, and leads whole-school assemblies each month. **St Christopher's is a member of South London Citizens, the community organizers, and actively participates in the Strangers into Citizens and Living Wage campaigns.**

The Community Garden

What do you do if you live in a tower block in Walworth and want to meet people and have fun? Get stuck into **Pembroke House's Community Garden**. In November, following a couple of months of consultation, an 11-member Steering Group began the exciting process of creating an edible garden where previously there was a wilderness, with a budget as small as a strawberry seedling.



The project is the brainchild of Kathleen Murray, a Pembroke graduate who lives in the Residency and can normally be spotted striding around Walworth in her polka dotted Wellington boots. Using the garden as a focus, the project will help isolated people to become active and healthy citizens and educate them about food and environmental issues. An introductory course in organic gardening will operate in partnership with local organizations.



The Pembroke Academy of Music

The Pembroke Academy of Music (PAM) offers around 60 local children tuition in music practice, choral singing and, very unusually, theory. It gives children an opportunity they would not otherwise receive to grow in self-



confidence and teamwork, it brings families together, and it gives children the gift of music.

PAM has been funded by grants from charitable trusts for a number of years. When those grants ran out in the summer of **2010, the Trustees' assessment was that the project could** remain viable by raising the weekly admission charge from £1

to £4.50 and by other fundraising activities.

Despite the loyal support of parents, this assessment proved over optimistic and the scope of the project has had to be reduced. Ben Ellin, the dynamic and visionary Director of PAM, agreed to step



down from his role in order to save the cost of his salary.

Ben's boundless energy and passion for music have steered PAM since 2006, and he has generously accepted the honorary role of President of PAM. Mauro Banfi, Session Co-ordinator, has become Acting Director.



In November 2010 Mauro organized an excellent tour of Belgium, funded by Jeunesses Musicales International. Seven PAM pupils aged seven to 16 gave six concerts in schools and music academies in Antwerp, Ghent, Ghent and Waregem to resounding applause. They offered a repertoire spanning 400 years of music history, and collaborated with pupils of de Wingerd school in Ghent.

Pembroke Youth Club

In November 2010 the fortunes of Pembroke Youth Club were propelled forward by the appointment of entrepreneur Patrick Cox as Director.

Patrick assembled a team of volunteers and worked with them to produce an imaginative and structured programme of activities, which in turn led to a dramatic increase in numbers attending the Youth Club. The Youth Club obtained funding for a Christmas holiday programme of activities, which began with a cycling trip in Sussex that enabled the kids to see a bit of life outside the Walworth area.





On Monday nights 25 young people gather for football on the all-weather pitch in Burgess Park, and on Tuesday and Thursday nights participate in activities based at Pembroke House.

Like all young people aged of 10 - 16, the young people who use the Youth Club are complicated and in need of attention and stability. Pembroke Youth Club has become a safe haven where they always feel welcome and are able to receive the support they need. By interacting with adults and each other, **the young people learn social skills, and the Director's close** relationship with the local Safer Neighbourhood Team enables the young people to build relationships of respect with the community.

Other users of Pembroke House

During the year a number of groups have regularly used our halls and kitchen, including Groundwork Youth Service, the **Prince's Drawing School, Izu Ibusa Men's Group, St Christopher's Men's Group, Patrick Wood ballet, Penny Farthing Dance Group, Catch 22 Kickstart theatre production course, London Citizens, Pembroke Players and Sanctuary of the Spirit tai chi and boxing class.** We are working on publicity materials to attract more groups, and look forward to building relationships with them.

The Residency

The Residency is a six-bedroom house attached to Pembroke House, and is a precious resource filled with some remarkable people including five graduates of Pembroke College.

As part of the terms of their tenancy Residents are expected to contribute five hours a week to an agreed project based at Pembroke House, offering practical support and initiative, and fostering a sense of community.

The Residency would benefit from refurbishment, and in 2011 the Trustees will consider how best to secure funds for that.





The Office

The flip side of the economic downturn is that Pembroke House is now able to attract a significant number of experienced volunteers to assist with all areas of the project. The office currently has two volunteers each offering two days per week, supporting the work of the Centre Manager.

In partnership with Southwark Volunteer Centre we are working towards a full volunteer programme, which will offer a pathway for people interested in supporting our work. As part of this programme Pembroke House we are working towards the London Volunteer Management Health Check. Our aim is to ensure that volunteers working in Pembroke House understand they are as valued as any staff member or service user.

Finance and Fundraising

Put simply, there's less money around, and more charities are angling for it. Grant-making trusts have seen applications rocket and Southwark Council's budgetary cuts are beginning to bite. Service providers in Walworth are making redundancies, axing services or closing down.

With a background like this, Pembroke House is all the more fortunate to receive the ongoing support of Subscribers, whose donations increased in the last 12 months. We remain extremely grateful for these gifts.

These contributions, combined with income from property, give us a financial stability that is the envy of many small charities. Pembroke House receives rental income from people living in the Residency, from tenants in 78 Tatum Street, and **from the Diocese of Southwark for Father David's occupation** of 76 Tatum Street. This income gives us a certain independence from the vagaries of the financial markets and external funding.

We are also fortunate to have a body of Trustees who are exceptionally generous with their time. They offer expertise and skills that would otherwise be unavailable to Pembroke House.

Particular thanks is due to John Nevin and his colleagues at Slaughter and May, whose pro bono work provides us with vital legal advice that would otherwise be beyond our reach.



The hire of both halls and the kitchen to community organizations and individuals hosting private parties is beginning to gather steam. In 2011 we plan to double our income from these sources.

Securing funding for new and existing projects remains our biggest challenge. Applying for funding is becoming increasingly time consuming, and funding, when secured, is usually for shorter periods than has been the case in the past. That said we remain determined, energetic and in good spirits!

Treasurer's report

This year's accounts again show a healthy surplus in the Statement of Financial Activities. This is due to the continuing receipt of monies in respect of the Development Appeal. The accounts to 31 July 2010 show a large donation of £271,000 from the Big Lottery Fund, £83,000 from the Aylesbury New Deal and £80,000 from City Bridge Trust. Donations were also received from the London Borough of Southwark and the Heritage Fund. Contributions from College members also increased, for which the Trustees are most grateful.

This means in the accounts that the money raised is shown in the Statement of Financial Activities and gives a surplus of £425,000 whereas the expenditure is reflected in the Balance Sheet by an increase in Tangible assets from £1,102,000 to £1,499,000. In this and future years the Tangible assets will be reduced by a depreciation charge (2010 - £38,000), which in turn will appear as an expense in the Statement of Financial Activities. The increase in resources expended is entirely due to the additional depreciation charge.

Funding for our continuing activities fell, with the Pembroke Academy of Music suffering the steepest decline. Income from investments is also expected to remain low in the medium term.

Last year I said 2010 would be the year of reckoning, with the final bills coming in and the last bits of work being done to make the Mission ready for its new lease of life. The building was practically completed and handed over by the builders in September 2009, however no final settlement as to the agreed cost of the project has yet been reached.

James Gardom

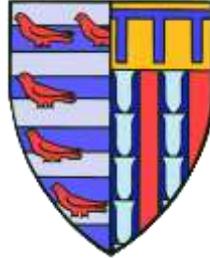
Treasurer







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