



Bishop Creighton House
Annual Review 2021/22

A small charity with a big impact

Bishop Creighton House

Bishop Creighton House (BCH) has provided community and social support services for the people of Hammersmith & Fulham since 1908. We aim to help people live safe, healthy and independent lives, tackling some of the problems caused by disadvantage and social isolation. We run a community centre and a range of projects for older people, people with learning disabilities and families with young children. The Covid-19 pandemic had an adverse effect on our projects and funding during 2020/21. Since then, we have gradually returned to normal. After periods of mandatory closure, our Community Centre has been fully open since July 2021.

Working with Orsini-Brewin Architects and Kessey Construction, we completed phase 1 of our building redevelopment, which improves access for people with disabilities and offers seven new studios and workshops in the formerly neglected basement. We are grateful to The Band Trust and London Borough of Hammersmith & Fulham, who made generous awards, without which the redevelopment would not have been possible. We hope to fundraise for phase 2, the transformation of the ground floor, in 2023.

After much deliberation, we decided to change the operating name of Bishop Creighton House to The Creighton Centre, to better reflect our secular, inclusive approach. This will take effect in 2023.

In difficult times, BCH offers vital services for the most vulnerable and continues to promote independence: from enabling people to make friendships, develop their interests and find work; to helping them feel safe and secure at home, avoiding residential care.

Community Centre

The Community Centre is open seven days a week from 9am until 10pm, providing opportunities for people of all ages to come together for educational, cultural and social purposes. 43 groups used the Centre in the year, running activities for over 1,300 people.

The pandemic made me feel a bit deflated and lacking in energy. I slowly feel a healthy energy coming back. I would be lost without BCH. Ms L, Community Centre user Organisations, groups and clubs using the Centre in the year included:

Alcoholics Anonymous, Action Dance, Ants HQ, Ask Mummy & Daddy, ATUA, Back on Track, Busy Bees, Carers Network, Caterpillar Music, Claudia Castillo, Cocaine Anonymous, Crabtree Residents' Association, Dance West, Egyptian Community Association, Festoon Theatre Company, Florence Jimenez, Fulham Big Band, Headway West London, Iman Mensah, Iris Mir, Kingsmith Care, Les Petit Bellots, LB Hammersmith & Fulham, Madeline Lettman, Marina White Raven, Maud Ekman, Mindful Recovery, Natalie Nyondo, NHS Falls Team, Nirja Joshi, Open Age, Psychological Spiritists, React First, Rhema Resource Centre, Richmond Fellowship, RB Kensington & Chelsea, Serbian School, SJ Dance, Spiritual Church, TUEG, Wengi, WLMHT Dance Therapy, Yokefellows in Christ Ministries.

Learning Disability Outreach

Learning Disability Outreach works with adults with learning disabilities to help them gain new skills, build friendships, solve problems, enjoy social gatherings, promote their physical and emotional wellbeing and to access education and paid or volunteering opportunities. The project offers a range of activities and support including: advocacy/casework, mentoring from staff and/or volunteers, employment support, literacy and numeracy classes, education workshops, health and wellbeing activities such as Tai chi, and a range of social events. It supported 114 people with learning disabilities and worked with 13 volunteers, some working one to one and others helping with group activities.

I come to lots of workshops like art, Tai chi, literacy lessons. I really like all the people who come to them and teach them. I have made lots of friends and learned lots of new things like reading and maths. I also have a mentor, she is very nice to talk to and she helps me if I have a problem. If I didn't have Bishop Creighton House I would just be at home and bored and lonely. T, project member

Homeline

Homeline provides daily phone calls, volunteer home visits, casework, social events and newsletters for around 430 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed number of days, and carry out casework and advocacy for members experiencing problems and needing additional support.

The telephone befriending service operates every day of the year including bank holidays and weekends when people are likely to feel more isolated. Homeline had 85 client/volunteer matches, held 55 social events and 31 volunteers and three staff made over 15,000 telephone befriending calls to around 250 clients. Staff helped with over 600 pieces of casework, supporting 197 clients. There were 89 active volunteers; 14 new volunteers were recruited.

Having someone to talk to after my partner died makes me feel less lonely. SM, Homeline client

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to be independent in their homes after a fall or period of illness. Referrals are made by Community Independence Services and Falls Prevention and Neurological Rehabilitation Teams for clients including those classed as clinically vulnerable or suffering from debilitating conditions such as Parkinson's disease, and life changing incidents such as strokes. In the year, the service helped 76 people.

Keep Active was very helpful and everyone involved was really caring. I would definitely recommend the service to others. It should be for everyone. Mrs C

Care & Repair

Care & Repair promotes independent living by providing practical advice and support to help older and disabled people adapt their homes so they can live independently. We can organise any type of adaptation, including level access showers, stair-lifts, ramps, kitchens and automated doors. Our involvement takes away much of the worry and anxiety associated with building work in the home and helps to ease concerns about cowboy builders. We ensure our approved contractors complete work to a good standard. To fund the costs involved, we also apply for any grants a client may be eligible for. This year we adapted 61 homes.

I can't thank the Care & Repair team enough. They have made such a difference to my living day to day. To me they are great in every aspect. Mr M

Safer Homes

Safer Homes offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. The team visited 179 properties. Home safety assessments were carried out for 104 households, fitting over 600 pieces of safety, security and fire safety equipment. 33 small jobs were completed, 52 'home

essentials' tasks were carried out and we fitted draught proofing for 12 households.

The residents of Hammersmith & Fulham are very lucky to have a service like this one, especially the elderly. The staff are always so patient. Mrs B

Statement on behalf of the trustees

These summarised financial statements contain information from the Statement of Financial Activities and the Balance Sheet for the year ended 31st March 2022, but are not the full statutory report and accounts. The full financial statements were prepared by auditors Shipleys LLP, approved by the trustees on 27th October 2022 and subsequently submitted to the Charity Commission and Companies House. They received an unqualified report and copies may be obtained from the head office of Bishop Creighton House.

Statement of financial activities (incorporating an income and expenditure account) For the year ended 31 March 2022

						2022			2021
			Unrestricted	Restricted		Total	Unrestricted	Restricted	Total
£	£	£	£	£	£				

Income from						
Donations and Legacies	18,101	4,161	22,262	15,510	7,520	23,030
Charitable activities						
Community Centre	32,556	29,661	62,217	17,137	26,422	43,559
Learning Disability Outreach	—	81,070	81,070	—	114,602	114,602
Homeline	—	100,012	100,012	—	125,091	125,091
Care and Repair	59,857	41,750	101,607	118,007	2,518	120,525
Safer Homes	4,571	65,006	69,577	20,189	79,564	99,753
Keep Active H&F	—	41,613	41,613	—	42,100	42,100
Keep Active Westminster and K&C	—	—	—	—	58,000	58,000
Other Trading Activities	60,868	—	60,868	48,129	—	48,129
Investments	61,576	—	61,576	60,932	—	60,932
Other	—	—	—	—	1,839	—
	—	1,839	—	—	—	1,055
Sub-total	239,368	363,273	602,641	280,959	455,817	736,776
Charitable activities-capital grants						
Property Redevelopment					—	
	250,00	250,00	—	—	—	—
Total Income	613,273	852,641	280,959	455,817	736,776	
Expenditure on:						
Raising funds						
Cost of raising funds	21,326	—	21,326	18,901	—	18,901
Cost of trading & investment management	83,651	—	83,651	100,398	—	100,398
Charitable Activities						
Community Centre	32,556	18,119	50,675	17,137	47,211	64,348
Learning Disability Outreach	—	101,885	101,885	—	113,319	113,319
Homeline	—	125,102	125,102	—	126,278	126,278
Care and Repair	55,246	41,860	97,106	89,146	78	89,224
Safer Homes	4,571	76,758	81,329	20,189	81,318	101,507
Active H&F	—	53,083	53,083	—	45,835	45,835
Keep Active Westminster and K&C	—	—	—	—	64,290	64,290
Property Redevelopment	—	—	—	—	—	—
Total Expenditure	416,807	614,157	245,771	478,329	197,350	724,100
Net income/(expenditure) before net gains/(losses) on investments	42,018	196,466	238,484	35,188	(22,512)	12,676
Net gains on investments	3,780	—	3,780	29,400	—	29,400
Unrealised (losses) / gains on investment properties	—	(40,000)	40,000	—	(40,000)	40,000
Net income / (expenditure) for the year	5,798	196,466	202,264	104,588	(22,512)	82,076

Transfers between funds						(52,732)	52,732
	—	(2,821)	2,821			—	Net movement in funds
(46,934)	249,198	202,264	101,767	(19,691)	82,076	Reconciliation of funds:	
Total funds brought forward						2,856,934	
38,688	2,895,622		2,755,167			58,379	2,813,546
Total funds carried forward							
2,810,000		287,886		3,097,886		2,856,934	
38,688		2,895,622					

	2022		2021	
	£	£	£	£
Fixed assets				
Tangible assets		1,081,987		1,084,417
Investment properties		1,400,000		1,440,000
Investments				
_____ 155,093		_____ 152,701		
Current assets				
		2,637,080		2,677,118
Debtors		34,905		52,859
Cash at bank and in hand				
_____ 528,885		_____ 256,645		
		563,790		309,704
Creditors: amounts falling due within				Liabilities:
_____ 102,984		_____ 91,200		one year
Net current assets				
_____ 460,806		_____ 218,504		
				2,895,622
Total net assets				_____
3,097,886				
The funds of the charity:				
Restricted income funds		287,886		38,688
Unrestricted income funds:				
Designated funds		284,700		283,300
Property revaluation reserve		995,448		1,015,556
value reserve		1,400,000		1,440,000
		General		
_____ 129,852		_____ 118,078		
Total unrestricted funds				
2,810,000		2,856,934		_____

The capital grant of £250,000 from The Band Trust is for the redevelopment of the BCH building. It was received at the end of the financial year 2021/22 and all of it will be expended in 2022/23. Total income for the projects in the year was £602,641.

Total charity funds

3,097,886

2,895,622

£100,000 designated funds are for maintenance and redevelopment of the BCH building.

Balance sheet as at 31 March 2022

Funders

Arnold Clark CF, Band Trust, City Bridge Trust, Drapers' CF, Dr Edwards & Bishop King's Fulham Charity, Edward Gostling Foundation, Field

Family CT, Inman Charity, Innholders' CF, Locality, London Borough of Hammersmith & Fulham, London Community Response Fund, Mercers' CF, National Lottery Community Response Fund & Awards for All, Souter CT, United in H&F, 29th May 1961 Charity.

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

Volunteers

Learning Disability Outreach

Jean Bigham, India Collins, Helen Cook, Louis Cursan, Katrina Goodwin, Matthew Green, Wayne Hatchett, Catherine Lomas, Rahini Mylvaganam, Henna Patel, Joanna Perry, David Sargent, Marianne Wigren.

Homeline

Alex Adams, Azita Ahmadi, Fatima Al-Sabaawe, Frances Archer, Rebecca Louise Bellerby, Celia Berton, Ian Bruce, Lettice Buxton, Ella Chawla,

Laura Collins, Maria Connolly, Jacinta Cook, Barbara Corbett, Caroline Crisp, Arti Dasani, Simone De Brouwer, Melina Dias, Eva Fontaine, Andrew Frederick, Josie Gale, Ramon Garcia Rodenas, Ian Godfrey,

Naomi Graham, Agathe Hackett, Amanda Harrison, Johnny Harrison, Jack Harrison, Amal Hassan, Daniel Heron, Futru Hidug, Stephanie Holm, Alistair Hooper, Zoe Hopkins, Benat Ibrahim, Teresa Isolani-Smyth, Harry Kemble, Donna Kidd, Hassan Kosa,

Lorena Kovacs, Anthony Lewis, Karen Lindsay, Isabel Macedo, Marianne Mandujano, Robert Mansur, Chris Martin, Marie Josee Matte, Elisa Mattiauda, Michael McCabe, John Mellor, Trudy Mendelsohn Mirza, Eunice Mensah, Zeliha Meto, Julia Miller, Jennifer Mulvey, Wendy Murphy, Gabrielle Nellis-Pain, Mary Nordkvelle, Olaofe Olatunbosun, Caroline Oliver, Simon Oliver, Vivian Ozohili, Joanna Perry, Tessa Raafat, Vukasin Radusinovic, Hugh Robertson, Rosaleen Robertson, Stephanie Sanchez Kuong, Caroline Sands, Una Savage, William Saxby, Nikos Souslous, Madumida Srikantharupan, Barbara Stepansky, Kathleen Taylor, William Thomson, Jane Walker, Catherine Walmsley, Calvin White, JaneWhitgift, Stephanie Wilde, Thomas Wills, Wendy Wiltshire.

Keep Active Hammersmith & Fulham

Kerry Alexander, Hamna Bajwa, Lee Clark, Caroline Crisp, Hayley Earle, Georgio Exakoidis, Jim Fleming, Sandra Foggett, Celia Glowacki, Margaret Gray, Shyla Hassan, Stephanie Holm, Samuel Hopkins, Jason

Jenkinson, Gosia Kidawska, Frankie Leibe, Enrico Mariotti, Ed Nicholas, Daniel Oliver, Simon Oliver, Yudi Palkova, Sharon Pascoe, Gary Percy, Barbara Romão- Maldí, Vladimir Soares De Souza, Rosie Young.

Safer Homes

Angela Jameson, Vivian Okonkwo.

Staff

Core Services

Chief Executive

Rory Gillert

Finance Manager Mandy Lau
Fundraiser/Marketer Stephen Womersley

Community Centre
Manager Caecilia Isidore
Cleaner Teresa Nicholls

Learning Disability Outreach
Co-ordinator Joe Robins
Project Worker John Whelehan Assistant Project Worker
Martin Doyle
Literacy Tutor Maria Sforza

Homeline
Manager Jessica Lawn
Volunteers' Co-ordinator Jelena Radusinovic
Project Worker/IT Tutor Mark Birley

Keep Active H&F
Project Worker/Co-ordinator Manish Gandhi

Safer Homes
Manager Caecilia Isidore
Handyman Joshua Osho

Care & Repair
Manager Matthew Byrne
Technical Officer Kumkum Das

Board of Trustees

Chair Lee Smith
Treasurer Jane Walker
Tom Hackett Tom Fitzgerald
Alex Morley
Rhys Owen

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Bishop Creighton House



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