

Telegraph Hill Centre

Kitto Road, London SE14 5TY



ANNUAL REPORT 2020

TABLE OF CONTENTS

Table Of Contents	2
Introduction	3
Chair And Centre Manager Report	4
Summary Of Achievements	7
Treasurer's Report	8
Branching Out	9
A Word From The Vicar	11

INTRODUCTION

Zanne Findlay , Chair of the Telegraph Hill Centre Steering Group.

This report is being compiled during the Coronavirus outbreak of 2020 when staff were furloughed, the Centre closed and the Centre Steering Group able to communicate remotely but unable to hold the planned AGM in June.

Since the beginning of 2020 the Vicar, Rev Sheridan James, has suffered a period of ill health and is currently recovering well from surgery and chemotherapy.

The Centre would like to thank the PCC for its continued support and guidance over the past few months in particular. The Centre continues to benefit from the generosity of St Catherine's church Community Development Fund and during this period of uncertainty the members of the PCC have been supportive and engaged with the Centre to agree how best to manage the closure and to maintain the employment of the staff team.



CHAIR AND CENTRE MANAGER REPORT

Zanne Findlay and Susan Morgan

Over the past year, Telegraph Hill Centre has strengthened its links with the community and church. At the same time it has endeavoured to streamline and readjust its expectations and operations.

External and internal changes have been good opportunities to re-examine the way the Centre functions. This means we now have even more confidence in the way we are able to respond to the needs of the local residents and in our relationship with the borough council.

The Centre has continued to thrive in part thanks to the generous support of St Catherine's church which provides us with an annual Community Development Fund of £35K per annum. This will likely to be adjusted taking into consideration the Centre's closure since near the end of March.

The completion of the refurbishment of the building

With the rejuvenation of the steel windows in the Centre foyer, plus the almost total removal of "Lewisham Blue" from the interior, the Centre now has a more up-to-date feel and has certainly been refreshed. There has been a lot of positive feedback from people coming to the Centre, and from many hirers. They have told us they appreciate the efforts the Centre and church have made over the last two years - and so do their clients. Without this work being done, the Centre was at risk of losing these people to other hire spaces in the area, and instead now it is attracting them.

The foyer windows also had an external safety film applied to all panels, a step the Centre Steering Group felt was essential following two incidents when windows were damaged by projectiles from outside.

THC Network

One of the aspirations of the Telegraph Hill Centre Steering Group has been to find a way of engaging with the hirers which is more than a landlord / tenant / user relationship and more collaborative. So, we launched the Telegraph Hill Centre Network at the AGM and brought people together for two training events, which were provided free of charge.

The Network is open to all those who regularly hire spaces in the Centre or who are tenants in any of the spaces in or connected to the Centre, it is also open to members of the THC Steering Group and PCC, but is still in its very early stages of development. We are hoping that the Showcase, which brings together all the hirers for half a day, will help to create more of a sense of belonging to a community at the Centre and improve collaboration and communication.

Within the Network are practitioners, leaders and teachers who provide services, workshops and events under each of the four Mission statements: Health and well-being, Life skills, Support at every stage of life and Community connection.

The Network was due to hold its first Showcase on Saturday 21 March the first day of the planned Telegraph Hill Festival, which was unfortunately cancelled. However the planned programme highlighted the impressive range of activities available week by week through the practitioners who work out of the Centre, everything from health and well being, to practical support for small businesses and opportunities for creativity. This range of expertise was captured during the closure into the Coronavirus Workout Booklet which was distributed free to

200 people in receipt of the COVID support food boxes. It contained advice on health and well being and exercise for those who were self-isolating, some advice from Rev. Sheridan James and local support information.

Centre web page

The Centre Steering Group is lucky to have two members, Ola and Jake, who have worked hard on the upgrade of the Centre's web page, which is due to be launched shortly. The site will include an on-line enquiry form, the latest class timetable, information about the people who use the Centre and their classes, information about the rooms for hire, and links to other social media run by the Centre. There will be a page for Branching Out, the joint activities project of the church and Centre for those aged over 55 years. Ann Atkins has kindly updated the Centre history for us too.

Community

We have had a number of community groups come to the Centre and hold important information and education sessions for people not only who live on the Hill, but throughout the Lewisham borough. The ESOL group for women on Thursdays has been a particular joy and has helped dozens of women to improve their English and find new friends.

We are in the middle of hosting a series of seminars through MIND, supporting those from marginalised groups with mental health issues. This series - Engage in ME - is for members of Lewisham's black, Asian, ethnic minority and refugee communities and we hope to expand this connection into the future.

We have hosted community garden meetings, free films, pantomimes, festivals and concerts, the Crisis book sale and focus groups. We have also been able to hire the Centre to film crews using surrounding homes and parks for location shoots.

We are particularly pleased that the renovation of Studio 3 Hub, at the top of the building, has allowed the church to not only expand its income, but also provide a comfortable, welcoming space for the community. It is now being extensively used by a number of therapists and practitioners. We continue to support Bumps, Babes and Tots; Stretch and Strengthen; MIND art group; AA and GA.

Branching Out has branched out into Mondays with chi gong and Zumba classes while the Thursday gathering continues to expand. The group's co-ordinator, Jessica Haener, has been a tremendous support for the Branching Out members and a great ambassador for the Centre as she represents it and Branching Out across the community. She has made good contacts within the council, health and arts groups and these will bear fruit in the coming months and especially next year with Lewisham being London's borough of culture for 2021.

New activities and planned developments

Tuesday morning table tennis club, Wednesday acupuncture clinic, BoxFit, Feldenkrais, post-natal pilates, French language for toddlers, children's yoga, music and exercise for up to 5-year-old and being used as a base for filming a TV series.

Expansion of Achieving 11+ hours, Pilates classes increased from 3 to 6 classes, two new sessions for both HAYA acting academy and Fairweather Dance, special six-part program for MIND focussing on marginalised members of the community.

We had some new classes coming up such as anxiety workshop, canine therapy sessions and have put some developments on hold which were already organised, such as the Branching Out arts show in collaboration with Goldsmiths University.

The Steering Group

The Steering Group works well together, for a number of members this was their first year on the Group and they have given their time and their expertise generously. Three members have updated the Website in collaboration with Sue and the staff team. Particular thanks to Fraser Jopp our Treasurer who has worked hard to update our accounting systems and to streamline our financial practices in line with the needs of the PCC. His expertise has been invaluable and his calm approach has been an added benefit, especially where there have been changes in personnel.

As the Group becomes more established, and the day-to-day running and refurbishment of the building becomes less of a priority, we are beginning to look at setting strategic goals to ensure that the Vision and the Mission of the Centre are fulfilled and that the Centre is indeed seen as a vibrant community hub for all ages.

Many thanks to

Telegraph Hill Centre Steering Group members (all volunteers)

Community representatives

Zanne Findlay, Chair (joined 2017)
 Jake Berger (2018)
 Rima Bray (2017)
 Sanjit Chudha (2011)
 Fraser Jopp (treasurer Nov.18)
 Maggy Burrows (2019)

St Catherine's church representatives

Sheridan James, Vicar
 Simon Chenery (2016)
 Linda Evans (2018)
 Ola Solomon (2018)
 Camilla Kennedy Harper (2019)
 Stephen Tomkins (2019)

We are aware that had the AGM taken place in June 2020, two of the community members were to stand down. Our thanks go to Sanjit Chudha who as been on the Steering Group since 2011 and was the Group Treasurer for many years. Sanjit brought a tremendous amount to the Steering Group and his energy, fair and enthusiasm will be missed but we are well aware how busy he is with other projects and wish him well.

The second person who had indicated their desire to step back was one of the Centre hirers, Maggy Burrows, and she too will be missed for her particular perspective on working in the building. Maggy is in the Telegraph Hill Centre Network and so her voice and her input will continue to have a place and we wish her well as she concentrates on building her own private practice.

SUMMARY OF ACHIEVEMENTS

What	When
Launch of Telegraph Hill Centre Network	May 2020
Review of utilities suppliers completed. Electricity account moved to cheaper supplier, gas determined to be on best rate already.	July 2019
Chi gong and Zumba added to Monday as Branching Out activities	October 2019
New bookkeeper, Abeba Woldeamanuel, appointed to Centre staff	November 2019
New signage installed throughout the Centre and its exterior, including direction signs to Hill Station, BeBright and St Catherine's.	December 2019
Bookkeeping consultant Caroline Barrowclough appointed to review the Centre and St Catherine's bookkeeping systems.	December 2019
Winter edition of THC News published and distributed to over 600 homes.	December 2019
Repainting of the exterior frames of the foyer windows and some Centre windows. Work included application of safety film to exterior of the glass.	December 2019
Crisis book sale held	January 2020
Steel work in foyer interior painted to match new paint scheme.	Jan / Feb 2020
New website finalised.	January 2020
Specialist accountant Clare Mannall appointed to review staff wage payment system.	February 2020
Branching Out co-ordinator, Jessica Haener, appointed to Centre staff.	March 2020
Review of Centre and St Catherine's bookkeeping systems received from Caroline Barrowclough.	March 2020
Centre formally closed due to coronavirus	20th March 2020
Coronavirus Workout Booklet produced and distributed via COVID team	April 2020

TREASURER'S REPORT

Fraser Jopp

Treasurer's report

The Centre team's hard work has been reflected in the financial result for the year has been reflected in its financial performance. Letting income was stable at £65k, and the success of the Telegraph Hill Festival and Pantomime meant their donations to the Centre increased. Combined with an increase in core funding from the PCC to £35k, the Centre made an operating surplus of £10k, which meant £15k could be invested in major improvements and repairs to the Centre. At the end of 2019, the Centre had unrestricted financial reserves of £75k, or approximately 8 months of operating expenses.

These reserves mean that the Centre is able to sustain the financial impact of the Coronavirus pandemic. At the time of writing, the full impact on the Centre has not been quantified, but it is clear that the loss of income from lettings and the Festival will be significant as a result of the temporary closure of the Centre. The Centre has also agreed with the PCC that the Community Development Fund grant will be reduced in 2020. The Centre is able to benefit from the Coronavirus Job Retention Scheme while its staff are furloughed. The Steering Group and PCC are co-ordinating their planning to ensure that they will be able to met their obligations.

	2019 £	2020 £	
Lettings etc	69,454	72,983	(See note 5)
Community Development Fund	35,000	30,000	(See note 2)
Other Grants and Donations	13,142	22,186	(See note 2)
Interest	28	14	
Total operating income	117,624	125,183	
Staff	58,869	51,768	(See note 8)
Other operating expenditure	48,837	52,226	(See note 6)
Total operating expenditure	107,706	103,994	
Operating surplus	9,918	21,189	
Expenditure on major repairs and improvements	14,959	18,807	(See note 6)

BRANCHING OUT

Jessica Léa Haener

May 2019-2020

This year has been another beautiful year for Branching Out, drawing new members and volunteers to join, welcoming new collaborations and activities and seeing initiatives grow and develop.

The already very popular Tai Chi class keeps growing due to Kevin's ability to share his practice with passion.

In the Art class, we have welcomed two new volunteer tutors, Gill and Angel who brought with them new insights and creative ideas. Alongside them we have Gary whose engagement goes beyond and above, and Jake who recently joined us and brings positivity and enthusiasm. Together they create a great dynamic in the room. We are thankful they all share their skills and time with us.

The monthly clubs, Knitting & Crochet club, Book club and Diary writing are steadily attended, and Mend it with Mo is still a huge success, and even brought fame as Mo gave an interview for the 'Lewisham Ledger'.

In addition to the regular hot meals provided by BeBright, Anna has volunteered to cook a meal for our lunch club once a month, which has so far been very successful and enjoyed by all.

Fundraising and thanks

A huge thank you to Colleen and Ann who throughout the year help with the lunches. Both were also key in organising a successful coffee morning raising £259.70 for Macmillan.

The community lunches have again been wonderful opportunities to bring people together. It would not have been possible without Helen (Harvest) and Emma (Christmas) whose cooking is simply a delight.

This year's Picnic wonderfully organised by Sheridan also coincided with the official opening of the boules court performed by Cllr Taussef Anwar in the garden. It was also the occasion where, the children from BeBright joined the members for some unique boule games.



New partnerships

We have been delighted to host extra activities throughout the year, thanks to the generous local organisations willing to collaborate with Branching Out. In the Narthex we hosted Deptford Cinema, who transformed the room for a unique cinematographic experience. We had further digital workshops to learn basic skills on smartphones and invited "Table Talk" project to meet with the members.

We are looking forward to building onto these relationships for more opportunities in the future.

New classes

We have been able to add two new classes on Monday afternoon; Chi Gong with Wayne and Zumba Gold with Sissy, which has given an opportunity for those already coming on Thursday to have an extra day of activity, but also brought new people along to get to know Branching Out.

Art exhibition

We held our second art exhibition during the summer with 28 artworks. We are thankful to Jacqui and David for offering the Hill Station to exhibit, and were even more delighted when they extended the initial 10 days into two months. They enjoyed having member's painting on the walls.

The exhibition is becoming a landmark, and we now are building up to have members from all activities involved in future ones. Thanks to Will Cenci from Goldsmiths who gave us additional support for this event, and special gratitude to Mo who helped put the exhibition up on a Friday night.

Support during Covid 19

Due to Covid 19, 12th March marked the last time Branching Out members met at the centre. We have since created a phone call/text/email network to stay in regular touch with the members. We delivered art materials for those who did not have any at home so they could continue painting, as well as helping the Telegraph Hill support group to reach out to our members so they can access the food deliveries service. We also started a newsletter project with contributions of members who wish to share their experiences, hope, inspiration, routine and ideas in a step to keep connecting with each other and keep the sense of belonging which is at the heart of what Branching Out is about.

All these are made possible due to a strong and unique joint effort from all those involved with Branching Out. Thanks to Sue for her immense support in helping identify opportunities, funding and networks as well as sharing ideas with me throughout the year; to Ann for her strong commitment to the group and huge support in all area of work ensuring nothing is left out; to Sheridan, the vicar for continued encouragement for new ideas and initiatives and for her ability to put a smile on every single member's face. I am grateful to Zanne for sharing her wisdom and knowledge while the Steering Group give their trust; to St Catherine's PCC for their on-going support; to the THC office team for their patience and generosity making the Centre such a welcoming place every week for our members and to all volunteers for their endless kindness, giving their time to make these projects happen. Last, and most importantly, thanks to members whose individual initiatives and contributions make this group such a unique one to work with.



A WORD FROM THE VICAR

Rev. Sheridan James

It's quite hard to write about life at the Centre from May 2019 in May 2020 when the whole world has been engulfed in a pandemic since the beginning of 2020. Last year seems like a lifetime ago. The last AGM seems like a different era.

However, what strikes me is that the word 'community' has remained vital throughout this period. We talk a lot about community development, community resilience and community connection.

Building community takes a huge amount of work - often unremarkable, incremental work - because the truth is that the thrust of busy 21st-century living has speeded us all up, has meant that we have less time to greet (never mind know) our neighbours and we might spend more time commuting than we do investing in our local area. In that context community spaces, like the Telegraph Hill Centre are vital. They become a place that generates, sustains and holds communities together.

That might be in quite a low-key way - e.g. attending an annual panto, or a more regular commitment like a Pilates class, or a more vital part of your week like AA or any of the groups supporting new parents and carers. All of these activities build community, build friendship, build support. And when the chips are really down - like in a global pandemic we become hugely grateful for those local connections that we have - that might have seemed quite ordinary in ordinary times - just a few hellos and sharing of small talk - but in extraordinary times became the people that we were glad to see on a Zoom class, or who checked in on us to make sure we were OK. And somewhere in the midst of this experience we realised that there was something beautiful here - friendship, solidarity, care and compassion.

The Centre's doors are normally open pretty much all year. And this year the Centre has a fantastic facelift with all the Crittall paintwork repainted black. The building looks smarter and is making more of its modernist good looks. We'll soon be ready to re-open and do the ordinary stuff we've always done - but it will feel different, because we will all realise that things we might have taken for granted were in fact extraordinary and added to the value and beauty of our life.

St Catherine's church, is as always, delighted, proud and happy to partner with the Telegraph Hill Centre to enable this wonderful resource to exist for the benefit of the whole community.

I look forward to seeing you all very soon.

All good wishes,

Revd Sheridan James
on behalf of St Catherine's church
31/5/2020





Our vision for the Centre

To be a vibrant community hub at the heart of the community

Our mission

To provide a safe, welcoming space for everyone in the local area that facilitates:

- health and well-being;
- life skills and ongoing education;
- support at every stage of life;
- community connection.

... creating opportunities for friendship, development, synergy and creativity

Our Building Development Goals are: Greener – Safer – Smarter

How do we manage financially?

The freehold of the building is owned by St Catherine's church, but the Telegraph Hill Centre funds itself through the rental income from the clubs and lettings that meet on the ground floor and through a **£30,000 per annum Community Development Fund that comes from St Catherine's church**. This is being increased in 2019 to £35,000.

This £35K is a proportion of the rental income that is generated from the commercial lettings on the upper floors of the Centre which is ploughed back into the Centre, not into St Catherine's church – **for the good of the whole community**.

The Centre is managed by Centre staff and the Telegraph Hill Centre Steering Group, which is made up of an equal representation of church and community membership.

**Telegraph Hill Centre & St Catherine's church
working together for the good of all.**