

WYTHAM HALL

Annual Report 2013 - 2014



Breaking the cycle of street homelessness

*Do not go gentle into that good night
Rage, rage against the dimming of the light*

Dylan Thomas

Front cover: Rembrandt, The Jewish Bride

WYTHAM HALL ANNUAL REPORT

1st April 2013 – 31st March 2014

CONTENTS

Wytham Hall - An Introduction	2
Board of Trustees	3
Members of Wytham Hall	4
Director's Report	5
Manager's Message	7
Supported Housing Report	8
Residents' Contributions	10
Resident Groups and Training	14
Rough Sleepers Accommodation Pathway	16
Unemployment Benefit Developments	16
Visiting Students	16
Benefactors of Wytham Hall	17
Statistics	18
Financial Overview	19

Wytham Hall
117 Sutherland Avenue
Maida Vale
London W9 2QJ
(Registered Office at this address)
Company Registration No: 1777775
Charities No: 289328

Tel: 020 7289 1978
Fax: 020 7266 1518
e-mail: enquiries@wythamhall.co.uk
website: www.wythamhall.co.uk

Wytham Hall is a Charitable Company Limited by Guarantee.

National Lottery
Charities Board
Recipient



■ WYTHAM HALL - An Introduction

Wytham Hall was founded in 1984 by a group of doctors and medical students who were keen on exploring the dynamics of interpersonal relationships, particularly in the doctor-patient relationship. It seemed most appropriate to apply these



principles to those who, because of their fragility and the precariousness of their circumstances, were most in need – the homeless and the deprived. At that time, Dr El Kabir had, for several years, been running a medical centre for homeless people in Soho, Great Chapel Street Medical Centre, www.greatchapelst.org.uk. This seemed an ideal starting point for the project.

A house was acquired through donations and benefactions and Wytham Hall took life. Wytham Hall Recovery Unit was opened in 1984 as a unique and innovative project providing residential care to homeless patients with medical and mental health illnesses.

Its aims were to offer help, space, treatment and respite to those in need of it, and to help them lead a more fulfilling life. It has an extensive educational role, welcoming students from the UK, the USA, Hungary, the Czech Republic, the Slovak Republic, Ukraine, Uzbekistan and Israel. Its members have undertaken research on various aspects of homelessness, resulting in a number of publications.

Wytham Hall functioned as a recovery unit with fourteen beds and sixteen beds in move-on accommodation, which included a superb house donated by (what was then) Glaxo plc. We have been able to create small communities for people to run their own lives

in these premises. In 2007 we changed to supported housing with 25 beds in total. The emphasis has shifted from acute treatment and stabilisation towards the longer-term recovery not only of physical but also psychological health. This has involved a re-evaluation of the way staff and resident members relate to residents. We take pains at our weekly staff meetings to learn from the interactions of the last week and to search for the growth points. In this way we aim to enhance the process of evolution and understanding that is part of all our journeys through life and help our residents towards an integration of their personalities. Our residents are involved in a range of groups which work towards the same goal.

We have, in 30 years, admitted some 2500 individuals. We tried to care for each of them as individuals with specific needs and capacities. We tried to give them some of the dignity they needed to look after themselves. Needless to say, we have not always succeeded. However, most of them have been able to gain some benefit from us. Some have indeed managed to reconstitute their lives.

Wytham Hall is a charity supervised by a board of Trustees with day-to-day management in the hands of an employed staff team supported by the voluntary input of resident members.

(Great Chapel Street Annual Report available upon request)

■ BOARD OF TRUSTEES

Peter Barry, MBA (Cass), FCCA, Dip.M, MBCS, FloD
Finance Director, Meiko UK Limited

Gideon Dabby-Joory, LI.B. (Reading), LI.M. (L.S.E) Partner, Fladgate LLP

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
Principal of Wytham Hall

Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P.,
F.F.P.H.M., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Richard Lancaster, M.B., B.Chir. (Cantab), Ph.D (London), F.R.C.P.
Consultant Physician, Emeritus, St Mary's Hospital

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,
General Practitioner, (Vice-Principal)

Dr David Alexander Sturgeon, Consultant Psychiatrist at the UCL Psychological Therapies
Service; formerly Consultant Liaison Psychiatrist at UCL Hospitals. (Vice-Chairman)

Dr Philip Joseph, B.Sc., M.D. (Lond), F.R.C.Psych.
Senior Lecturer & Honorary Consultant in Forensic Psychiatry, St Mary's Hospital, London;
Honorary Senior Lecturer in Forensic Psychiatry, Institute of Psychiatry, London

Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Edward Fox, O.B.E

Company Secretary:

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,
General Practitioner, (Vice-Principal)

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE

Auditors: PKF (UK) LLP, 20 Farringdon Road, London EC1M 3AP

Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

■ MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
(Principal)

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,
General Practitioner, (Vice-Principal)

■ NON-RESIDENT MEMBERS

Major (Retd) Bradley Redford RAMC, Manager

Bridget McCarthy, Cert. Therapeutic Counselling Service Leader

Andrew Keck, B.A. Hons., Supported Housing Worker

Stephan Tufnell B.Sc, MA., Supported Housing Worker

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Dr Petr Valasek, M.D., Ph.D (Prague), Reader in Anatomy at First Medical Faculty,
Charles University, Prague, Trainee GP Crewe General Hospital

Danylo Yershov, Medical Student and Demonstrator in Anatomy First Medical
Faculty, Charles University, Prague

■ VISITING MEMBERS

Dr Desiree El-Kabir MA, MBBChir, MD (Lond), MRCP (Lond). Speciality Doctor,
Sue Ryder Hospice, Nettlebed and Medical Member, First Tier Tribunal (Social
Entitlement Chamber)

Jeremy El Kabir, M.B.,B.S. (Lond), F.R.C.S. F.R.C.S.(Urol)
Consultant Urological Surgeon, Northwick Park Hospital; Honorary Consultant Surgeon,
St. Mark's Hospital, Honorary Senior Lecturer in Surgery, Imperial College

Dr Daniel Lasserson MA, MBBS (Hons), MD (Cantab), MRCP (UK), MRCPE, MRCGP.
Senior Clinical Researcher, Department of Primary Care Health Sciences,
University of Oxford

George Osborne, FCCA, Accountant

■ DIRECTOR'S REPORT

We have had another good year for our residents with a sustained high occupancy of our 25 beds. 6 residents moved on to private rented or social housing and two returned to their home countries. Only one was evicted and that was for reasons of alcohol abuse. Our fundamental financial situation also remains secure at present. In our report this year a number of our residents have contributed pieces describing their lives and the role Wytham Hall has played for them. The stories often have themes of a broken childhood with maladjustment to society and traumatic relationships. The process of change can be long and painful for some but at Wytham Hall we have been committed to providing a



safe and supportive environment from which our residents can learn to make those changes. The importance of that support and that of the community in which they live is highlighted in the 3rd of the resident contributions. He talks of what he will miss when he moves on to his own independent accommodation.

The groups that David El Kabir started as a means for our residents to explore their thoughts and feelings through language, music and art have continued and been run by Alzbeta Karlikova and lately Stephen Tufnell. The great artistic achievements of mankind are able to enrich and guide our daily lives and for this reason we often choose a painting for our front cover. We are pleased that several of our residents have taken up art and we always choose a piece of their work for our Christmas card. An element of more formal training, including life skills, has come into the process that will result in residents receiving certificates showing their achievements.

We continue to work closely with the Supporting People Team from Westminster Council who fund the support element for 21 of our bed spaces. A flow diagram of the Westminster City Council's accommodation pathway for Rough Sleepers is shown in the report. Wytham Hall provides some 25% of the supported housing beds in this pathway. Our provision of a drug and alcohol-free environment is highly valued by our residents, many of whom are in recovery. There is also an appreciation of the non-institutional feel of the properties, which we encourage our residents to be able to call 'home'. We are keen in the future to find a property where residents, who so wish, can stay 'for life' with access to support from other residents and Wytham Hall staff.

Most of our residents receive housing benefit and the new changes to the rules for this will impact on some of our residents who are migrants from the EEA. There is mounting pressure for them to find work or return to their country of origin. For us, though, our residents are individuals with needs and it is difficult to ignore their plight – a dilemma many in the voluntary sector are feeling.

We regret to have learnt of the death of Mrs Belinda Banham, CBE. Wytham Hall would not have been a reality without her support in the early days of its conception. She felt that the idealistic and

impulsive ideas of some young doctors and medical students were worth supporting. She had remained a good friend and supporter ever since.

We were sorry to lose 4 of our Trustees: Sir John Birch, Sir Scott Grant, Dr June Crown and Mr Chris Littmoden, all of whom have been a great help to Wytham Hall bringing expertise from a wide range of backgrounds. We welcome Dr Philip Joseph, Mr Edward Fox and Lady Reid in their place.

Amongst our staff Mr Robert Bolus has left, having taken a slightly early retirement and returned to his native South Africa. He was a founding member of Wytham Hall and had lived here since 1984. Wytham Hall is hugely indebted to him for his work as Bursar and Manager as well as for all the extra time and effort he put in to make sure the place ran safely and smoothly. We welcome Major Bradley Redford in his place. He brings his experience of the army, management and medicine to the role.

Dr Alzbeta Karlikova, having been a Support Worker at Wytham Hall, has now begun working as a psychiatrist and we wish her well. Dr Nadezda Horakova has gained a place on the Cambridge GP training scheme. Both these doctors came to Wytham Hall as medical students on elective from Prague University and have returned to pursue medical careers in the UK.

In recognition of his contribution to the care of homeless people we were moved and proud that Dr David El Kabir was presented with the first Honorary Fellowship of the Faculty of Homeless and Exclusion Health at their annual conference on 5th March 2014.

We are grateful, as always, to our staff team who work with great devotion and attention to detail to make sure Wytham Hall is a safe, secure and supportive environment for all our residents. We thank also our funders, benefactors and colleagues in other organisations who work with us and our residents.

Dr Philip Reid
Director and Vice-Principal



■ MANAGER'S MESSAGE

My name is Brad and prior to joining Wytham Hall I served in the British Army for 28 years leaving as a commissioned officer holding the rank of Major. My final post prior to departure was as the Deputy Chief of Staff at the Centre for Defence Medicine in Birmingham. The previous manager Mr Robert Bolus left to pursue his dream of moving back to his homeland of South Africa and I wish him all the best in this quest.

One of the many reasons for wanting to work for Wytham Hall and Great Chapel Street Medical Centre was my determination to attempt, in some way, to redress the balance in the inequalities of healthcare for homeless people and to give opportunities to those that wished to take them. I have been in post for one year and my eyes are now wide open. Being part of a team that provides support and care for homeless people is something that I am grateful for and there is nothing more noble than to give to those that are in need – This is what we do..... Since being here I have seen people come and go, sometimes despite our best efforts, not in the best of circumstances, but I will not dwell on this fact. Our successes are many and they are measured in ways that some will struggle to understand, but what I can say is that most people deserve what they get out of life – Some people's journey through life is tormented and some struggle, but most succeed.

Our properties at Wytham Hall are undergoing a period of maintenance and modernisation is underway also. Year on year this schedule will be pursued in order that our people live in homely conditions akin to those of a family, we aim that none are cold, lonely or hungry and the communities that exist in our homes ensure this does not happen. Keep up the good work everyone.

Together the Trustees and team that I mentioned earlier of Dr David El Kabir, Dr Philip Reid, Bridget McCarthy, Andrew Keck and Steven Tufnell are dedicated and hardworking and I know they will continue to do their best work in order to attempt to redress the imbalances that effect homeless people. It is a privilege for me to be accepted as part of this team.

I have placed a copy of the business accounts at the rear of this report.



■ SUPPORTED HOUSING REPORT

Wytham Hall, as an organisation, provides housing and support for 25 formerly homeless residents over four sites. Wytham Hall, as a building, houses nine residents (five of whom come from the Rough Sleepers' Team in line with our contract and four are our own rooms). All other residents are housed at either Lanhill Road (established with a grant from Glaxo Wellcome in 1994) or in our two Charfield Court flats (established in 1996 and 1997 with a grant from the National Lottery Charities Board and a substantial donation from The Henry Smith Charity). Wytham Hall is an abstinence-based organisation with the aim of providing a safe environment for people that are committed to not drinking or using illegal drugs and who wish to look at where life has led them and make some changes. All residents have the support of a team of workers including a Manager, a Service Leader, and two Supported Housing Workers and also, and perhaps most crucial, the support of each other.

Admission to our accommodation is via referrals from Westminster Building-Based Services (BBS) and other outside agencies. This provides as detailed a history of the resident as is available (personal, medical, housing history etc.). Suitable referrals are then assessed (typically by Bridget McCarthy (Service Leader) and Andrew Keck (Supported Housing Worker)).

The length of stay within our accommodation is variable and depends on need. We do not have access to our own move-on accommodation, however we offer support to residents to access accommodation appropriate to their needs. Wytham Hall recognises that this transition can be difficult and therefore Wytham Hall staff remain available for input and advice, or indeed just provide a familiar environment where ex-residents can come to chat about their progress.

Upon admission and following a needs assessment, individual support plans are developed (these are reviewed quarterly and residents are free to invite who they wish to attend). A risk assessment is also carried out with the resident's involvement and key work

meetings take place every 4-6 weeks. All of the above paperwork can also, at its best, serve to provide not only a snapshot of where a resident is at, but in retrospect can serve as a useful tool for assessing progress and development. It should, however, be noted that the vast majority of contact between residents and staff is frequent and informal.

All Wytham Hall residents have the opportunity to express their opinions about issues arising in their own homes during monthly house meetings and/or through their regular contact with Wytham Hall staff. Our residents often develop an on-going relationship with our resident members and occasionally with our trustees and visiting guests.

The maintenance of a clean environment within our accommodation is co-ordinated by the residents themselves. Monthly inspections are made by the supported housing workers who identify issues to be resolved. Addressing them is typically a task that the residents take upon themselves. Staff also monitor Health & Safety concerns and advise residents where necessary.

The majority of residents living in the supported housing units are in receipt of a variety of benefits including Housing Benefit (which typically covers all rent bar a £7.50 weekly service charge, which covers council tax and all utilities). Staff at Wytham Hall devote a considerable amount of time to helping residents manage their benefits, advocating for them and lodging appeals when necessary. Developments in the benefits system have also led to much staff time being taken up with completing medical assessment questionnaires and accompanying residents to medical assessments.

Staff recognise that it is imperative to develop and maintain strong working relationships with other services and organisations involved in the welfare of supported housing residents. Staff are in regular contact with Care Managers, Psychiatrists, Community Psychiatric Nurses, Social Workers, Drug and Alcohol Workers, Day Centre Teams, Outreach Workers, Lawyers,

Advisers and others and support residents by attending appointments with all of the above if need be.

Many of our admissions have accessed medical support in the past via Great Chapel Street Medical Centre and as they are no longer technically homeless they are encouraged to register with Dr. Reid at his surgery in Notting Hill Gate. The doctors there have the background knowledge and experience to understand the difficulties of those who have been homeless.

LANHILL ROAD

Lanhill Road is a large house approximately ten minutes' walk from Wytham Hall, providing accommodation for eight residents in single bedrooms. Residents share a spacious kitchen, a living room, three bathrooms, two shower rooms with toilets, a laundry room and a thriving and colourful garden. Lanhill Road offers temporary supported housing for homeless people and residents typically stay for a period of up to two years, unless we deem a longer stay appropriate. Lanhill Road gives residents the opportunity to gain confidence in independent living with the support of Wytham Hall staff and each other.

Following their admission some residents take part in education, training and full and part-time employment. One resident maintains the garden (and indeed numerous gardens and other green spaces across London). The garden has become a place of relaxation and recovery for the Lanhill Road residents.

CHARFIELD COURT

We have two flats within Charfield Court, each with four bedrooms, a shared kitchen, lounge, balcony, bathroom and further cloakroom. They are located in a quiet area around the corner from Wytham Hall and are similar to Lanhill Road, but without the garden.

WYTHAM HALL

The Supported Housing at Wytham Hall comprises of nine rooms. Five of these units are currently occupied by people funded via our Rough Sleepers' contract. The five basement rooms benefit from a shared kitchen and access to a large garden. The four rooms located on the first floor of the property offer very spacious living areas and have a communal kitchen. Some of these rooms overlook the large and tranquil gardens belonging to the property.

Since admission to Wytham Hall many of the residents have been successful in moving forwards with their lives. Amongst these residents we have an exhibiting artist, those doing voluntary work, those that have returned to education, some that are seeking paid employment and others that demonstrate very creative skills. One of these is responsible for the picture that has been used as Wytham Hall's 2014 Christmas card.

Wytham Hall supported housing continues to be a great success for residents and staff alike.

Supporting People

Wytham Hall is continuing to self-assess working practice in six core areas, and has maintained its level 'B' status with Supporting People. Wytham Hall has a good working relationship with Supporting People, meeting at least quarterly, maintaining contact through e-mail and telephone, and working together towards continuous improvement of our service. Wytham Hall staff members attend Supporting People Providers' forum which facilitates information sharing between providers within Westminster.

Developments in the service in the last year

The group work at Wytham Hall continues (language, music, art and nutrition). It is hoped that in the coming year these groups will continue and expand.

PLANS FOR THE NEXT YEAR

Engaging rough sleepers

In partnership with Great Chapel Street Medical Centre we are looking to continue to admit entrenched rough sleepers. We would use the same skills that have proven effective in engaging the residents at Wytham Hall.

Increasing resident involvement

Residents continue to be involved in welcoming new residents to Wytham Hall. They offer each other practical and emotional support and to all intents and purposes they look out for each other. If they are concerned for one of their fellow housemates they will often come to staff just to talk through their concerns.

Conclusions

We continue to stabilise a number of rough sleepers from widely varying backgrounds. Some of them have previously refused alternative offers of accommodation typically in large hostels. It has been said by some that the environment that Wytham Hall offers is what they are looking for and need. A previous resident said to me after he had been at Wytham Hall for a few weeks "I think that I have died and gone to heaven". We continue to make interesting and useful developments and plan more for the next year. We look forward to being able to continue to admit and offer support to a wide variety of homeless people in the coming year and offer them a place that they can at least temporarily call home.

Bridget McCarthy, Service Leader

■ CONTRIBUTIONS FROM OUR RESIDENTS

1.

I have had a problem with drugs and alcohol since before my teens. During this time I was mostly self-medicating to escape from thoughts and feelings about what had happened during my childhood.

Over the years things went from bad to worse, getting into trouble with the law, homelessness and thoughts of suicide.

I managed, with the help of a friend, to get stuff in my head sorted out and to stop trying to end my life with drugs and alcohol. But then after a bad relationship break up and being refused Access to seeing my daughter, it was back to the only way to deal with the problems – drink and drugs.

I believe that if I hadn't got help with this I most likely wouldn't be here today. Getting a home that was secure and safe in which to address my problems has probably saved my life. The support I have been given by Wytham Hall staff, the WDP (North Westminster Drug & Alcohol Service) and my Hepatology nurse has helped so much I will be stuck for words with which to thank them when it becomes time to move on with my life.

I have not used drugs or alcohol since 14th February 2014 and I am now getting treatment for my Hepatitis C. I'm now looking forward to my future and I can tell you this: It's been a long time since I have had a feeling like that.



2.

Since I moved to Wytham Hall, almost a year and half ago, the staff have treated and respected me in the way I expected. They have always looked after me and provided what I needed with such good manners.

Overall I'm very satisfied with the service I've received and I would like to especially thank all the members of staff for the great job they've done and finally I would highly recommend it.

3.

"I became homeless and found myself clueless and in need of support with my physical health and with my emotions generally. With the help of St. Mungo's I became in contact with Great Chapel Street Medical Centre, which in turn lead to an admission to Wytham Hall.

I was so glad to come here as my health was in a very poor state. The accommodation I was provided with and the support I received (and continue to receive) has given me the opportunity to address my physical health needs and to relax for the first time in a long time. It has given me somewhere warm, safe and dry and a feeling of my re-connecting with normality.

It was a lifesaver. Without it I could see my life going downhill fast. I was depressed, tired and completely drained. The timing was perfect.

The house has given me a stable base from which to address my physical health issues and in which to convalesce.

I have come to appreciate the fact that the staff are not on site and that as a result there is a large degree of independence involved. It has helped me and others to learn to co-exist and to have a little give and take.

By and large the atmosphere is friendly and relaxed and social for those that want it. There is a sense of community within the house, but this is not forced upon me. I can dip in and out as suits me.

When I discuss moving on from Wytham Hall with my key worker I realise that I will miss something of this community feeling and my easy access to a support mechanism."

4. *(As told to a staff member)*

X's story begins in Rochdale, Greater Manchester, where he spent his early years living with his mum, dad and sister. The house they lived in was too small for them all, so at the age of 12, he was asked to leave to go and live with his Grandmother, also in Rochdale.

He did not get on too well with his family when he lived at home and was thankful of a move away. His father was an alcoholic, his mother did not care for him too much because the main focus was on his sister. He lived with his Grandmother until she died when he was 17. His family sold her home making X homeless.

He first went to Manchester but was told there was no housing for him. He began to move around the country. His first move was to York, where he worked in a hotel for a while, but still had nowhere to live. He was eventually asked to leave York because he was living on the streets and was given the funds to travel to Scotland. While in Scotland, he visited a number of cities including Edinburgh and Aberdeen but was not offered anywhere to live. He was hitchhiking or walking between cities.

He made his way back into England to Blackpool where he stayed for 2 weeks in a B&B, which was the first accommodation he had been offered. He was asked to leave when a new policy came into being where someone needed to have a local connection to be supported in housing. He travelled around the country over the next few years hoping to be housed but found nothing. He supported himself with a bit of extra money working at Festivals and other events.

He eventually found his way to London. He was angry that nobody was helping him and became depressed. By this stage he was tired of travelling and his health was suffering. He was using the Passage Day Centre when he first became engaged with Great Chapel Street Medical Centre (GCS). He was supported by GCS to obtain benefits and temporarily into a night shelter. He moved into Passage House before finally moving to Wytham Hall.

He took time to settle at Wytham Hall but has now begun to develop a social life, gain new friends and learn new skills. He is in a happy place in his life for the first time. He is currently on an ECDL course and has applied to volunteer. He hopes he will be able to move into his own accommodation in the future but knows the value of taking one step at a time.



5. (As told to a staff member)

Y had a difficult upbringing because he lived in a dysfunctional family home. His parents divorced when he was 12 years old. His mum was an alcoholic and for much of his childhood he was left on his own to do what he wanted. His behaviour began to get out of control and he was expelled from school at the age of 15 and was in prison by the age of 16.

When he came out of jail he began selling drugs and drinking more heavily than he had previously. He was regularly in trouble with the police. He began to take harder drugs and committed much more serious crime to fund his habit.

At the age of 20 he was in rehab where he met the mother of his daughter. His ex-partner fell pregnant while they were both still in treatment and they set up home together with their baby when they left. Life was good for a while but boredom and depression drove him back to drink and drugs to block out the pain. He returned to prison.

He moved to London with his partner and daughter when he left prison, but felt this was a backward step. While living in Neasden he was in and out of jail once again, the worst of which was a 3 year sentence. His partner eventually had enough of their life and left to move to Glasgow with their daughter. He remained in London but was now on the streets. he spent a number of years on and off the streets and drinking.

His road to recovery began when he was admitted to hospital in Victoria at the age of 36. He began to receive support from Turning Point and moved back into detox. He continued his road to recovery in Weston-Super-Mare but was asked to leave after 5 months as he began drinking again. He returned to London where he met old friends from the streets and began drinking more heavily. He returned to Weston-Super-Mare but was asked to leave again and returned to London into the "madness". He was on the streets for a while until funding was found for him to go back into detox in Maidstone. He was discharged on medical grounds and returned to London to Wytham Hall. He is now 42 years old.

He feels that he has a totally different life now and is much more comfortable with himself. He has developed a strong relationship with his daughter and his ex-partner and is planning to see his daughter soon when she comes to visit him in London. He regularly attends AA meetings, which has helped him by sharing his experiences with others. He wants to get his own place and develop a 'normal' life for himself including gaining employment and study. He has learned how to take a "step back" to be able to deal with his problems in a calm manner.



■ RESIDENT GROUPS AND TRAINING

Wytham Hall is well under way in establishing a strong resident programme. The programme will enable the Residents to learn new skills, widen their choices in life and promote social skills. The programme is supported by use of The AQA Unit Award Scheme.

AQA Unit Award Scheme (Assessment and Qualifications Alliance)

This scheme gives residents, who may not otherwise receive external recognition of their achievements, the opportunity to receive formal, external certification of their success. This leads to more motivated residents and provides a stepping stone to education, work, move on and independent living. Units cover a wide range of topics including budgeting, food, job search, tenancy management and getting along with others.

Each unit clearly sets out what the resident is to learn, the outcomes which must be demonstrated in successfully completing the unit, the evidence the resident must produce to demonstrate the outcomes and how assessment will be made and recorded.

When a resident successfully completes a unit, they are issued with a Unit Award Statement. The Unit Award Statement, in addition to the student's personal details and the title of the unit, specifically states the outcomes the student has demonstrated in successfully completing the unit. Thus, anyone reading the Unit Award Statement, whether a training provider, prospective employer or college admissions tutor, can see exactly what skills and abilities the resident has demonstrated.

The Unit Award Scheme offers a number of benefits to residents:

- the outcomes of the unit provide them with clear, short term targets;
- it can provide a guide to key work;
- they receive regular feedback on their progress;
- residents who may not otherwise receive external recognition of their achievements have the opportunity to receive formal, external certification of their successful completion of units;
- residents are more motivated and this is reflected in their level of achievement;
- offers a simple and effective means to plan and structure learning for residents, offering clear objectives, processes and outcomes;
- is a means of indicating resident progression;
- provides external certification of a wide range of activities and areas of experience not covered by more traditional methods of certification;
- helps residents achieve more effectively through sharing in the objectives and targets;
- can be done in conjunction with their peers in workshops;
- provides evidence of a residents' success while in Supported Housing (portfolio)

The Current Programme

The AQA Unit Award Scheme (UAS) lends itself to a number of user involvement platforms including workshops, group discussions, projects, activities and trips.

We have begun a series of nutrition and healthy eating workshops, music/film groups and begun to include the UAS to inform key work sessions. The nutrition workshop focussed on informing residents about the food they eat and how to make the right choices regarding diet. The music/film groups have focused on the emotions that music/film can bring up for people and how music/film can influence their lives.

Future Work



Future work will extend the workshops/groups already begun and develop new initiatives. The nutrition and healthy eating workshops will be extended to include cooking skills and the music/film group will be extended to include informative trips and visits, learning how to play various musical instruments and visits from professionals.

Workshops will be developed to support key areas of residents' lives including a series of budgeting/money workshops which will begin in early December 2014 and communication workshops which focus on developing skills in letter writing, e-mails and phone calls.

We will also extend the use of the UAS into more key work sessions once the team have become used to using them.

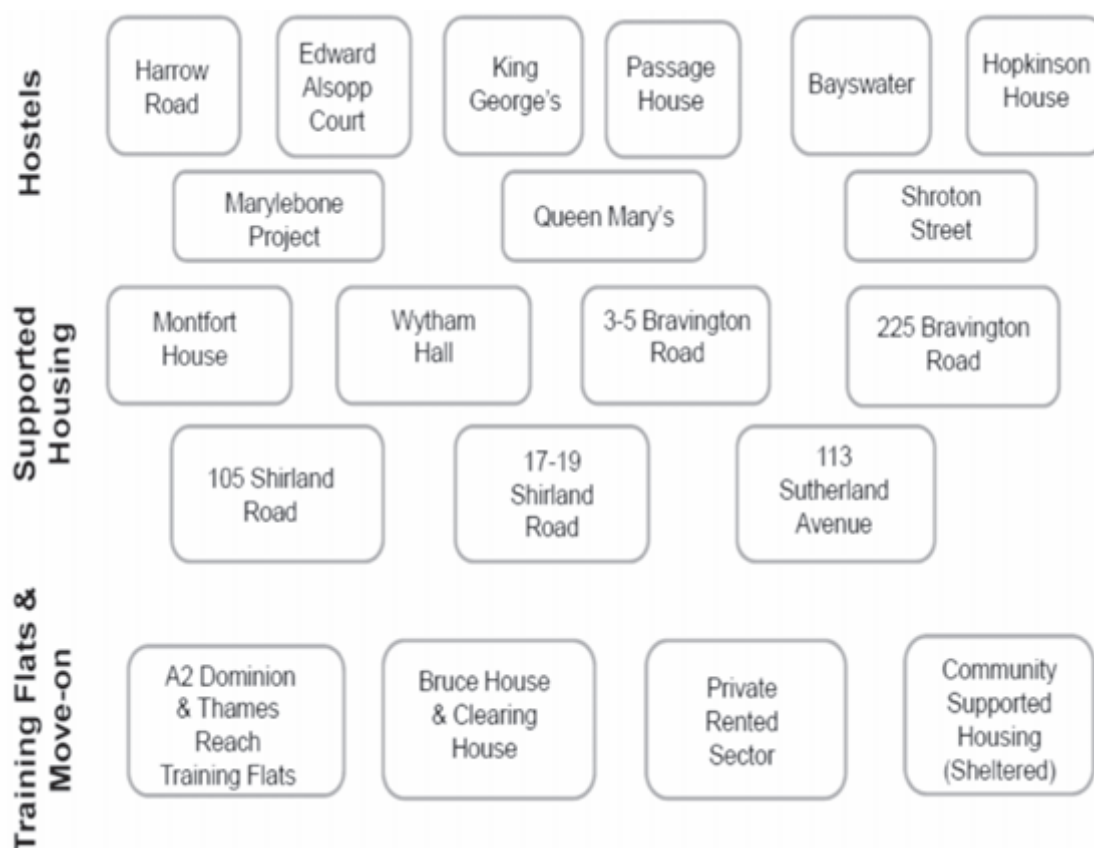
AQA Assessments

Wytham Hall will be visited by AQA in January 2015 to provide advice and to assist with the submission of our first batch of units for assessment. The team will learn how to present units in the right format and get to know how the AQA assessment process works.

Once the first batch of certificates have been sent to Wytham Hall, it has been suggested, that a celebration event take place that would be attended by all residents. At this event the certificates would be presented to the residents as a way of marking their achievement.

Stephen Tufnell

■ ROUGH SLEEPERS ACCOMMODATION PATHWAY



■ UNEMPLOYMENT BENEFIT DEVELOPMENTS

Much as Wytham Hall hopes that its attitude and approach to supporting members of the homeless population might have an impact on the wider world, it is also, unsurprisingly, the case that the changes in the wider world have an impact upon Wytham Hall.

During the last year there have been changes within the unemployment benefits system that are significant for Wytham Hall in that we are not now able to offer accommodation and support to some members of the homeless population that previously would have potentially found a home here.

21 of our 25 rooms are partially funded by the Supporting People and Rough Sleepers grants and therefore are only accessible to those that have ongoing recourse to public funds. The remaining 4 rooms are such that, to remain financially viable, Wytham Hall typically also has to apply a very similar criterion. The recent changes have meant that unless an EEA Migrant is in demonstrably ongoing and reasonably secure paid employment and is earning over a certain amount per week, or they have passed the 'Habitual Residence Test', they cannot be admitted.

Wytham Hall, along with all Government funded organisations working within this sector, are currently supporting our already resident EEA Migrants in reacting to these changes.

■ VISITING STUDENTS

Medical students continue to come to Wytham Hall from Oxford and Imperial College for electives and report that their experience with us is invaluable.

University College London medical students continue to attend placements at Wytham Hall as part of their 'Homelessness and Health' modules.

■ BENEFACTORS OF WYTHAM HALL

We would like to thank the following organisations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.

FINANCIAL YEAR 2013 - 2014

Trusts and Statutory Bodies:

The Sidbury Trust

Individuals:

Mr. D. Derx

Mr. and Mrs. E. Jupp

Ms. S. Wilson

S. Crown

Dr. D. El Kabir

C. Tubb

Patrons:

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)

David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.

Terry Bamford, O.B.E., M.A. (Oxon), Dip. Soc. Admin

We would also like to thank the following organisations with whom we regularly cooperate:

CIT Photocopiers; Andrews Computers; Atis Real Weatheralls Surveyors; The Benefits Agency; St Mungo's Broadway; Browns Chemist; 195 Shirland Road; Citizens Advice Bureau; Central North West London CMHT; Chubb; The Connection at St. Martin's: E K Mechanicals; Eurogard; Foundations Great Chapel Street Medical Centre; Homeless Persons Unit Westminster, House of St Barnabas; Joint Homelessness Team; Kensington & Chelsea Primary Care Trust; Central London Law Centre; MAC Electrical Services; The Metropolitan

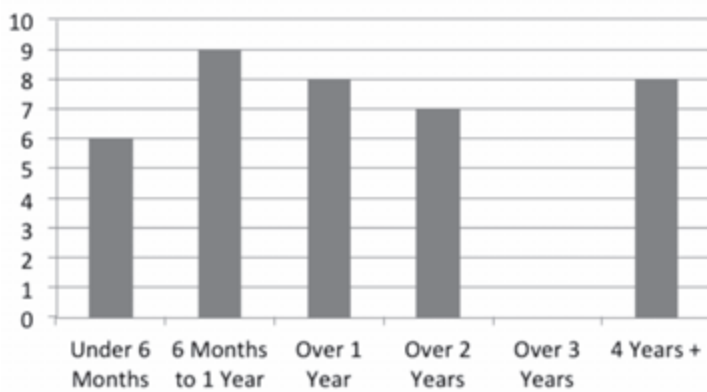
Police; The Passage Day Centre; St Mary's Hospital; The Rough Sleeping Team; Two Step; Salvation Army; Supporting People; Turning Point; WAMH; Waterview Centre; West End CMHT; Westminster Drug & Alcohol Project; Westminster Housing Benefit; Westminster Social Services; Westminster Adult Education Service; Woodfield Road Health Centre; West London Day Centre; Lookahead (Bayswater Hostel); North Westminster Assessment and Brief Treatment Team; MIND (Support 4 Volunteering); Central London County Courts

■ STATISTICS ON ADMISSIONS TO WYTHAM HALL

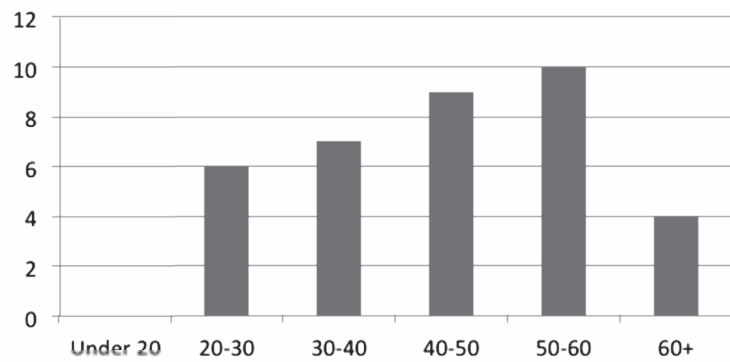
APRIL 1st 2010 - MARCH 31st 2014

	2010-11	2011-12	2012-13	2013-14
Total number of residents:	28	33	35	38
Male:	28	31	30	35
Female:	0	2	5	3
Average age at end of period (yrs.):	41.64	42.6	43.4	44.6
Average length of stay (yrs.):	2.8	2.6	2.3	2.6
Figure of overall occupancy:	95%	92%	94%	92.8%

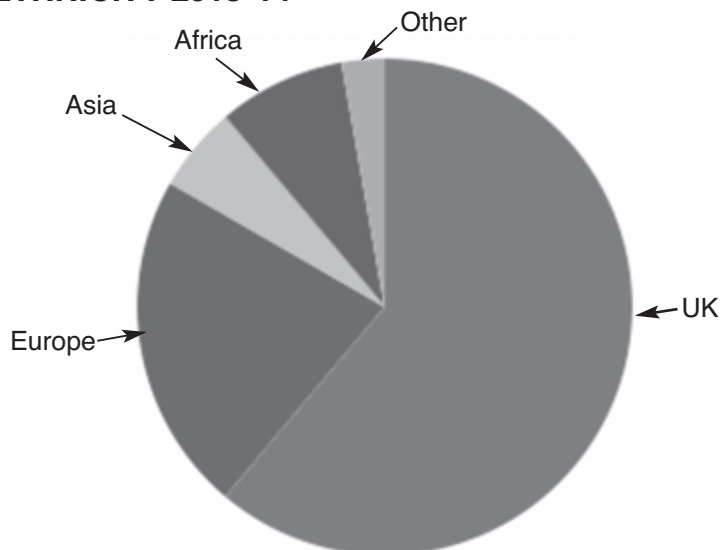
LENGTH OF STAY 2013-14



AGE RANGE 2013-14



ETHNICITY 2013-14



STATEMENT OF FINANCIAL ACTIVITIES

(Incorporating an income and expenditure account)
for the year ended 31 March 2014

	Note	Unrestricted funds General funds £	Designated funds £	Restricted funds £	Total 2014 £	Total 2013 £
Incoming resources						
Incoming resources from generated funds						
Voluntary income		3,625	-	-	3,625	6,990
Investment income		6,576	-	-	6,576	5,552
Incoming resources from charitable activities						
Sheltered accommodation	2	275,545	-	-	275,545	273,783
Total incoming resources		<u>285,746</u>	<u>-</u>	<u>-</u>	<u>285,746</u>	<u>286,325</u>
Resources expended						
Cost of generating funds						
Costs of generating voluntary income	3	10,668	-	-	10,668	7,843
Charitable activities						
Sheltered income	4	185,477	43,032	22,539	251,048	263,437
Governance costs	5	10,391	-	-	10,391	11,526
Total resources expended		<u>206,536</u>	<u>43,032</u>	<u>22,539</u>	<u>272,107</u>	<u>282,806</u>
Net incoming/(outgoing) resources before transfers		79,210	(43,032)	(22,539)	13,639	3,519
Transfers between funds	12	(32,584)	32,584	-	-	-
Net movement in funds		46,626	(10,448)	(22,539)	13,639	3,519
Fund balances brought forward at 1 April 2013		<u>224,004</u>	<u>70,259</u>	<u>630,930</u>	<u>925,193</u>	<u>921,674</u>
Fund balances carried forward at 31 March 2014	12	<u>270,630</u>	<u>59,811</u>	<u>608,391</u>	<u>938,832</u>	<u>925,193</u>

BALANCE SHEET

at 31 March 2014

<i>Company number 1777775</i>	Note	2014 £	2014 £	2013 £	2013 £
Fixed assets					
Tangible assets	9		637,511		654,476
Current assets					
Debtors	10	7,559		25,832	
Cash at bank and in hand		78,271		14,703	
Short term deposits		227,031		237,178	
		<u>312,861</u>		<u>277,713</u>	
Creditors: amounts falling due within one year	11	<u>(11,540)</u>		<u>(6,996)</u>	
Net current assets			<u>301,321</u>		<u>270,717</u>
Net assets			<u>938,832</u>		<u>925,193</u>
Reserves					
Unrestricted funds	12				
General funds			270,630		224,004
Designated funds			59,811		70,259
Total unrestricted funds			<u>330,441</u>		<u>294,263</u>
Restricted funds	12		<u>608,391</u>		<u>630,930</u>
			<u>938,832</u>		<u>925,193</u>

MAKING A REFERRAL

Contact: Project Workers to make an initial referral
Tel: 020-7289 1978

We provide support and housing for people with a history of homelessness in Westminster, who are not actively using alcohol or drugs. Support may include counselling, educational courses, but also simply living in a more settled way with the support of staff and other residents.

Not for long term housing alone.

www.wythamhall.co.uk

How to find us

