



OXFORD HOUSE

130 years in
Bethnal Green

ANNUAL REVIEW

2013–2014



In 2014, Oxford House will be celebrating a major success: 130 years supporting the arts, community and heritage in the East End

Contents

	Page no.
About us	4
Welcome	5
Onwards; always onwards	6
Our year	8
Community hub	9
Volunteering	10
Creative arts	11
Theatre	12
Exhibitions	13
Supporting the work of Oxford House	14
The future: investment in the building	15
Our finances, reserves policy and risk assessment	16
Thanks to	17
Contact Us	19

About us

Founded by Keble College, Oxford University in 1884, Oxford House in Bethnal Green (known locally as Oxford House), is a thriving, independent, community and arts centre.

Oxford House (OH) was established in 1884 as the first "settlement house" to open where students and graduates from its founding body undertook a period of residential volunteering to learn first-hand about the realities of urban poverty. Volunteers provided practical support to the local community creating a variety of projects such as youth clubs, poor man's lawyer and labour exchanges.

Our charitable objects as set out in our governing document are to:

- a) provide a centre of religious, charitable, social and educational work among the poor of East London; and
- b) undertake and carry on religious, charitable, social and educational work in London and elsewhere.

While there has been no formal change in the charity objects, OH interprets its purpose through a more contemporary mission statement:

“To be the place where community & voluntary sector groups, arts organisations, and social businesses come together to work, learn, explore, create and celebrate.”

What we do

1. Provide a **community hub** and manage a variety of office and venue space for the local community, charities and social enterprises;
2. Provide a **volunteering programme** to tackle youth employability for 16–26 year olds; and
3. A **hub for the creative arts** that includes running an arts centre and arts activities using our theatre, dance studio and art gallery.

How we are managed

OH is a registered charity governed by a group of unpaid trustees. Jonathan Baume has been Chair of the board since January 2013. John Ryan has been the Chief Executive since June 2008 and leads a small (but perfectly formed) staff team.

We believe it is important that our trustees reflect the diversity of the local community but also have the skills and expertise to govern OH. We review our governance regularly and when appropriate recruit new trustees to provide skills and experience to the board.

Welcome

As another year ends we prepare to celebrate our 130th anniversary in September 2014. It continues to amaze me that the House remains valued and plays such a crucial part supporting community life in East London.

Of course needs and communities change and with it the work of the House has to adapt. The most significant aspect of this being the ability to survive in a period of prolonged austerity and squeezing of public funds. The changes OH made to its operations since 2008 has enabled us to do this by inventively using the building. At the same time we have managed to increase visitor numbers, types of activities offered and community access despite a difficult external environment.

As we look forward to our 130th anniversary later in 2014 we are planning for the future. Changes will include much needed improvements to parts of the building that will in turn support the future growth of our work.

I would like to thank the staff, trustees, volunteers, funders, partners and the communities of East London who have contributed to making this a great year.

Jonathan Baume
Chair of Trustees

Charity Number: 208582 Company No: 59858 VAT Registration No: 752 0306 67

Onwards; Always onwards

A simple mantra you might think and surely one that underpins our work? Well, despite the mixed pressures of time, resources and uncertainty the answer must be 'yes!' Of course we 'never seem to have enough time to plan' or 'we haven't got enough staff or volunteers.' And yes, communities and demands are constantly changing.

At Oxford House we have years of history and heritage (not to mention countless, in fact almost 130 years of printed annual reviews) to look at and help us take the long view. The truth is that uncertainty, change and time are a constant and not just a feature of austerity. 2013/14 is another one of those years. It contains a mix of highs and some not so highs.

However, three events typify 2013/14 for me:

1. The Knowledge

Over three days in November 2013 we curated and managed our first festival for many years. Curated by Daryl Beeton, from resident company Kazzum, the Festival tested the potential for partnerships within the OH arts community. It also helped develop the profile of the venue, generated social and economic return through the increased footfall and further enhanced research and development for future heritage and arts activities. The Pitch, an artist led open competition to bid for a £500 prize for artist development at OH, created a real buzz in the café. Project Boondock were winners and will develop and show their work throughout 2014.



Project Boondock; winners of The Pitch competition, part of The Knowledge Festival 2013

2. Chelsea Fringe

We participated for the first time in the Chelsea Fringe, an imaginative and exciting festival that fuses art, gardens/plants and people. Over a three week period OH hosted an exhibition, several creative workshops and a highly amusing 2 person show called 'Can you dig it?' that was previewed on Radio 4.



Musical comedian, Jo Stephenson and Dan Woods, presented "Can You Dig It?" at Oh! Theatre, as part of our programme for the Chelsea Fringe Festival 2013

3. Volunteering

This is a core aspect of our work and remains at the heart of the House. We have concentrated on volunteering, aimed at 16–26 year olds, as a means to improving youth employability. What is striking about the young people we have worked with is their incredible enthusiasm as well as their willingness to learn new skills. The changes this makes to their self-confidence and skills is transformative. For example, the gallery at OH is programmed, curated and run entirely by volunteers.

Further work continues on our application to Heritage Lottery Fund (HLF) and we plan to resubmit in September 2014.

Thank you to our staff, volunteers, trustees and supports who make all this possible.

John Ryan
Chief Executive

Our year

We continue to use the building and its diverse spaces to meet community needs whilst also generating unrestricted income to support the charity. This has in turn reduced our reliance upon grant income and means that we are able to offer fantastic facilities for community use.

We continued throughout 2013/14 to use our heritage building, Oxford House, as the place for all these activities. We fused these diverse spaces, from theatre to former Victorian chapel, with a range of community activities. The end result is a year that reflects the diversity of community life in east London.

Our work is still focussed on three strands of work – providing a community hub, volunteering and a space for creative arts. Pages 9–12 illustrate the variety of this work.



Young and Talented School of Stage and Screen Acting Classes at Oxford House to nurture and develop young people for Stage, Screen and Life

Community hub:

- Open daily and 51 weeks during the year for an amazing range of community uses
- Welcomed around 80,000 visitors during the year
- Approximately 80% of room hire was at affordable rates for community use
- Around £10,000 worth of donated venue hire to new and emerging groups without funds
- Diverse range of community activities including:
 - ↳ *Remember to Dance!* For people with dementia
 - ↳ Acting classes with *Young & Talented* and *Anna Fiorentini*
 - ↳ *Lisa Gilbert School of Ballet*
- Organised a community journalism course that resulted in the production of *East2: An Insiders' Guide to Bethnal Green* with funding from Awards For All
- Worked closely with LB Tower Hamlets and Luke Greysmith Associates to create the Derbyshire Street Pocket Park alongside Oxford House with funding from LBTH and the Mayor Of London.
- Catered for a range of conferences and events including
 - ↳ *Centre for Citizenship and Development conference* in July 2013
 - ↳ *Evelyn Oldfield Unit* in August 2013
 - ↳ *London Roots Collective* offered workshops and training to strengthen grassroots groups from January 2014
 - ↳ *Futureversity* and their takeover event for young people during the summer
- Welcomed new organisations who have rented office space including:
 - ↳ **Food Cycle** – a UK charity that combines volunteers, surplus food and spare kitchen spaces to create tasty, nutritious meals for people at risk of food poverty and social isolation
 - ↳ **Skills Collective** – who provide training and skills development
 - ↳ **The Rock Church** – a London based Church
 - ↳ **Genesis Chapel** – a London based Church



East2: An Insiders' Guide to Bethnal Green

Volunteering

- Young people volunteered over 5,112 hours (at an estimated value of £31,643 @ £6.19 per hour although this is not shown in our accounts)
- Secured further funding from LB Tower Hamlets to continue our youth volunteering project
- Became a core partner in the East London Business Alliance (ELBA) and Nomura 'Beyond Boundary Project' that supports employment chances for young people in Bethnal Green
- Developed a great volunteering partnership with Queen Mary University and their award-winning Project Q programme
- Provided much needed free space to young people from Somewhere to ___ an Olympic legacy project.
- CEO, John Ryan, mentored a second young person in the Young Foundation's Uprising programme



Oh! Volunteers

Creative Arts

Our reputation as a hub for the creative arts continued to grow during the year. Our creative hub is a mix of office space (around half of our tenants work in the creative industries) plus a portfolio of mixed arts spaces (studio theatre, gallery and dance studio) that are available for hire.

Our application to the Arts Council for our 3 days festival, 'The Knowledge,' was successful and held in October 2013. The festival marked a milestone in the continued development of creative arts at Oxford House. Intended as a pilot and part of our research and development. The Knowledge was an 'exchange'. It tested the 'Oxford House presents'

model through carefully selected performances and participative encounters: schools, artists and community. The pilot was a success and provided a marker for future events.

Another highlight of the year was 'Waiting Game' by Kazzum Theatre. 'Waiting Game' was a promenade, site-responsive performance for teenage audiences, inspired by the real-life experiences of London's young asylum seekers and presented at Oxford House and Weavers Field in January 2014. The show reimagined Oxford House as a disorientating promenade performance that wound its way through the corridors, basements, and back alleys of the House.



Opening of The Knowledge Festival 2013

Theatre

- *Anatomic Theatre Company*
- *Can You Dig It?* Part of Chelsea Fringe
- *Sagacity* – part of Capital Age Festival by Green Candle Dance Company,
- *Dance Moves Festival* – Yearly dance event for primary school children by Language of Dance
- *New Generation Youth Festival*
- *Jayden's War* by Y & T Rep Co
- *British Urban Film Festival*
- *Dynamic Eclipse Arts Aluminium Anniversary*
- *Wot? No Fish!!* The Knowledge Festival
- *The Lift Attendant* – The Knowledge Festival
- *Somali Art week*
- *African Women*
- *The Singular exploits of Sherlock Holmes & Warnings to the Curious: the Ghost Stories of M. R. James* by Don't Go Into The Cellar! Theatre Company
- *The Great Moment* by The Rock Church
- *Waiting Game* by Kazzum



Sagacity, Jayden's War, The Singular Exploits of Sherlock Holmes, Wot? No Fish!!

Exhibitions

- *Zimbabwe Association*
- *Riverbed Rotherhithe* Photographs by Mary Fitton
- *Oh3* – an exhibition inspired by nature, plants and gardens by Emma Hardicker, Lesley Raven & Sandro Migliarini. Part of the Chelsea Fringe
- *Talking Underwater* by Gallit Shaltiel
- *Shift: Alumni of Middlesex University*
- *Connections Between People and Land* by The Art Collective
- *The Knowledge Festival*
- *'Somaliland at the Polls'* by Kate Stanworth
- *'Actual Proof'* – a group show by local people who are practicing Nichiren Buddhism with the Soka Gakkai.
- *Put 2 and 2 together* Stamped arts took 2 artists and 2 local primary schools to present a collaborative exhibition of art rarely seen outside of schools.
- *Waiting Game* by Kazzum Arts
- *Going Underground* by Ross Ashmore
- *The Ekistics and Ikebana Observatory* by Anna Skladmann, Nikolas Ventourakis, Paul Hutchinson and Sinaida Michalskaja.



'Riverbed Rotherhithe' Photographs by Mary Fitton, Opening of 'Connections Between People and Land' by The Art Collective, Opening of 'Talking Underwater' by Gallit Shaltiel, 'Going Underground' by Ross Ashmore

Supporting the work of Oxford House

We took steps during the year to strengthen our organisational capacity. Particular successes included:

- Working closely with A New Direction to take on our first Apprentice. Tahmina, started with us in October at front of house
 - Recruiting a part time Marketing and Communications Assistant to build on our fantastic social media work. Eva joined us in August 2013
 - Creating a new website for Oxford House that went live in April 2014
 - Completing a building Access Audit funded by City Bridge Trust
 - Carrying out a major visitor survey during June 2013 to support our HLF application
- Developing an excellent Corporate Social Responsibility (CSR) relationship with the facilities team at Japanese bank, Nomura. The breadth of their support has been remarkable and a testimony to the attitude of their staff. Nomura helped design and printed our Annual Review, completed a makeover of our reception and provided plasma screens for our café
 - The removal of the Arts Council charge on the property during the year. The assets concerned are now regarded as unrestricted.



Oxford House from Weavers Fields by Zoe Michelle

The Future: Investment in the building

We have continued to develop our plans for the building and will resubmit an application to the Heritage Lottery Fund in September 2014. Investment in the building is critical to our future. Our current plans to open up space by making better use of the ground floor will allow us to increase our visitor numbers and valuable unrestricted income.

The completion of the adjoining Derbyshire Street Pocket Park means we now have the potential to create a new link and better access to the park. We are currently receiving pro bono support from café provider, Benugo and their designer team, to create plans for a new heritage inspired function space on the ground floor.

Thanks to the project team of architects, engineers, surveyors, project manager, heritage experts, social media and PR who have developed the work so far.

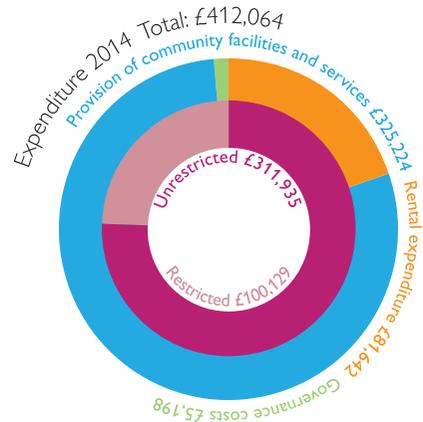
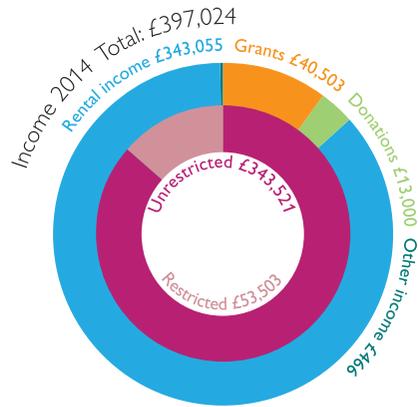


Visualisation of new Café space opening into Derbyshire Street Pocket Park

Our finances

Oxford House generated income for the year to 31 March 2014 of **£397,024** (2013: **£400,442**). Expenditure increased to **£412,064** in 2013 from **£408,243** in the year ended 31 March 2014.

Overall, the net deficit of income over expenditure for the year ended 31 March 2014 amounted to **£15,040** (2013: **£7,801**). Underlying this figure is an unrestricted surplus of **£31,586**.



Thanks to

OH Trustees

Jonathan Baume, Fergus Early, Linda Kaur, Josh Spero, Deborah Crow, Liane Hartley, Louise Alexander, Michael Judge, Rev. Kevin Scully and Matthew Railton.

OH Staff

John Ryan, Baz Browne, Anisa Khanom, Enus Ali, Christine Lee, Annie Gao, Evelyn Maison, Refeia Begum, Agnes Asiedu, Eva Carmona del Rio, Tahmina Ahmed, Hi Ping Chou Chang, Bernard Owusu Boateng and Godfred Bakouah.

OH volunteers

Mahir Chowdhury
 Omowunmi Koiki
 Maria Monteiro
 Tzvet Doncheva
 Samiul Amin
 Ricardo Sarabia
 Sasha Cauthery
 Muhid Mohammed Abdul
 Zuzana Brindzikova
 Luis D'Souza
 Jenice Akther
 Zafana Begum
 Aamina Raja
 Tyler Mitchell
 Dawn Biza
 Lornette Harley
 Collette Auer
 Mohammed Hassan Ali
 Roisin DelViso
 Miftaul Islam
 Edoardo Pacenti
 Tamer Amer
 Nafsika Vasileiadou
 Olga Kravchenko
 Eden Gilby

Afolake Ajayi
 Emily Cameron
 Jeanelle Diana Pran
 Ruru Wan
 Angela Taoqi Han
 Naznin Khanum Miah
 Rory John Macdonald
 Reena Begum
 Mousita Hossain
 Fatima Begum
 Ioana Ursescu
 Thahmina Begum
 Ilhaam Hamsa
 Rajan Jheeta
 Zakia Mohammed
 Chujun Gladys Huang
 Naimah Khatun
 Aima Begum
 Atiya Boksh
 Fahmida Hoque
 Oluwatobi Joseph
 Shazmin Akthar
 Shamema Begum
 Noshin Farzana Chowdhury
 Xinyi Li Kelly
 Rabiah Rahman
 Abdul Mumen
 Shahin Uddin
 Alan Parashkevov
 Maria Rodriguez
 Mingxiang Shao
 Shilpa Begum
 Jeremy Tang
 Sara Pereira
 Brigitta Horvath
 Ludovica Chiacchierini
 Chiew Ying Chieng
 Irene Pardo
 Satwinder Kaur
 Mihaela Angelova
 Zuha Aishath Fazeel
 Esi-June Mittee Adabunu
 Rebecca Louise Ferdinand
 Jessica Rego
 Forida Begum
 Jamila Begum
 Shah Ishtiaque
 Anton Rogov

Leila Bekkar
 Silvia Russo
 Mehjabin Nowshin
 Jack Sweeney
 Rebecca Louise Gray
 Nahid Ahad
 Juthi Islam
 Sazzadur Rahman
 Mita Begum
 Karimul Islam
 Rajia Begum
 Rumena Begum
 Luke Footman
 Anna Garrett
 Nasima Begum
 Reefah Chowdhury
 Maria Kelly
 Koyes Ahmed
 Jessica Gharthey
 Mohammed Asghar
 Celia Sellah
 Aidan Mills
 Ellis George
 Mumina Begum
 Parvin Begum
 Syed Salman Kabir
 Dilwar Hussain
 Umme Habiba
 Sofia Bianchini
 Amir Ben-Shabat
 Milena-Lorena Merticariu
 Silvia Giraldo
 Kunxu Xia

Partners

Green Candle Dance Company
 Walk East CIC
 The Photo School
 Keble College, Oxford
 Young & Talented School of Stage and Screen
 somewhere_to_
 Anna Fiorentini
 Language of Dance
 Basque Society
 Lisa Gilbert Academy of Ballet

Funders

London Borough of Tower Hamlets – supported youth employability through a Youth Volunteering Project aimed at 16–26 year olds.

Apprentice Wage Subsidy – supported the employment of our first Front of House apprentice.

Awards for All 'Photos from the Footpath' – a photo-walk course that included an exhibition and booklet.

Awards for All 'East2: The Insiders' Guide to Bethnal Green 2014' – a community journalism project culminating in a 48 page booklet

Arts Council England – The Knowledge, a 3 day arts festival held at Oxford House in October 2013

Church Urban Fund 'Near Neighbours' - Photos from the Footpath: Taking a Faithful Look at Bethnal Green. A 5 week photography, faith and neighbourhood project.

City Bridge Trust – Accessibility Audit of the building

Edna Adan Hospital and Somaliland project – represents funds raised for the hospital and school in Somaliland.

Advisers

Bankers

NatWest Bank Plc, Gredley House,
 1/11 Broadway, Stratford, London, E15 4BQ
 Charity Bank, 194 High Street, Tonbridge TN9 1BE

Auditors

haysmacintyre, 26 Red Lion Square, London
 WC1R 4AG

Solicitors

Russell-Cooke LLP, 8 Bedford Row, London
 WC1R 4BX

Heritage Project Team

Tower Hamlets Community Housing, Ingleton Wood LLP, Potter Raper Partnership, A Different Drum CIC, Green Candle Dance Company, Malcolm Fryer

Contact us

CEO John Ryan
Phone 0207 739 9001
Email info@oxfordhouse.org.uk
Address Oxford House, Derbyshire Street, Bethnal Green, London, E2 6HG
Website www.oxfordhouse.org.uk
Facebook www.facebook.com/oxfordhouseinbethnalgreen
Twitter <https://twitter.com/oxhse>
Pinterest <http://pinterest.com/oxfordhouse>



Pocket Park from Oxford House by Ioana Ursescu

