

Statement on behalf of the trustees

These summarised financial statements contain information from both the Statement of Financial Activities and the Balance Sheet for the year ended 31 March 2007, but are not the full statutory report and accounts. The full financial statements were approved by the Trustees on 3rd October 2007 and subsequently submitted to the Charity Commission and to Companies House. They received an unqualified audit report and copies may be obtained from the charity's head office.

Independent auditors' statement to the trustees of Bishop Creighton House Settlement.

We have examined the summarised financial statements of Bishop Creighton House Settlement.

Respective responsibilities of trustees and auditors

The trustees are responsible for preparing the summarised financial statements in accordance with the recommendations of the charities SORP.

Our responsibility is to report to you our opinion on the consistency of the summarised financial statement with the full financial statements and Trustees' Annual Report. We also read the other information contained in the annual report and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the summarised financial statements.

Basis of opinion

We conducted our work in accordance with Bulletin 1999/6 "the auditors' statement on the summary financial statement" issued by the Auditing Practices Board for use in the United Kingdom.

Opinion

In our opinion the summarised financial statements are consistent with the full financial statements and the Trustees' Annual Report of Bishop Creighton House Settlement for the year ended 31 March 2007.

Sayer Vincent Registered Auditors 16th October 2007

Statement of financial activities for the year ended 31 March 2007 (incorporating an income and expenditure account)

	Restricted £	Unrestricted £	2007 Total £	2006 Total £
Incoming resources				
Incoming resources from generated funds				
Voluntary income	33,927	16,446	50,373	43,616
Activities for generating funds				
Fundraising activities	—	3,381	3,381	4,367
Service Charges	—	1,250	1,250	1,761
Rental Income	—	12,744	12,744	10,772
Community Centre	—	58,800	58,800	62,946
Investment Income	750	9,364	10,114	9,225
Incoming resources from charitable activities				
Core & Homeline	22,175	—	22,175	21,738
Home from Hospital	43,500	—	43,500	35,950
Care and Repair / Small Jobs Scheme	175,340	61,060	236,400	236,732
Keep Safe / Home Safety Check Scheme	139,316	—	139,316	116,255
Workwise	62,040	—	62,040	37,030
Mentoring Project	40,674	1,390	42,064	10,161
CARES	39,747	—	39,747	—
Other Incoming resources	—	7,141	7,141	7,038
Total Incoming resources	557,469	171,576	729,045	597,591
Resources expended				
Costs of generating funds:				
Investment managers fees	250	—	250	—
Costs of generating voluntary income	—	2,681	2,681	2,985
Costs of fundraising	—	5,412	5,412	7,140
Charitable activities				
Core & Homeline	53,047	99,286	152,333	153,711
Home from Hospital	23,876	—	23,876	37,999
Care and Repair / Small Jobs Scheme	175,340	56,213	231,553	213,826
Keep Safe / Home Safety Check Scheme	122,457	—	122,457	118,859
Workwise	69,638	—	69,638	45,066
Mentoring Project	36,940	—	36,940	18,981
CARES	35,859	—	35,859	—
Governance costs	2,875	15,156	18,031	17,905
Total resources expended	520,282	178,748	699,030	616,472
Net incoming / (outgoing) resources before other recognised gains and losses				
	37,187	(7,172)	30,015	(18,881)
Unrealised gains on investments	—	5,282	5,282	17,059
Net movement in funds	37,187	(1,890)	35,297	(1,822)
Total funds brought forward	35,441	2,345,278	2,380,719	2,382,541
Total funds carried forward	72,628	2,343,388	2,416,016	2,380,719

Balance sheet as at 31 March 2007

	2007 £	2006 £
Fixed assets		
Freehold land and buildings	2,028,569	2,062,427
Investments	137,741	132,459
	2,166,310	2,194,886
Current assets		
Debtors	87,153	63,593
Cash at bank and in hand	222,470	184,624
Closing Stock	4,790	-
	314,413	248,217
Creditors: amounts due within 1 year	64,707	62,384
Net current assets	249,706	185,833
Net assets	2,416,016	2,380,719
Funds		
Restricted funds		
In surplus	87,395	46,345
In deficit	(14,767)	(10,904)
Unrestricted funds		
Designated funds	2,210,168	2,241,376
General funds	133,220	103,902
Total funds	2,416,016	2,380,719

Thank you to our funders

London Borough of Hammersmith & Fulham (Community Services and Supporting People), Hammersmith & Fulham Primary Care Trust, Connexions Hammersmith & Fulham, Neighbourhood Renewal Fund, The Charitable Fund for Hammersmith Hospitals, The Big Lottery Fund, The Daisy Trust, Dr Edwards' & Bishop King's Fulham Charity, The Drapers' Company, Four Acre Trust, Maud Van Norden's Charitable Trust, Abbey Charitable Trust, MSI Foundation, The Goldsmiths' Company, Oliver Morland Trust, RM Sturdy Charitable Trust, The Mrs LD Rope Third Charitable Settlement, Paul Hamlyn Foundation, Peabody Trust (Local Network Fund).

Our grateful thanks go also to the many individuals whose kind support has helped us to carry out our work.

Some of the groups using BCH

AA Groups (5 per week), Art Class, Breakaway, Community Education Forum, Community Housing & Therapy, Councillor's & MP's Surgeries, Family Placement Unit, Hammersmith & Fulham Citizens' Advice Bureau, Hammersmith & Fulham Multi-Cultural Forum, Hammersmith & Fulham Primary Care Trust, Hammersmith & Fulham Refugee Forum, Hestia Housing, Iraqi Association, Japanese Calligraphy, Kixa Self Defence, Mount Carmel, NA Groups (2 per week), NESBFA, OOT, Safety Net, Sahaja Yoga, SGI Lay Buddhist Organisation, Smart Training, Somali Children's Advocacy, Spiritist Psychology Society, SIRO Aid, Sudanese Development Association, VSRA, Weight Watchers (2 per week), West London Mental Health Trust, Youth Offending Team and all the BCH groups and clubs.

Staff Team

Directorate and Administration
Director

020 7385 9689
Karen Osborn
(until February 2007)
Rory Gillert
(from April 2007)

Operations & Development Manager
Andy White
Finance Manager
Mandy Lau
Ruth Wilson
(maternity cover)

Centre Administrator
Caretaker
Stuart Moon
Dennis Kelly

Older People's Services
Older People's Services Manager
Hazel Bloor
Volunteers' Co-ordinator
Joy Houghton-Brown

Disability Services
Manager
Alison Love
Workwise Project Worker
Sara Williams
Mentoring Project Co-ordinator
Ben Sloan

Home Safety Check Scheme
Co-ordinator
Debbie Neil
Handyman
Bruce Milburn

CARES
Project Worker
Hayley Hunwicks

Small Jobs Scheme & Keep Safe
Co-ordinator
Ingrid Lawson
Handymen
Bruce Milburn
Peter Thomas
Tony Baker

Care & Repair
Manager
Matthew Byrne
Caseworker
Maggie McWilliams
Technical Officer
Ian Robinson
Administrator
Danuta
Kosciesza-Lazarowicz

If you wish to contact a member of staff by email: initialsurname@creightonhouse.org, e.g. smoon@creightonhouse.org

Our best wishes go to Karen Osborn and Shaun Powell, who have taken opportunities elsewhere.

Board of Trustees
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Vice-Chair
John Putnam
Hon Treasurer
Chris Brooks
FCA FCMI

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Barry Collins
Claire Farmer
Anne Gibberd
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Ann Newman
Virginia de Maupeou
Zoe Parish
Audrey Surtees MBE

Bishop Creighton House Settlement

378 Lillie Road
London SW6 7PH
Tel 020 7385 9689
Fax 020 7386 9149
info@creightonhouse.org
www.creightonhouse.org



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Celebrating our centenary in May 2008



Bishop Creighton House Settlement 2007

Workwise

Only 17% of people with learning disabilities are in paid employment, but in the Workwise Project we are working to change that. Workwise, part of Disability Services at BCH, aims to support people with learning disabilities into training, educational and employment opportunities. Working intensively with a core group of service users, the project offers a structured and person-centred approach to their individual employment goals. In the last year alone, we have helped our service users gain access to educational courses, vocational training opportunities, work placements and full-time paid employment. We also offer a comprehensive disability awareness training programme to employers.

'Workwise helps me find good places to work and helped me think about my future more.' H, service user.

The Mentoring Project

Young people with learning disabilities face a variety of barriers in everyday life, which can prevent them from fulfilling their true potential. This is where the Mentoring Project, part of Disability Services at BCH, can help. Meeting on a regular basis, our trained volunteer mentors work closely with their 'mentee', helping and empowering them to achieve their personal goals. Whether it's being able to travel independently, getting a job, managing money or building confidence, mentors make a real difference to the lives of these young people. We also run creative mentoring schemes with professional artists, and have trained young disabled people to become mentors themselves.

'Planning and setting goals with my mentee is a great learning experience for both of us. It feels great when we reach one of her goals. I was a part of helping her change a small part of her life for the better.' K, mentor.

Care & Repair

The Care & Repair project helps vulnerable older and disabled people to stay in their homes, living independently, providing practical support to improve and adapt their homes. We can often get grant assistance to help pay for the work which can range from a door entry system to a level access bathroom or a stair lift. Some comments recently made by our clients:

"They completely reassured me and took away all the worry. The innovative and original problem solving was nothing short of brilliant." Mr K

"For those of us who are not as mobile as we'd like, it prevents accidents and their consequences." Mrs C

Home Safety Check Scheme

The Home Safety Check Scheme aims to make the homes of people aged over 50 a safer place. Our Co-ordinator, Debbie Neil, offers home safety advice and our Handyman, Bruce Milburn, installs safety and security equipment. We look at all areas of home safety including fire and food safety, safe use of medicines and how to avoid trip hazards in the home. We provide free home safety training to other voluntary agencies in the borough and hand out information packs on how to prevent household accidents to all of our clients. We work in close partnership with many agencies in the Borough, so if our project is unable to help, we can find someone who can.

"Thank you very much for the professional and cheerful manner your team carried out your suggested home safety improvements. Thank you for making my home much safer." Mr K

Homeline

Homeline is a telephone lifeline for isolated older people. We have an average of 95 older people who receive regular calls from our volunteers, 52 weeks a year. Volunteers provide social contact and check that each older person is safe and well. We also enable clients to access additional services and support where needed.

Mr M has been receiving calls for several years now: "The calls cheer me up. Some days I'm feeling down or lonely, but knowing the volunteers are going to ring makes all the difference."

CARES: Children's Accident Reduction - Education and Support

Every year many children die or are seriously hurt by an accident in the home. Some of the most common accidents including burns and scalds, poisoning and falls, could be prevented with the right safety equipment. CARES have been working with families to prevent these accidents by providing free home safety assessments to look at any potential hazards, then providing and installing the safety equipment for free. CARES works mainly with the under fives, as it is this age group that is most at risk of having an accident in the home.

We provide support and advice to vulnerable families and install equipment for those who find it difficult to afford it. We have provided families with a range of safety equipment including stair gates, bath thermometers, oven locks, smoke alarms and cupboard locks. Every family we visit also gets a resource pack with lots of information on child safety in and around the home. Over the last year we have visited over 150 families in the Borough and provided advice sessions for many more families. We believe that by giving families this important information and equipment, we are helping to prevent children from having a serious accident in their homes.

Home Visiting

Our volunteers regularly visit an average 25 older people at home. They spend a few hours together each visit, chatting and catching up, as well as enabling access to additional services and support when required. These befriending relationships are rewarding for both volunteers and clients.

Mrs B recently started receiving visits from one of our volunteers: "I feel like a different person since your volunteer started helping me with my paperwork! It has given me such peace of mind."

Volunteering

We have around 45 volunteers who do a wonderful job as befrienders to isolated older people across the Borough. Many of our volunteers have been with us for years, testimony to their commitment to making a long-term difference. They stay in touch with clients by phone, through home visits, as well as visiting people in hospital and supporting them after they have come home from hospital. One of our most recent initiatives involves volunteers accompanying older people on walks outdoors, working together to re-build their confidence after a fall or illness. Our volunteers aim to support clients in an empowering, person-centred way, to build their self-esteem and general well-being and happiness.

We always have a waiting list of clients who would like visits from one of our volunteers. If you can help for a few hours a week, please contact us.

The Walking Project

Many older people we work with highlighted concerns about lack of exercise and becoming housebound, saying they were afraid to go outside alone. Following a pilot project over the last 18 months, we have now integrated training on 'safe walking outdoors' into our volunteer induction scheme for all new volunteers. Our volunteers have worked with more than 20 people over the last year, to enable them to continue walking outdoors and avoid becoming housebound.

Mr T started going for walks with one of our volunteers after a long spell in hospital. His volunteer saw the difference this support made: "The first time we walked to the local shop together it was great. There were several people in there he hadn't seen since going into hospital, and he was so pleased to be back out in the community instead of stuck at home."

Small Jobs Scheme

This year, the Small Jobs Scheme celebrated its 10th anniversary. Since 1996, we have completed over 7,000 jobs in the homes of older, vulnerable residents. The Project Co-ordinator, Ingrid Lawson, says, "Many of our clients live alone. They need help with small but essential jobs, replacing light bulbs or tidying a garden, to allow them to live safely and independently in their own homes. The jobs we complete may be too small for tradesmen and many clients can't afford their commercial rates. Our handymen carry out safety assessments which identify other risks, which we then refer on to other agencies."

Mayor Councillor Minnie Scott Russell said, "It's such a vital service for vulnerable residents. No job is too small and it has the personal touch. The handymen can keep an eye on their clients' well-being and it's immeasurable in its value to the social fabric of this community."

A Base for Local Charities

BCH rents office space to other local charities and community organisations. Current tenants include: Community Housing and Therapy, residential care and therapy (020 7381 5888); Community Education Forum, educational support for the Somali community; Hammersmith & Fulham Refugee Forum, a representative group for refugee community organisations (020 7386 9060); Children's Advocacy, working with Somali women and children; Fulham Citizens' Advice Bureau (Advice Line 0845 458 2515).

Bishop Creighton House Overview

BCH was set up in 1908 and over the last 100 years, has offered a huge variety of community and social support services to the residents of Hammersmith and Fulham. Our aim is to support people to live healthy, safe and independent lives and to maximise their potential. Like other settlements, we use a multi-purpose model to deliver services. The Settlement building is our base, housing the community centre, staff team and a number of other local charities. From this base, we run a range of projects for older people and young disabled people and most recently, for children under five. We also play a central role in bringing together our diverse local community, through volunteering, classes, self-help groups and social activities.

In line with our strategic plan, revised in October 2006, we have maintained and developed the charity and our two newest projects, CARES and the Walking Project, are operating successfully. In February 2007, after eight years as Director, Karen Osborn left BCH to develop her career elsewhere. We wish her well and thank her for her hard work and commitment. Rory Gillert took up the Chief Executive role in April 2007.

It is BCH's centenary next year. Throughout 2008, we intend to use this opportunity to promote our services, raise our profile and secure funding for current and future projects. Our aim is to ensure that BCH is providing essential services for the people of Hammersmith and Fulham for at least another 100 years.

Keep Safe

Keep Safe provides a quick and free home security service for Borough residents who have been victims of crime. Working closely with our partners, we aim to respond quickly to residents who have been burgled, to make their homes safer. The project reacts to many different situations, including burglaries, domestic violence and hate crimes. We also work with many vulnerable residents who have been victims of 'distraction burglary'.

The Safer Neighbourhood Team referred 76 year-old Mrs Y, who had been a victim of a bogus caller. We installed various security measures including an audio door viewer. After the installation, she said, "I feel much safer, as previously I couldn't see the person on the other side of the door without opening it, but now I can choose whether or not to talk to them or answer the door."

Our lock-fitter, Tony Baker, installs a wide range of security measures; locks, spy holes, audio door viewers, London bars and letter box cowls. He also gives tips on how to keep clients and their homes safe.

Community Centre

Seven days a week, from 9 am until 10 pm, our building is open for use by local people. Whether it's the MP's advice surgery, a yoga session, AA or NA meeting, or a women's group, there's always something going on at BCH. Affordable meeting space can be hard to find and the Settlement offers help to a network of groups and organisations. We also run our own groups: art, bridge, leisure and social clubs for older people are among the clubs we run weekly, to help meet the social and educational needs of the local community.