

Alford House Club

A New Perspective For Delivering 1st Class Youth Work In Lambeth



Alford House A New Perspective 2010



Alford House 1950



Alford House 1936

Case For Support

For The Redevelopment Of The Club's Facilities

Our Mission

Alford House Club is a charity for young people in Lambeth, founded in 1884 to promote the well-being, training and recreation of the young people of Lambeth.

Today, we work with young people aged 8 to 21, to promote their mental, moral, physical and spiritual well-being. In particular, we support those aged 13 to 19 by offering a wide range of educational, sporting, artistic, technological and leisure activities. Our aim is to provide a safe and enriching environment, where young people develop new skills, engage in positive activities and raise their aspirations.

Our Vision

To create an asset of the highest quality for young people that will provide for their long-term support and development and secure the sustainability of the organisation.

Summary

The Club is now engaging in an appeal to redevelop its premises, in order to increase its capacity for youth work. This redevelopment will enable the Club not only to work with more young people through a wider range of activities, but will also underpin its sustainability, by increasing its capacity to earn income, thereby securing its work for future generations. The cost of the redevelopment will be £3.7 million, which will result in larger and greatly enhanced facilities.

The Needs of our Members

Young people in Lambeth face a number of serious barriers as they grow up:

- The Borough is the 9th most deprived in England and Wales (Combined Indices of Deprivation 2007)

- One in four Lambeth pupils has Special Educational Needs

- 38% of pupils receive free school meals

- Over 25% of pupils move home each year

- One of the highest teenage pregnancy rates in the UK

- High HIV and sexually transmitted infection rates

- Black and minority ethnic young people aged 16 – 24 years (who form 60% of our membership) are the most likely to be unemployed

- 26% of young people had used illegal drugs by age 15

- Over 50% of the households in the four wards we serve have an income of less than £20,000 per year

- North Lambeth suffers from high levels of crime, such as burglary and street crime

- The lowest participation in full time education and training by 16-17 year olds in London

- A growing gang culture with increased use of guns and knives

We currently work with over 300 club members, who represent a range of cultures and religions and have differing needs and levels of ability. Among them are many vulnerable young people, including young offenders, those not in education, employment or training (NEETS) and those who risk involvement in crime. Some lack social skills, finding difficulty accessing support anywhere else and are at high risk of long-term unemployment. At the same time, there is very little comparable provision in North Lambeth and certainly nowhere which provides the range of activities

we offer. For our members, Alford House offers a safe space for them to learn, grow and achieve their potential.

The Needs of the Club

In order to address these issues and make better provision for young people in Lambeth, we urgently need to improve the physical environment and the facilities we offer. Our premises, which were donated to the Club in 1949, are not purpose built and require major renovation in order to make them fit for purpose. They were last fully renovated in 1950 and today the roofs, ceilings, floors, electrical and heating installations are in need of urgent renewal. The Club also lacks the level of facilities that modern youth work requires, in order to engage fully and effectively with young people. Finally, in challenging economic times, we need to move to a more sustainable funding model, with greater emphasis on earned income and less dependence on external grants.

Our Solution

In order to meet these needs, our plan is to undertake a complete redevelopment of our premises, to increase our capacity and enhance the services we run. This will take the form of major renovations to the existing structures, as well as some new building. In particular, the scheme will provide:

- An informal indoor games area
- An enlarged and improved Information and Communication Technology Centre
- A new gymnasium
- A fitness studio
- A class/training room
- A music and radio production studio
- A video production studio
- An arts and crafts studio
- One-to-one information/counselling accommodation
- Group work accommodation
- An internet café and social accommodation
- Community conference and training facilities
- Rehearsal studios for rent
- Affordable office space for rent

As well as providing a first class facility to benefit young people, the development will enable us to expand our capacity to earn income from lettings, thus making our work more sustainable and less exposed to funding cuts. Our Business Plan contains full details of the planned facilities and projects.

Project Benefits

The project will:

- Create a first class facility for the young people of Lambeth
- Enable us to double our opening hours from 27 to 54 hours per week, including weekend opening

Support better engagement with disaffected, harder-to-reach young people
Improve provision for those not in education, employment or training, young offenders and those at-risk
Enable us to extend our range of physical, sporting, social, technological, cultural and art-driven activities, informal and formal training and educational opportunities
Provide affordable office space and amenities to support small, new local businesses and social enterprise schemes and to promote entrepreneurship
Secure our position as a popular daytime rehearsal venue for professional theatre and performance companies, which already provide valuable income
Improve access for the physically and sensory-impaired
Enhance our ability to generate income, making us more sustainable and less grant-dependent

Why Alford House?

There are many youth organisations doing excellent work in London, but we believe that Alford House has a special claim for support. We have a solid track record of delivering high quality youth work since 1884 and, due to our inner-city location, we work with some of the most disadvantaged young people in the UK.

We are a financially sound and well managed charity and our staff and Governors bring not only long experience, but also a wide range of expertise to the work.

Our development project will be financially sustainable, enabling us to increase our earned income, making us less dependent on grant makers and allowing us to focus on our core objectives – delivering high quality youth work.

Our work is highly valued by many partners, including senior police officers locally, who confirm that by giving young people positive opportunities, we help to reduce crime in Lambeth.

The Fit with Published Plans

The redevelopment and the work it will enable to take place support a wide range of local, regional and national priorities for young people, including:

- Every Child Matters
- Aim Higher
- The Mayor's Plan for London
- Lambeth Children's Plan
- The Sustainable Community Strategy

Our ability to deliver

Although Alford House has not embarked on a project of this scale before, its Governors have highly relevant professional experience, which puts the charity in good stead to deliver the scheme to budget and on time:

The Project Chair, a Chartered Surveyor leading the Capital Sub Group, is a fellow of the Royal Institution of Chartered Surveyors and was the elected Vice President in 2005/06 and President in 2006/07. He has been involved in the development and financing of commercial property for the

last 25 years with projects ranging from £0.5 million to in excess of £250 million.

Our honorary treasurer is a former management consultant, investment banker and corporate financier, bringing strong financial and commercial skills to the team.

The Chair of Governors is a retired company director with considerable experience of project management and the time to commit to the work.

Our Club Manager has been responsible for the running of Alford House for over 25 years and has the experience to liaise between parties to ensure the smooth operation of service delivery whilst the redevelopment is being carried out. He will act as Project Administrator.

The external contractors (Wennington & Associates) are currently overseeing the building works for a major school with a value of over £2 million and have worked on multi-million pound projects for the Grosvenor Estate, including the refurbishment of the Great Western Hotel.

Two Governors are also practising solicitors, providing us with in-house legal advice.

Progress to date

The following have been already been achieved:

- Full drawings and costings are in place
- Our business plan is prepared
- Planning permission has been granted
- A funding feasibility study is completed
- A fundraising strategy is in place
- The appeal leadership is now being recruited

Timescales

The proposed redevelopment is scheduled to begin in March 2010, with completion due by March 2014. A phased development is planned, to enable work to commence while funds are still being raised and to enable us to comply with planning permission terms.

Support for the Project

The development of Alford House has received strong support from a wide range of organisations and individuals, including:

- London Borough of Lambeth
- Children and Young Peoples Service
- London Borough Of Lambeth Regeneration
- The Metropolitan Police
- Clubs for Young People (CYP)
- Kate Hoey MP
- Local Councillors
- Other local stakeholders, including schools, community groups and forums

Young people have also told us what they need us to provide:

“To provide the youth with stability where there is none” (Member – aged 20)

"A place to come after school and have fun" (Member - aged 12)

"To allow children to socialise with other children and do things they enjoy" (Member - aged 14)

"To keep young people off the streets and in a nice environment" (Member - aged 14)

"The reason for a youth club in this area is to stop children standing on the streets and increasing crime" (Member - aged 16)

Budget

Project Cost Summary

4 Phase Option

Construction costs:	£
Phase 1	873,400
Phase 2	635,940
Phase 3	275,530
Phase 4	390,890
Sub Total	2,175,760
Professional fees @ 12%	261,091
Building Regulation/Statutory Fees	14,500
Furniture and equipment	225,000
Sub Total	2,676,351
Non-recoverable VAT @ 15%	401,453
Sub Total	3,077,804
Inflation @ 9% in total	277,002
Contingency @ 10%	307,780
Total	3,662,586

Monitoring and Evaluation

We have established a detailed list of project milestones and desired outcomes, covering not only the redevelopment work itself, but also the implementation of the new services these will facilitate. These are timed and measurable, so that we can clearly monitor if we are on track to meet our objectives. A full list is contained in our business plan.

Further Information

Additional documents available include:

- Short business plan
- Full business plan
- Scale drawings
- Full costings
- Copy of planning permission
- Funding feasibility study
- Fundraising strategy

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Registered charity no. 1123902
Registered company no. 6521183

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Case For Support
November 2009**