



2018 Annual Review



1993 to 2018

25 years





Resource for London is where London's voluntary sector comes together to work, meet and exhibit. For the last 25 years the Centre has grown to become a key hub for the sector providing offices, conference, training and meeting rooms, offices and exhibition space.

Resource for London is the largest charity centre in London. It delivers outstanding social impact within the voluntary sector in many ways. It is home to a number of important organisations addressing poverty and inequality in the capital.

Each year over 1,500 meetings and events attracting over 150,000 people are held at the Centre.

Resource for London is a registered charity which, as a wholly owned subsidiary of the Trust for London, means that any proceeds are used to tackle deprivation in London.

2018 was a year of real success for the charity in terms of building on the progress made over 25 years and in bringing forward important new projects designed to achieve our vision:

'A vibrant centre for activities addressing poverty and inequality in London'

This Annual Review looks back over the last two and half decades and forward with our plans for the years ahead.

Contents

- 2 Chair's Report
- 3 25 Years of Service
- 5 Progress in 2018
- 8 Plans for 2019
- 10 Accounts

Chair's Report: Lynda Stevens

Resource for London is a unique charity that delivers services and projects addressing poverty. Our Centre in Holloway is home to more than 20 organisations that lead campaigns or provide services that are tackling increasing levels of inequality in the capital. We are also recognised as the key centre for London's voluntary sector where thousands of organisations come together for training, seminars, AGMs and conferences.

2018 has been a very exciting year for Resource for London. The office space has once again been fully occupied with any vacancies quickly taken up by progressive charities keen to be based in our Centre. New groups have included Women's Aid, Shelter, Music in Secondary Schools Trust and Our Time. The issue of affordable office space in London is rising up the agenda in the same way as the need for more affordable housing and it is clear that charities are finding it harder and harder to find good quality space that they can afford.

2018 also proved to be a very strong year for the meeting room operation owing to a significant increase in evening and weekend bookings and an effective marketing drive. The Ethical Property Company provides day-to-day management of the Centre and their team has worked hard and very effectively to achieve strong outcomes.

Thanks to funding from a number of grant making trusts and other sources we have delivered projects that fit our mission of addressing poverty and inequality. The Enhance project has gone from strength to strength supporting London's BAMER (Black Asian Minority Ethnic and Refugee) community groups. Enhance offers free start up desk space for the smallest community groups alongside a full programme of training events and conferences on major issues affecting the sector.



The financial outturn for the year showed that all of our activities had achieved their targets and that we are well placed to face the future. Whether that is offices for some of the most important groups tackling disadvantage, meeting rooms for the wider charity sector or imaginative projects raising awareness of the need for action to address poverty and inequality, we will continue to provide London's most amazing space.

Chair of Resource for London

Resource for London
office | meeting | conference | space

400
organisations use our
meeting space
each year



25 years of service to the sector 1993 to 2018

Originally called the 'Resource Centre' the centre is located in the former Jones Brothers department store in Holloway Road. The City Parochial Foundation (now called Trust for London) bought the block in Holloway Road for £290,000 in 1952 from John Lewis who then took out a 99 year lease. They handed back their lease on the store in the early 1990s, and a decision was made to turn the building into a resource centre for use by voluntary sector organisations at affordable prices. Just before Jones Brothers closed, a number of major voluntary organisations had asked to meet with the City Parochial Foundation as they were concerned at the rapid rise in rental levels in London. Aware of the Foundation's property assets, they were keen to see if they could work together to create office space at affordable rents.

With the enthusiastic support of London Voluntary Service Council (LVSC), which needed new offices, a detailed plan was developed. The proposed centre was not seen as financially viable by some at the Foundation, while others argued it was a good use of an asset.

Many funders gave generously to equipping the Centre and the Foundation met the capital costs of the conversion. As it turned out, the business plan covering the operating costs was too pessimistic. Tim Cook, the Clerk at the Foundation at that time who spearheaded the project said:

"Eventually, what made it all work was the full backing of the trustees once the go-ahead was given, the partnership between CPF and LVSC, the involvement of very business-like trustees at all stages, the quality of the Centre manager, and the immediate success from the day it opened. Here and there luck played a part, but commitment and hard work were more the bedrock of the success."

80%
of tenants say being at
Resource for London
is central to
achieving their aims



Until 2008 everything went well for the Resource Centre, the offices were full and the meeting space was heavily used for conferences and events of all kinds by the voluntary sector. However, the financial crash of 2008 particularly impacted on second tier organisations and the major tenant and meeting room user LVSC moved to much smaller premises. By 2010 the charity was losing large sums annually and there was a real threat to its survival.

Since then much has happened. The board was strengthened with a new team determined to breathe new life into the initiative. The Board of the charity appointed the Ethical Property Company to manage the centre including employing all staff and leading on the marketing of both the office and meeting space.

Over £2 million was spent to bring the facilities up to date and the centre was rebranded 'Resource for London' to echo the renaming of its parent - Trust for London.

The cafe was moved to street level, the reception opened up and new meeting rooms created. A big drive was undertaken to attract charities to occupy the office space whose core purpose was addressing poverty and inequality in London. This was successful and by 2013 the office space was once again full with charities like Hibiscus, Race On The Agenda (ROTA) and Student Action for Refugees (STAR) having moved in.

The next step was to reinvigorate the meeting space and a big boost came in 2015 with the arrival of Directory of Social Change. Today Resource for London is once again seen as a key hub for the charity sector in the capital.



Relaunch 2012

Bharat Mehta, Chair of the Board of Resource for London and Chief Executive of Trust for London and the Mayor of Islington cut the ribbon to relaunch the centre



About Ethical Property Company

Ethical Property is one of the UK's leading social businesses. Their aim is to ensure that commercial property supports the creation of a better world, through the provision of office, retail, meeting, conference and workshop space. Ethical Property owns 15 centres in England and Scotland, and manages a further six on behalf of like-minded landlords. They currently support 800 organisations working in a wide variety of sectors.

www.ethicalproperty.co.uk

ethical
PROPERTY

Progress in 2018

The lack of affordable workspace in London is becoming ever more critical with so much secondary office space being turned into flats. It is clear that charities are finding it harder and harder to find good quality space that they can afford.



Office space at Resource for London is sought after, not just because of the costs, but also because we work hard to create positive links and synergy between groups thereby increasing the overall levels of social impact that they themselves achieve.

2018 has marked a big step forward with our plans to make the most of the space at the Centre with new groups moving in and progress with our projects addressing inequality in London.

"I wanted to pass on a huge thank you to you and your team for hosting our Nurses Day event."

All the staff were amazing especially the IT support who were very patient with us and the catering team.

The venue was well evaluated and to quote from one of our evaluation forms: "Great venue!"

Thank you once again.

Whittington Health

Charities based at Resource for London

 THE EQUALITY TRUST


dsc
directory of social change

Charity Retail Association®
The voice of charity retail




Hibiscus
Initiatives


rota
Race on the Agenda




the Traveller
Movement

plus...

British Deaf Association, Cloudesley, Evelyn Oldfield Unit, Music in Secondary School Trust, National Resource Centre for Supplementary Education, Our Time, Reconnect, RightsInfo, Shelter, St Giles Trust, Tender, Unison and Women's Aid

and...

A further 17 small start up and emerging community groups in our free Enhance Deskpace



Progress in 2018

Directory of Social Change, who are based at the Centre, have continued to deliver their successful training programme at Resource for London providing capacity building for the sector. They have now been joined as tenants by the homeless charity Shelter who also provide their training at the Centre.

Enhance Project

Thanks to funding from grant making trusts we have delivered projects that fit our mission of addressing poverty and inequality. Enhance supports London's BAMER (Black Asian Minority Ethnic and Refugee) community groups. It includes free start up desk space for the smallest groups alongside training and conferences on major issues. The Grenfell disaster, austerity and Brexit have all had a big impact on BAMER organisations and Resource for London responded by organising a series of seminars funded by Awards for All in order to develop coherent responses and a stronger voice in policy making.



A training event organised through the Enhance project



Exhibitions

In 2018 we held a number of exhibitions in the café and Exhibition Hall including a collaboration between City & Islington College and Dementia UK, a show with Artcan to celebrate the International Day of the Girl Child and an important exhibition called Eritrea in the News: Colony, Independence and Dictatorship organised by Race On The Agenda and other groups.

Resource for London is also home to the Holloway Art Lending Library. This community project offers residents the chance to borrow works of art by local artists with open days throughout the year.





Progress in 2018

In 2018 Kudos was appointed as caterer for all of the meetings at the Centre as well as operating the street front cafe on Holloway Road. The café has been refurbished and re-launched as the Green Bean Coffee Shop and is proving popular with Centre users as well as local residents.

Over the last seven years Resource for London has invested substantial sums in improving the fabric of our large Victorian building. Over the last year this has included new energy efficient lighting, a new heating system and refurbishment of various common areas. The focus is on ensuring that the facilities remain attractive and relevant to office tenants and meeting room users and assists them in the efficient delivery of their activities.

General maintenance of the centre and improvements is budgeted at c.£220K each year. In 2018 a total of £160K was committed to the items detailed above with further costs deferred into 2019 for major improvements. This annual investment is designed to make the most of every available space in the Centre including the basement and outside areas.



charities spend

£500,000

less on workspace

each year at

Resource for London

Resource for London measures its social impact in a number of different ways. For example, we calculate that £500,000 plus is saved each year by charities through being based in our affordable office space or delivering their training etc. in good quality, affordable meeting space.

We also set targets around improving the effectiveness of the voluntary sector in London through both our facilities and through special projects that we deliver directly. Evaluating our effectiveness in these ways ensures that the Centre remains an essential and vibrant hub that is widely respected.





Plans for 2019

The Centre provides excellent exhibition space and we want to ensure that it is used to promote and raise awareness of important social issues. For 2019 we have been planning a major new project - Journey Justice Islington. Working with many different partners it includes an exhibition and events including films, talks and walks.

Journey Justice Islington will celebrate the lives of some of the lesser-known residents of the borough who have fought for civil and human rights. They include suffragettes imprisoned in Holloway Prison as well as people who struggled against South African apartheid and home grown racism and exclusion.



The project aims to:

- Increase awareness of people and movements who have taken a stand for human rights
- Inspire and empower people to take action for human rights campaigns and activities
- Create a lasting network of people committed to social justice

We have raised just over £30K from a number of sources including Awards for All and Trust for London to make Journey to Justice Islington a reality. In addition to the national Journey to Justice team our partners include:

- Islington Museum
- Race On The Agenda
- City & Islington College
- London Metropolitan University
- Islington People's Rights
- Islington Anti-Apartheid



Oscar Abrams

Set up the UK's first Black arts centre, the Keskiee in Gifford Street, Islington where Bob Marley recorded a video for 'Is This Love' in 1978





Plans for 2019: The Enhance Project

Funded by the City Bridge Trust from 2014-2017 and subsequently by other donors, Enhance was developed to provide capacity building and a stronger voice to London's Black, Asian, Minority Ethnic and Refugee (BAMER) organisations. They have been hugely impacted by Government austerity leading to the significant loss of funding from local authorities. Another key issue has been the loss of affordable workspace in the capital.



Over the last four years the project has:

- Provided free office space for **25** small and start up BAMER organisations
- Delivered **14** conferences with free space for events organised by BAMER organisations such as one by Voice4Change England on BAMER Social Investment
- Delivered 16 networking and training events encouraging collaboration between BAMER groups. These included fundraising workshops and an event on BAME Mental Health organised by Race On the Agenda.

Now we plan to build on this successful project by extending the reach of all of the key elements of the project throughout London. In addition, we plan to work with additional key partners to assist with engaging with small isolated communities that are missing out on essential services. Applications will be made to trusts to fund the next stage of the Enhance project.



its large and beautiful glass dome which floods the space with light. However, the dome is in urgent need of refurbishment if it is to survive as the structure requires new glazing and refurbishment of the metal framework.

The estimated cost of the full specialist refurbishment is £62,000 and we are seeking grants to complete this project in 2019-2020.

Plans for 2019: Capital Improvements

Resource for London is a charity and we raise funds from various sources to help fund our work. This includes funds for improvements to the building that make such a difference to the hundreds of voluntary sector organisations that use our Centre.

Over the next year we have identified a number of priorities and there is one that we are planning to focus on for fundraising efforts. The 'Dome Room' is a meeting space on the second floor of Resource for London. It is so called for



2018 Accounts

The following is a summary of the audited accounts for Resource for London for the year ended 31st December 2018

	Total Funds 2018	Total Funds 2017
Incoming resources		
Charitable activities	1,423,644	1,251,896
Investment income	20	5
Total incoming resources	1,423,664	1,251,901
Expenditure		
Charitable activities	1,020,725	913,584
Other	219,496	208,424
Total expenditure	1,240,221	1,122,008
Net income/(expenditure)	183,443	119,893
Reconciliation of funds		
Funds brought forward at 1st January	118,273	(11,620)
Funds carried forward at 31st December	301,716	118,273
Funds of the charity		
Restricted funds	21,276	13,142
Unrestricted funds	280,440	105,131

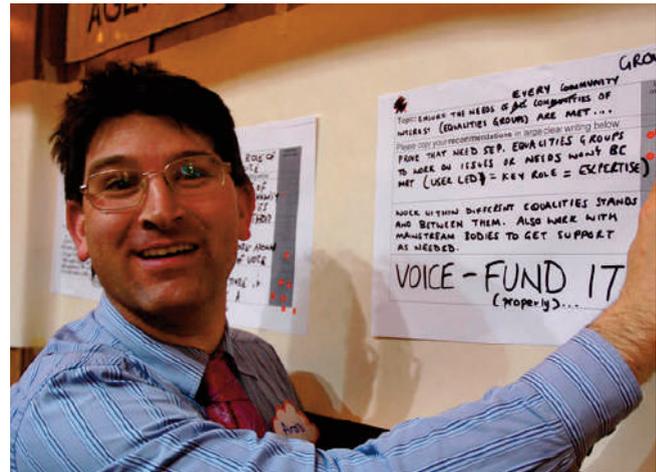
Copies of the full audited accounts for 2018 are available on the Charity Commission website

Trustees Serving in 2018

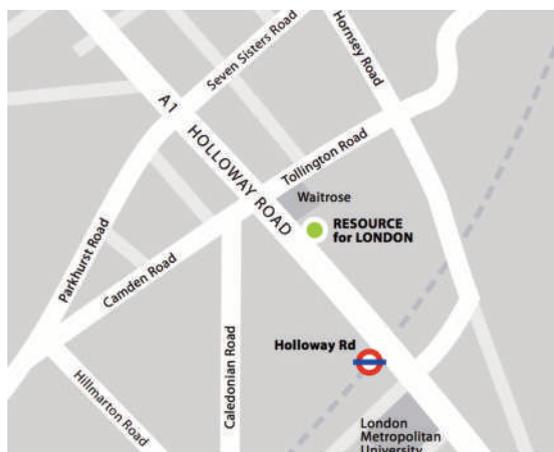
- Sue Logan (resigned 26 April 2018)
- Kevin Pease
- Julian Rouse
- Lynda Stevens (Chair)
- Wilf Weeks
- Stephen Burns
- Denise Joseph

- Company Secretary
- Centre Manager
- Social Impact Worker

- Carol Harrison
- Mark Deakin
- Mike Butler



100,000
 people attend conferences,
 training and AGMs each year
 at our Centre



Amazing Space for London's Voluntary Sector
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