

Pembroke College Settlement

Directors' and Trustees'
report and accounts

for the year ended 31 March 2020





The trustees are pleased to present their annual directors' report together with the financial statements of the charity for the year ended 31st March 2020, which are also prepared to meet the requirements for a directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and Accounting and Reporting by Charities: Statements of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

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Foreword

This was a momentous year for Pembroke House. On 1 April 2019, reflecting our increased size and scope, we incorporated as a charitable company limited by guarantee and began operating as Pembroke College Settlement.

This paved the way for a major expansion of our operations two months later: the opening of a second site – the Walworth Living Room – based in a historic hall situated a five-minute walk from Pembroke House.

This came exactly ten years after Pembroke House itself reopened after a major refurbishment that made it fit-for-purpose as a modern, multi-use community centre.

Since 2009, Pembroke House's activity grew ten-fold and our building became filled with projects and events – some delivered in-house and others by a growing network of partners from Walworth and further afield.

The Walworth Living Room has therefore provided much-needed space for our programme of activities and events to expand, but it has also allowed us to start operating a different kind of venue: an open access social and community space, around which are situated a range of activities, services and means of support.

During this year we also looked outwards, beyond our own four walls and to the wider neighbourhood of which we are part. We formed new partnerships and came increasingly to appreciate the role that we can play within

Walworth – making connections and building relationships both at an individual and an institutional level.

As has been the case everywhere, our plans for this year were blown off course by the impact of Covid-19 – but the strong relationships we have cultivated, and our deep roots across Walworth, meant we could not only weather the storm but respond proactively and begin to chart a new course.

While the pandemic has raised many challenges for Pembroke House, it has also shown the best of Walworth, and created new opportunities for local people to come together and build a stronger, more united community.

Whatever the role you've played this year – whether you're a participant, volunteer, partner, funder, donor, Pembroke College member, resident or staff member – thank you for your support and for the contribution you make to this amazing place.



Chris Smith
(The Rt Hon Lord Smith of Finsbury)
Chair of Trustees



Mike Wilson
Executive Director

Note on incorporation of Pembroke College Settlement

The process of incorporation has two material effects on these accounts.

First, it means that our income this year is swollen dramatically by the one-off donation totalling £3,050,301 from Pembroke College Mission (charity number 211025). The work of Pembroke College Mission, one of the original settlement houses, is continued by Pembroke College Settlement following this change of legal personality of the charity. This one-off transfer of assets comprises property (Pembroke House,

residency and two investment properties), investments and cash (including restricted and unrestricted funds). In the report below we include diagrams to illustrate the breakdown between the one-off donation and other in-year income.

Second, as this is the first set of accounts for Pembroke College Settlement, there are no comparisons to the previous year. Previous financial records and filing history of Pembroke College Mission remain available at the Charity Commission.



Strategic report for the year ending 31 March 2020

About Pembroke House

Over 130 years ago, shocked by growing deprivation and inequality in England's inner-cities, a group of students from Pembroke College, Cambridge took a radical step.

They acknowledged that traditional solutions – whether from state, the market or from philanthropy – were struggling to have an impact. Instead of dispensing charity from afar, they sought a new approach: taking up residence in Walworth, south-east London, to live and work alongside its people, solving problems, building community and enjoying life together.

In doing so, they became part of a movement of 'settlement houses' that were springing up in this country and further afield at the end of the nineteenth century. The first was Toynbee Hall, founded in 1884 by Samuel and Henrietta Barnett, with Pembroke House following one year later in 1885.

This settlement movement had a wide-ranging impact, pioneering new models of community work and inspiring the architects of the welfare state and contemporary social work, including William Beveridge, Clement Attlee and Jane Addams.

Although some of the other settlements have survived, Pembroke House is unique in retaining its three founding elements: a residency (where six members of our team still live); halls for community activities; and a chapel (now the parish church of St Christopher's, Walworth, which is a separately constituted organisation but shares our building).

Context

Today, despite vast changes to our neighbourhood's physical and social fabric since 1885, there are many things our founders would recognise. The contemporary indices of deprivation show startlingly similar patterns of inequality to the Charles Booth maps of poverty that guided our founders to choose this pocket of south London for their work in the 1880s.

Walworth remains an area of profound inequality, and is among the 20% most deprived areas in the country. Older people in our neighbourhood are at a very high risk of social isolation, 25% of children live in poverty, and nearly a quarter of local residents experience food insecurity: thousands of people who are forced to skip meals, eat unhealthily or resort to food banks.

Meanwhile, Walworth is undergoing rapid regeneration. New developments, crowned by multi-million-pound penthouses, are springing up alongside established pockets of deprivation. As new cohorts arrive, the local population is expanding and its demographics are shifting, while affordable, accessible spaces where people can come together are being lost at an alarming rate.

Nevertheless, Walworth has many strengths and enormous potential. It is a neighbourhood of great ethnic and cultural diversity, where more than 80 languages are spoken. Although there can be divides – such as between newer and longer-standing residents – their close physical proximity offers opportunities to bring people together and find common ground.

People are proud of living in Walworth, and are eager to contribute their skills and resources to benefit the community. The neighbourhood also features a thriving network of charities, voluntary organisations and grassroots community groups, who are increasingly working together, as well as collaborating with partners like the NHS and the local authority.

Vision – changing the map: a Settlement for the 21st Century

We want to see a Walworth where the structural patterns of inequality are redrawn – where everyone can realise their aspirations and contribute to building a better neighbourhood.

Although our activities have grown significantly over the last decade, so has inequality. So we can't simply work as a traditional charity and expect to see a change at a neighbourhood level. And if we're honest, it doesn't look like the answers will come from public services or businesses working in traditional ways either.

We believe that in order to make a long-term difference in Walworth we need, like our founders, to find ways to work together across traditional divides: bringing the best of charity, state and business together to build the best neighbourhood possible. And this means reconsidering our role: understanding how we can convene and connect resources locally, not simply focusing on what we can do alone. Only by working together do we stand a chance of changing the maps of inequality.

We are therefore establishing a new settlement model – fitted to the challenges of the 21st Century – which is built around four pillars:

Residency

We hold true to our founders' values: working alongside the community in Walworth as neighbours and residents. The residency, which sits adjacent to Pembroke House, is home to up to six of our team members, and 'residency' frames all our work as we encourage partners – whether commissioners, funders, charities or health providers – to spend time in Walworth and learn together.

Neighbourhood

We focus our impact at the neighbourhood level, looking for a long-term difference in this community. No one organisation or sector is going to achieve this alone, so we work in partnership with residents, organisations and institutions – building knowledge and inspiring collective action.

Activities

We root our work in action. We deliver and host community activities that provide opportunities for people to connect with each other and services; to learn and grow; and to give back and contribute.

Learning

We try things out and learn as we go, both collectively and as individuals. We reflect on what works, change what doesn't, and we share our learning and insights widely – recognising that we have as much to learn as we have to give.

Strategic Plan 2018-2021: progress against objectives

In April 2018 we set out six strategic objectives for the following three years. Highlights against each objective are outlined below, with further details set out in the review of activities, achievements and performance.

1. Invest in our foundational relationships – with the Walworth community, Pembroke College, Cambridge and St Christopher's Church.

2019-2020 highlights:

- Began operating under modernised governance and objects by constituting as a new charitable company limited by guarantee.
- Welcomed Rev Ellen Eames as Warden of Pembroke House and Priest-in-Charge of St Christopher's.
- Secured funding for a new Pembroke Student Internship, providing three one-year internships for recent alumni over a five-year period.
- With four local tenants' and residents' associations, brought together over 500 residents for our largest, most diverse and most successful street party to date.

2. Reorient our 'project work' – providing opportunities to connect with each other and local services, try new things, learn, and test out ideas.

2019-2020 highlights:

- Ran a weekly community cafe at the Walworth Living Room where staff, trained as hosts and connectors, worked to build and strengthen relationships between members of the community, us, other organisations and statutory services.
- Opened a new programme of community-led activities at the Walworth Living Room.

- Hosted activities by other organisations operating locally, timetabled to overlap and cross collaborate.
- Trialled new service models at the Walworth Living Room, including advice sessions from the Department of Work and Pensions, in partnership with a local GP federation.
- Strengthened links between long-standing projects the Pembroke Academy of Music and dt17, and articulated the inclusive methodology we employ in our arts and educational projects.

3. To expand our work in partnership – making connections between our work and that of other local groups, organisations and institutions.

2019-2020 highlights:

- Connected health and community partners, developing neighbourhood approaches to tackling the burden of long-term conditions through the Walworth Neighbourhood Scheme.
- Worked with local partners on the formation of the 'Walworth Group', a new collaboration between the voluntary sector, the council, businesses and community groups.

4. To share our learning widely – reflect on our work, hoping to inspire new thinking and new practice in Walworth and further afield.

2019-2020 highlights:

- Secured funding for a four-year PhD placement with King's College London to explore a 'settlement model for the 21st Century'.
- Learning and evaluation partners Ratio (ratio.org.uk) embedded at the Walworth Living Room.
- Captured reflections and learning from the history of the settlement movement and our evolution over the last 10 years.

- Began to articulate the working methodology that underpins our suite of projects and activities.
- The Walworth Living Room featured in the Mayor of London's Good Growth by Design report as an exemplar of contemporary 'social infrastructure'.

5. Develop our organisational capacity and financial sustainability – making the most of core cost investments to lay strong foundations for the future.

2019-2020 highlights:

- Put in place additional fundraising capacity focused on fundraising from donors and from trusts/foundations.
- Made a step-change in financial management processes and capacity, commensurate with the organisation's size.
- Growth of earned income by operating across two sites.

6. Review our premises needs and develop our site – explore minor developments to our existing site as well as opportunities to expand our footprint in the immediate vicinity.

2019-2020 highlights:

- Secured funding from Guy's and St Thomas' Charity for the Walworth Living Room test-and-learn phase at All Saints Hall, Surrey Square.
- Following light-touch refurbishment, the Living Room opened to the public in July 2019.
- Established plans for a major capital development of All Saints Hall to provide a building fit for the aspirations of the Walworth Living Room.

As these objectives come to the end of their lifecycle, we are looking to the future, building on the successes of the past two years and responding to the challenges confronting us and our neighbourhood partners through the Covid-19 pandemic. Further details are set out on page 18.

Activities, achievements and performance

Our work takes place across two sites – our original building at Pembroke House and our new centre, the Walworth Living Room – as well as out in the wider neighbourhood.

Our activity is organised under the following six headings:

- **Social front door:** our open-access social space (and community cafe) at the Walworth Living Room, providing a 'front door' through which local people can meet and access activities, services and support networks
- **Community activities:** the programme of projects, activities and events that we deliver and support alongside local residents and organisations
- **Neighbourhood working:** activities that aim to build a stronger and more connected Walworth
- **21st Century Settlement:** a programme of learning and evaluation that explores what it means to be a settlement in the 21st century, and work to link our activities to policy and practice further afield
- **Raising funds:** how we secure the funding to deliver our work
- **Governance:** how the charity is managed and overseen

Social front door

One of the biggest drivers behind the Walworth Living Room was to create the kind of open-access space that wouldn't be possible at Pembroke House. Here, the aim is for social and community activities to sit side-by-side with services and means of support – each benefitting from the proximity of the other, from increased footfall to opportunities for new learning and partnerships.

The Living Room first opened to the public in June 2019 with a Great Get Together event, one of many taking place all across the country in memory of the late Jo Cox MP (an alumna of Pembroke College, Cambridge) and in celebration of her belief that 'we are far more united and have far more in common than that which divides us'.

From the summer 2019, we began opening the Living Room to the public for a weekly, donations-only community cafe, where local people can share healthy food and get to know their neighbours.

Throughout the year, we experimented with the design and layout of the space – working with pupils from a local secondary school and architecture students from Kingston University – to ensure it was as welcoming and accessible as possible.

Staff at the Living Room underwent training from three leading practitioners in the fields of community organising, behaviour change and psychotherapy, equipping them with skills to welcome people – even those with complex needs – and connect them to each other and to other means of support.

The Living Room also began to open one day a week as a touch-down space where local professionals and freelancers could work and connect with us and with each other.



All Saints Hall, Surrey Square

Walworth Living Room



**We want to build a Living Room
for the community:**

a place for eating, drinking, learning, taking part,
and getting to know your neighbours. Using this
space, we want to bring people together to help
us build a better Walworth.





Case study: Hot meal on the way home

An example of how the Walworth Living Room works in practice is 'Hot meal on the way home', a project we helped incubate.

Through talking to neighbouring schools, we knew there were high levels of food insecurity among local families. We decided to trial an after-school food offer that would address this issue while encouraging local families to engage with our new community space and to work with us on this particular problem. A school held regular parent groups at the Living Room, helping make the space welcoming, familiar and accessible.

To begin with, we brought a local self-employed chef who was starting her own business together with some of our student volunteers to set up a pilot.

Our staff, trained in community organising, behaviour management and inclusive practice, hosted on the ground and talked to the families attending. Parents told us they wanted a more hands-on, collaborative and social role, so the project developed from a simple food offer into a weekly workshop, taught by the chef, where parents and children cooked and ate together. But we quickly realised that this model did not allow for the collaborative setting parents wanted to create with us.

We were able to reorient the activity through weekly reflection and planning sessions, designed to foster closer collaboration and heightened learning between staff and parents. The outcome of this remodelled the project into a self-motivated, parent-run activity, where parents met each week to share skills and cook together for their own families and Living Room visitors.

Our role as host and facilitator evolved alongside working with the parents involved to ensure health, safety and food hygiene standards were in place, and provide or broker access to training when needed.

The parents involved felt they could benefit from more kitchen space, and more professional training. So as a next step, we have established links with local food businesses to explore access to larger and better equipped facilities, training and support. We are looking forward to seeing where the group will take this work next and how we can be involved.



Community activities

Activities at Pembroke House provide opportunities for people to connect with each other and services; to try new things, learn and grow; and to give back and contribute to the community.

At Pembroke House, our projects – many of which have now been established for a number of years – continued to go from strength to strength.

At the Pembroke Academy of Music (PAM), 50 local children received high-quality tuition at heavily-subsidised rates. All 25 of PAM's exam candidates achieved pass grades (10 with merit and 10 with distinction) this year; three students achieved coveted places at the Guildhall's Centre for Young Musicians, one with a full scholarship; PAM took part in a highly successful trip to Cambridge; and pupils played in a concert with the Multi-Story Orchestra at Peckham Levels, a new relationship that is developing into a longer-term partnership.

Our dance programmes received a boost this year with the appointment of a new Project Lead, Ella Frampton, who oversees Inclusive Dance for young people with learning disabilities; dt17, our performing arts and social skills programme for children aged 9-13; and seated dance classes for people with limited mobility and long-term conditions. This year's highlights included a public performance from dt17 at our annual Festive Reception and a week-long Inclusive Dance intensive programme leading to a performance on the theme of climate change over the summer, as well as a partnership with the local Surrey Square Primary School, which saw two classes learn dance and teamwork skills through a series of workshops, each culminating in a final performance.

Our social and community-building projects continued to attract participants from across Walworth. At our weekly Lunch Club, around 50 people gathered each week to eat together and enjoy the company of friends old and new; highlights included an outing to

central London, a Christmas party with live entertainment, and a performance from the Young Vic theatre company that was filmed for a BBC documentary about their artistic director. Meanwhile, over 500 people attended our annual street party, enjoying everything from face-painting to a 'guess the weight of the fish' competition!

Pembroke House remained home to a number of activities that promote health and wellbeing, including a weekly group where participants experience the therapeutic benefits of gardening, led by two professional horticulturalists – as well as drop-in appointments from the Southwark Wellbeing Hub and weekly meetings of Alcoholics Anonymous and Narcotics Anonymous.

Wider educational activities included weekly English language classes, and the charity IntoUniversity continued to be based at Pembroke House, running after-school classes, workshops and mentoring to help young people attend university or achieve another aspiration.

As a new venue, the Walworth Living Room started the year with a completely blank schedule, which was filled by a range of different activities over the course of the year. Visitors to the Living Room were invited to suggest activities they'd like to see, and which they wanted to help set up, and many of the most popular then took place, including a community cinema, cookery workshops, and a young archaeologists' group.

On a typical Wednesday afternoon, alongside the community cafe, children would be participating in after-school chess and computer coding classes. Meanwhile, a knitting group would be taking place in one corner, a creative writing group in another, and in yet another, a film-making club – all run by volunteers.

At other points during the week, the Living Room hosted activities ranging from children's Taekwondo classes, yoga and sewing lessons to English language classes, a jewellery-making course, and a reading group – as well as a

support group run by SurvivorsUK, and meetings of a Bolivian dance troupe and a Bengali networking group.

Other activities also took place throughout the year, including a poetry and open-mic night for young people; a performance from the theatre company Cardboard Citizens, followed by a training course for local residents; and regular community-led DIY skill-sharing events.

Towards the end of the year in March 2020, when Covid-19 had forced us to close our buildings, we launched the virtual Walworth Living Room (walworthlivingroom.org) to keep local people active and connected through activities they could join from home. It began with a new community choir – the Walworth Warblers – and a virtual version of our babies' and toddlers' music group, with plans to expand and bring new and existing activities online.



Volunteers

With the opening of a second community space, our volunteering programme grew substantially over the course of the year. Volunteers delivered and supported an array of projects at Pembroke House and the Walworth Living Room: cooking and serving food, washing up, welcoming visitors, gardening, teaching music, reading, knitting, sewing and writing community stories.

With an increased need for volunteers, we are expanding our recruitment and have been delighted to welcome a group of LSE and UCL students to the team. Many of them are

international students who are finding their feet in London and say that volunteering gives them a valuable time away from the ‘bubble’ of student life as they engage with the wider community. Four undergraduates from Pembroke College each volunteered for a week’s internship over the summer period.

We were proud that at the annual Southwark Stars awards night, held at the Tate Exchange, two of our volunteers were recognised for the many hours they have contributed to Pembroke House across a range of projects.

Case study – Daniel

Daniel came to talk to us about volunteering after a difficult period in his life. Daniel has had issues with anxiety and depression since he was a teenager and became very depressed when returning to work following a cancer diagnosis and treatment. He decided to leave his job when the increased stress at work adversely affected his well-being. This was a blow to his self-confidence and he no longer felt he knew where he belonged in the world of work.

As part of exploring options for the next chapter of his life, he decided to look for a voluntary role to develop work related skills and to help rebuild his confidence.

Daniel had worshiped with St Christopher’s Church for over a decade, so he approached Pembroke House and took on an office volunteer role.

Before long, he was also working with our Community Journalists recording the development of our Walworth Living Room through interviews, film and photography, as well as producing our internal newsletter. He is very much one of the team and was recognised at the 2019 Southwark Stars awards for the many volunteering hours he contributes.

“Volunteering has been an important part of my healing process,” Daniel says. “I came to volunteering as a means to an end but volunteering has become an end in itself.

“I always encourage people to volunteer if they have questions about their direction in life or are returning from a crisis of confidence. Volunteering is a brilliant way forward and I’ve found I’ve made connections with creative and interesting people as well as providing real value for my local community.”



I LOVE
VOLUNTEERING AT
PH BECAUSE....

I CAN SHARE MY SKILLS
AND LIFE EXPERIENCE

Five members of our team lived in the residency this year, volunteering their time and skills to support our work. Frances Foley delivered a programme of events – including a highly successful street party – and organised a regular reading group to explore the history of the settlement movement. Anna-Marie Mašková continued to assist at the Pembroke Academy of Music and provided graphic design support to the team.

Meanwhile, new arrivals Rich Mason, Annick Metefia and Anthony Blair volunteered to run Lunch Club, support our programming and outreach at the Walworth Living Room, and manage a developing community journalism project respectively.

Neighbourhood working

Pembroke House's work to build alliances and networks across Walworth advanced substantially this year.

We developed and extended partnerships: working with local tenants' and residents' associations to organise our annual street party; delivering a volunteering programme for young people at a local secondary school; partnering with Volunteer It Yourself (which provides opportunities for young Londoners to learn trade skills) on a light-touch refurbishment of All Saints Hall, now home to the Walworth Living Room; and concluding a three-year pilot project with South London and Maudsley (SLaM) NHS Trust, which saw a member of their staff embedded in our team to encourage the use of community resources alongside talking therapies for depression and anxiety.

We played a key role in the development of the Walworth Group, an emerging alliance of local organisations that are looking to increase collaboration and coordination in Walworth. We provided strategic and administrative support to the Group, including by organising fact-finding conversations to hear from organisations undertaking innovative community development work, and by helping to scope options for the Group's structure and programme of work.

We continued our multi-year partnership with Guy's and St Thomas' Charity through the Walworth Neighbourhood Scheme, developing place-based approaches to tackling the burden of multiple long-term health conditions in Walworth.

The Walworth Living Room is the flagship initiative of this programme and offers practical opportunities for health and community partners to test new activities and approaches in Walworth. Building on the learning from our three-year partnership with SLaM, we began to move beyond a traditional 'social prescribing' model of referrals to and from health services in order to test a deeper mixing of health and community approaches: bringing the best of the clinic into the community, and the best of the community into the clinic.

We tested a range of activities, from locating traditional health services within a community setting – and ensuring that health professionals and 'patients' alike move through and interact in the 'social front door' of the public community café – to exploring new community-led activities that tackle the wider determinants of health. This included incubating social enterprises such as a sewing business, set up by a local seamstress, which runs workshops and classes for the community.

And towards the end of the year, we built on partnerships with Southwark Council, the NHS and other charities to begin an emergency Food Distribution Hub, responding to Covid-19 and a massive increase in food insecurity across Walworth.

21st Century Settlement

As well as working at a neighbourhood level to connect resources and establish partnerships, we are also building links to policy and practice further afield – exploring the relevance of the settlement model for the 21st Century.

The policies and services of both local and national government clearly have a direct impact on Walworth – and the settlement tradition has many inspiring examples of advocating for wider reforms based on local work – but we also believe that lessons learned from deep work in this neighbourhood can provide new ways of tackling entrenched social issues.

So, a growing part of our efforts as a settlement means working with partners beyond Walworth. This year we have worked particularly closely with health commissioners and providers within Southwark on the development of new primary care networks and neighbourhood service models, using both the Walworth Neighbourhood Scheme and the Walworth Living Room as test cases for these initiatives. The Walworth Living Room was featured in the Mayor of London's recent design review as an important new model of social infrastructure in areas of rapid change.

Being able to interrogate and articulate what it is that marks out a settlement approach as different from traditional models is critical to these efforts. This means delving deeper into our work and that of our partners in Walworth to understand what really makes a difference – and what doesn't.

So with our partners Ratio, we are testing the underlying hypothesis that the social connections developed in places like the Walworth Living Room, and the activities that fill it, can be strong predictors of health and well-being. Where much evidence in this field can lack rigor or rely only on retrospective evaluation, we want to build a new approach to learning that uses real-time data and rapid cycles of testing throughout our work.

This year we began to capture numerical data, using a laser counter at the entrance of the Walworth Living Room to track the number of people entering the space and placing a camera in the ceiling to count the number of interactions occurring. Through careful analysis, this has allowed us to monitor the effect of building layout, activities and staffing in promoting interaction and connection. These data can then be correlated with traditional health and administrative measures to provide a better understanding of the value of places like the Walworth Living Room.

As well as technological innovation, we have been looking to the past to consider what we can learn from our heritage. Again working with Ratio, we have looked back at the history of the settlement movement, exploring the parallels with our work today, and we have been bringing together knowledge about our own history as a settlement. Over the coming year we will publish and invite comments on this work as we look to inspire a wider conversation about the relevance of settlement-like approaches for contemporary debates.

Raising funds

The beginning of 2019-'20 saw Pembroke House secure a large, multi-year investment from Guy's and St Thomas' Charity (GSTC) that helped us kick-start the Walworth Living Room and pilot a space where health services and other means of support blend with community and social activities, helping combat the prevalence of multiple long-term conditions in the Walworth neighbourhood.

The end of the year saw us secure a further multi-year investment from GSTC, largely providing core funding to underpin the organisation's work over a five-year period and the infrastructure to coordinate and drive forward the Walworth Neighbourhood Scheme.

In between, we expanded our fundraising team with two Project Officers devoting part of their time to trust and foundation fundraising and to fundraising from individual donors respectively. We invested time and resources in research, developing internal processes and staff training, which allowed us to initiate several successful applications and put us in a strong position to raise emergency funding in response to Covid-19 – particularly to cover new areas of work like the Food Distribution Hub – both from organisations and individuals.

Our plans for the future

Inevitably, many of our plans for the future have been impacted by the Covid-19 crisis. In particular, the pandemic both revealed and exacerbated widespread food insecurity in Walworth. We responded by establishing an emergency food service: the Walworth Community Food Hub. First set up in Pembroke House and now operating out of the Walworth Living Room, the Food Hub has been a collaborative effort with over 30 neighbourhood partners, Southwark Council and local schools and GPs. More than 250 volunteers have prepared and delivered over 15,000 food packages to residents impacted by the crisis.

It will not be sustainable for us indefinitely to run a food bank on this model, and while this was the right thing to do in extraordinary times, we believe it's a scandal for people to have to rely on food aid in normal times.

We therefore want to develop this short-term response in view of our longer-term neighbourhood plans, bringing it into line with our work on the Walworth Group and Walworth Neighbourhood Scheme before the pandemic.

As with the Walworth Neighbourhood Scheme, it is clear that the root causes of the presenting issue – in the case of the Food Hub, food insecurity, and in the case of the Neighbourhood Scheme, the progression of multiple long-term health conditions – are deep and complex. And in both cases, it will take the concerted efforts of a wide range of neighbourhood partners to make a long-term difference on these causes. But certain structural and life factors may well overlap, making someone susceptible to food insecurity as well as to the progression of multiple health conditions – whether in the form of social isolation, job insecurity, poor housing or struggles with debt.

So we will continue to use the Walworth Living Room as an opportunity to trial new approaches and build new partnerships. Food was a central element of the Walworth Living Room from the outset, as was the effort to embed the programme within a network of other buildings and initiatives across the neighbourhood. In the same vein, working with neighbourhood partners, we will build on the Walworth Community Food Hub to develop a neighbourhood offer that includes elements such as a subscription-based community pantry, cookery workshops, a regular community cafe, and wrap-around support such as debt advice.

We will develop and extend the full Walworth Living Room offer when it is safe to reopen the building, continuing to allow the building's programme to be shaped by local people and empowering them to develop their own projects, clubs, activities and events.

This will help build the case for an eventual capital refurbishment of the historic building that houses the Living Room – All Saints Hall on Surrey Square – which will bring the entire building back into public use, creating space for a more extensive programme, providing room hire revenue to increase the project’s sustainability, and make the building fit-for-purpose and fully accessible and sustainable.

We will also continue to play a greater role within the neighbourhood and the borough, including by supporting the Walworth Group to take action for the benefit of the neighbourhood, and by encouraging local partners including the local authority and the Clinical Commissioning Group

to see our work at the Walworth Living Room as a test-case for models of social infrastructure that could be replicated across other neighbourhoods in Southwark and potentially further afield.

Finally, we will launch a membership body – the Pembroke House Society – which will provide opportunities for people in Walworth and further afield to contribute to our work and become a closer part of our community.







Supplementary information

Structure

Pembroke College Settlement is a registered charity now constituted as a company limited by guarantee. In this form it was incorporated as a Limited Company under its Memorandum and Articles of Association on 26 January 2017. The charity registration number is 1177866 and the company registration number is 10586362.

The charity's objects are:

- To advance education and provide facilities in the interests of social welfare and leisure time occupation through the connection with Pembroke College, Cambridge, with the object of improving the quality of life of those living and working in the area of the Charity.
- To advance Christianity in accordance with the principles of the Church of England, and in particular through the parish of St Christopher's Walworth.

Related parties

St Christopher's Church fulfils the Christian objectives with which Pembroke College Settlement was established and is integral to the life of Pembroke House. The Priest-in-Charge of the Parish of St Christopher's, Walworth is also the Warden of Pembroke House; the post of Priest-in-Charge is funded by the Church of England's Diocese of Southwark.

Projects run at or from Pembroke House and the Walworth Living Room are intended to advance education and social welfare for local residents of all faiths and none.

Governance and management

The Trustees acting as an Executive Committee have overall responsibility for the activities of the charity. The Trustees delegate the day-to-day management of the charity to the Executive Director, who remains accountable to the Trustees in all matters.

The Executive Committee meets four times a year; smaller sub-groups meet more frequently as required. The Executive Committee receives written papers from members of the Senior Management Team, and follows up on those reports as appropriate.

New Trustees are given copies of the Memorandum and Articles of Association and Policies and Procedures of the organisation. The Trustees maintain a working knowledge of charity and company law and best practice. New Trustees also meet individually with the Executive Director to be given an overview of that year's objectives, charitable activities and the team.

Appointment of trustees

As set out in the Articles of Association, the board of Trustees comprises twelve Appointed Trustees. This includes: ex officio, the Master of Pembroke College, Cambridge, save that if the Master of Pembroke College declines to act in that capacity, any such other person as may be appointed by the Master and Fellows of Pembroke College; and ex officio, the Dean of Pembroke College, Cambridge, save that if the Dean of Pembroke College declines to act in that capacity, any such other person as may be appointed by the Master and Fellows of Pembroke College provided that not less than

half of the Trustees shall be past or present members of Pembroke College, Cambridge. The Chair of Trustees is nominated by the Board. The Directors in office in the year are set out on page 55. The Directors have no beneficial interest in the company other than as members and all guarantee to contribute £1 in the event of a winding up. The Board has the power to appoint additional Directors and Trustees with special expertise as it considers fit.

Pensions

The charity currently and prospectively employs fewer than 50 people. In 2017-2019 the charity's Trustees enrolled with NEST to provide a qualifying pension scheme for those employees who are required to be enrolled according to the Pensions Regulator.

Investment powers and policy

The Trustees have kept under review the most appropriate policy for safeguarding the value of and return on surplus funds. They have found that under current conditions, bank deposit accounts provide the appropriate combination of security and accessibility. Where the charity's investments are held in instruments managed according to total-return principles, the Trustees accept the investment manager's division of the return as between capital gain and income pay-out (see note 6 to the Accounts).

Pay of key management personnel

No employee received remuneration in excess of £60,000 during the year.

No trustee or member of the Management Committee received any remuneration or reimbursed expenses during the year.

The key management personnel of the charity comprise the Executive Director, the Director of Projects and the Director of Finance and

Operations. The total employee benefits of the key management personnel of the charity were £165,119.

The pay structure for all employees, including for all senior staff, is based on a review undertaken by Total Reward Projects in 2018. At that time, each job was reviewed to produce a composite media pay value compared to charities of a similar size in London, using Croner and XpertHR data.

Since that review, the salary level for new roles has gone through the same process or been pegged against that of existing jobs. All new roles are recommended to the full trustee board, or delegated by the board to the trustee nominated as responsible for HR, for approval.

An annual cost of living exercise is conducted each August and recommended for approval to the full trustee board. Trustees have agreed to link the calculation to that of Pembroke College, Cambridge. The College uses the Higher Education single pay spine, a collective agreement negotiated between five trade unions (including the GMB and Unison) and the Association of Colleges.

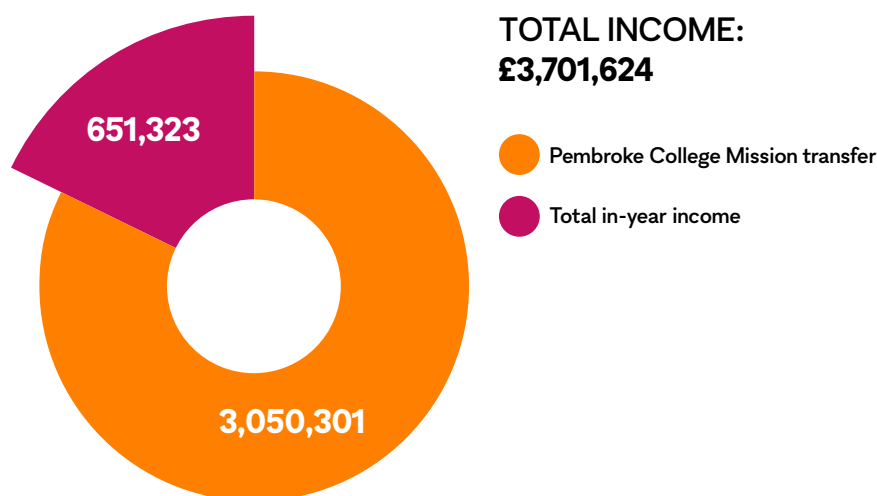
Public benefit statement

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a Charity' (PD2). The achievements and activities above illustrate the public benefit arising through the charity's activities.

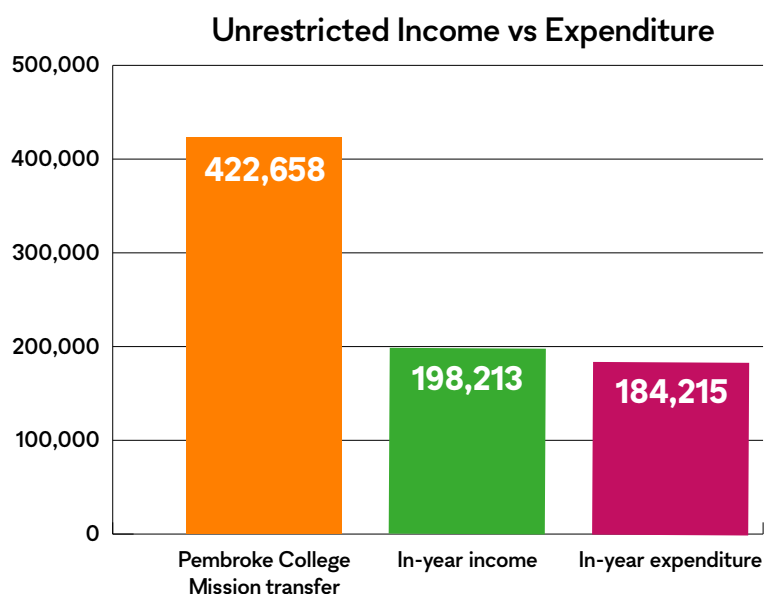
Financial Review

This was a year of growth for the charity: opening up a new community venue, diversifying our activities, taking on new staff and forming new partnerships. The underlying financial position of the charity is stable.

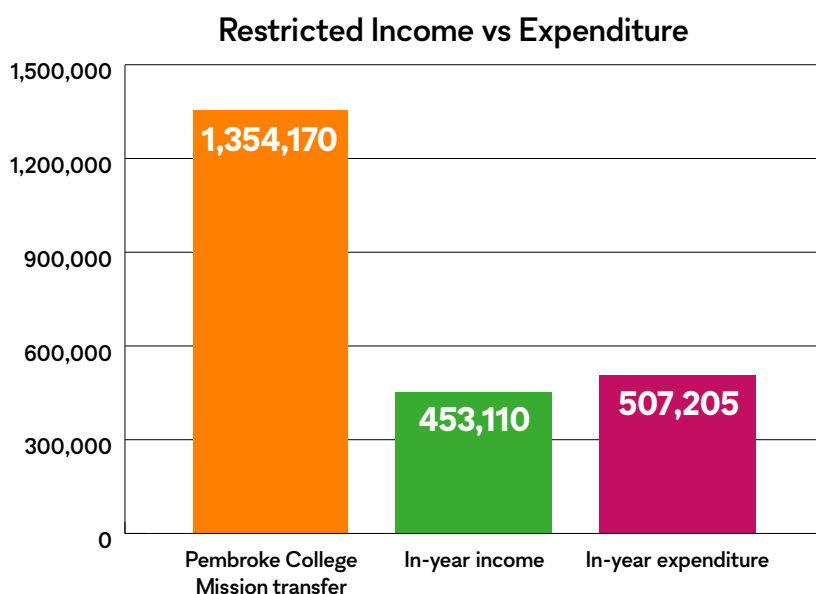
- In this first year of operation, the charity benefited from an asset transfer of £3,050,301 from Pembroke College Mission, its predecessor. This was a one-off transfer in the form of property (Pembroke House community centre including the Residency and two investment properties), investments, and cash (including restricted and unrestricted funds). The work of Pembroke College Mission, one of the original settlement houses, is continued by Pembroke College Settlement following this change of legal personality of the charity.



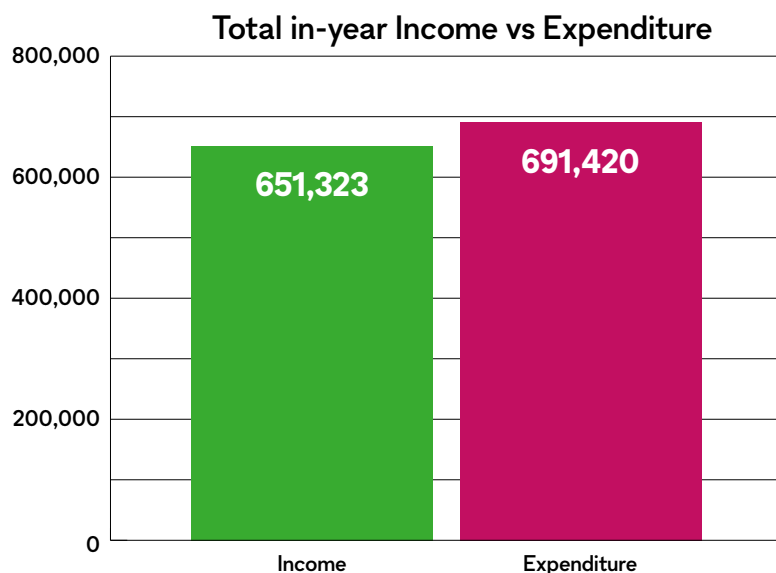
- Including this one-off transfer, total incoming resources were £3,701,624 and our total expenditure was £691,420 giving a surplus of £3,010,204 before investments revaluation
- Total unrestricted income was £620,871. Of this, £422,658 is attributed to the one-off transfer from Pembroke College Mission. Excluding these funds, the charity recorded an in-year unrestricted surplus of £13,998.



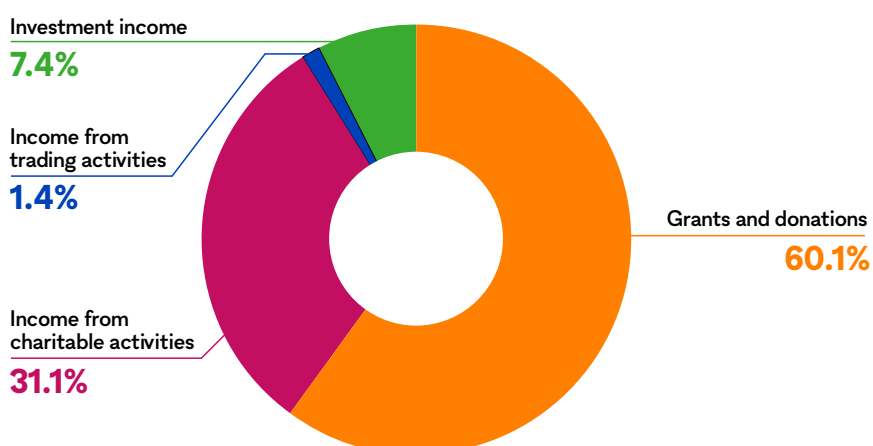
- Total restricted income was £1,807,280. Of this, £1,354,170 is from the one-off transfer from Pembroke College Mission. When this is excluded, restricted funds show a deficit of £54,095. The two main causes of this deficit are:
 - (a) Depreciation charges associated with the property and other assets
 - (b) Planned in-year expenditure on restricted grant funds received in 2018/19 by Pembroke College Mission and included in the transfer but not, for the purposes of year-on-year comparison, as new in-year income below



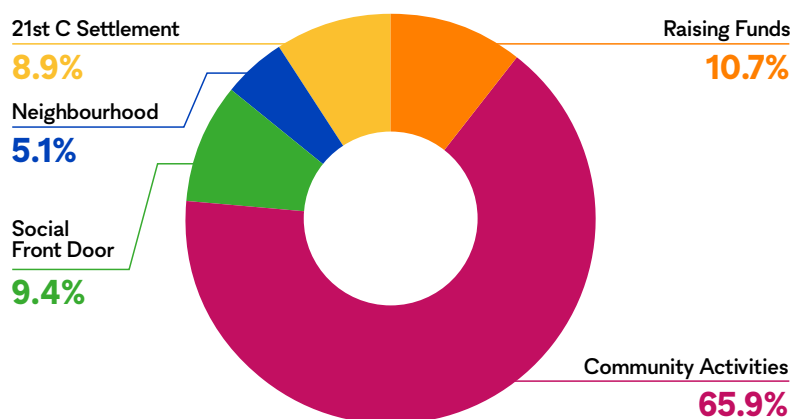
- Again discounting the transfer from Pembroke College Mission, during the year the charity recorded an overall deficit of £40,097 before revaluation of investments, comprising the £13,998 unrestricted surplus and the £54,095 restricted deficit, both covered above.



Analysis of in-year income (excluding PCM transfer)



Analysis of expenditure



- Income from hiring rooms to other charities and from residential lettings in the Residency is an important part of our funding mix. It enables us to seed-fund activities that have yet to gain a funder, and to part-fund essential back office roles. This year, £96,752 of unrestricted income was generated from these sources, up 76% on the final year of the Pembroke College Mission thanks in part to the new spaces available to hire at our second site, the Walworth Living Room. Although this is encouraging, In late March 2020, the Senior Management Team took the decision to close Pembroke House and the Walworth Living Room to the public in light of the Covid-19 pandemic. This unrestricted funding will have to be found from elsewhere in the coming year.
- The change in value of our investments during the year fell. Our investments comprise two neighbouring properties and units in the Amalgamated Trust Funds of Pembroke College. Terraced houses in the SE17 area fell by an average of 1.44% over the 12 month period, resulting in a change in value of £18,338 and the trust fund units showed a £1,766 downward change.
- Shortly after the national lockdown, we agreed plans for continuing existing activities with existing funders. We are grateful to our funders for all showing understanding of the situation and being flexible in agreeing alternative delivery of the activities they fund.
- At the start of the accounting period the charity employed eight people, and at the close of the same period 14 people. Four had been placed on furlough and their wages were paid for by a grant from the Coronavirus Job Retention Scheme, topped up by reserves.
- General support costs were swelled in this first year of operation by legal fees totalling £25,046, the majority of which relate to the incorporation of the Settlement. This is a one-off expense that has artificially elevated our support and governance costs during the year. Without it, our support and governance costs equate to 15% of expenditure.

Principal funding sources

Putting the donation from the Mission to one side, the charity's principal sources of funding are grants and room hire income. In terms of grants, our main funder is Guy's and St Thomas' Charity, who have contributed towards core staffing costs as well as providing start up costs for the Walworth Living Room.

We also receive significant funding from local funder United St Saviour's Charity for core costs, and for the first time, core funding from Southwark Council in the form of a four-year strategic partner grant. Core funding is essential for a charity, as not all funders permit full cost recovery and it is more difficult to raise funding for the salary of a back-office role than for a delivery one.

Our trustees have forged links with City Livery Companies. Once again, this year we received two grants from the Worshipful Company of Tobacco Pipe Makers and Tobacco Blenders for our dance programme, and the Worshipful Company of Musicians also provided funding for the Pembroke Academy of Music.

Income is also received from donors and investments. We are grateful to our long-standing donors from Pembroke College, Cambridge who make regular donations, allowing us to plan in advance for certain functions.

Reserves

It is the policy of the Trustees to maintain free reserves at a level equivalent to at least five months' running costs to cover all eventualities and emergencies. At present this is calculated to be £188,198 based on projected expenditure, with no allowance made for projected income. This amount represents the costs of staff wages paid from unrestricted reserves, contractual liabilities, building and organisation overheads and project operating costs that are not fully funded.

'At year end the accounts showed reserves of £2,990,100, of which £1,300,075 was restricted and £1,255,135 was an endowment. The unrestricted funds not designated or invested in tangible fixed assets held by the charity are £238,843 and the charity therefore holds £50,645 in excess of its own policy. 'Trustees believe it prudent to hold an amount above the normal level of reserves given the uncertain funding environment to be faced during the Covid-19 pandemic.

The Trustees have also designated reserves at the end of the year of £175,000 - the Future Capital Repairs Fund - to cover the cost of normal running repairs and additional works planned over a three-year period across the charity's property assets, in particular at the Walworth Living Room.

The Trustees have undertaken to review the policy and amount designated annually, and/or if any exceptional circumstances should arise. At their current level, the trustees are of the view that the charity remains a going concern and that it would be able to continue to meet its obligations for at least 12 months in the event of a significant temporary drop in funding,

The financial results for the year are set out in the Statements of Financial Activities on page 35.

Financial risk management

Financial risks are monitored monthly by the Senior Management Team and at quarterly Trustees' Executive Committee meetings. Financial risks include:

- **Over-reliance on grant funding** - Although we generate approximately 20% of our overall income ourselves, the remainder comes from grant funding, in particular from one significant funder. We have a multi-year agreement in place with that funder, meaning we are able to plan ahead. Nevertheless, the risk remains and we will need to diversify our funding sources further.
- **Unforeseen expenditure** - The charity owns and is therefore responsible for the upkeep of several period properties. Whilst our designated fund, the Future Capital Repairs Fund, would go a long way to paying for an unforeseen problem, it could leave a building out of action, creating a need to re-house the many charities that use our buildings to deliver their services.
- **Loss of key staff** - We place great emphasis on relationship building, in particular with existing and possible funders. At the moment, these relationships are held by key individuals, putting in jeopardy grant funding and other income should certain personnel leave.
- **Covid-19** - The anticipated drop in unrestricted income from room hire and property rental will be challenging. The creation of the Walworth Community Food Hub is at our own risk and secure funding will need to be raised if it is to be a longer-term activity.
- **Legal proceedings** - To mitigate against this risk, on- and off-site activities are assessed for risk on an individual basis, if necessary in conjunction with Pembroke College Settlement's insurers. All staff and, where relevant, volunteers are checked with the Disclosure and Barring Service.

Future Plans

It is anticipated that the funding environment in 2020/'21 will be challenging, both in terms of grant funding and self-generated income.

The first priority in the new financial year will therefore be to cut costs. We have already mothballed one of our two community venues, saving on running costs and placed four staff on furlough. Further measures will include:

- delaying planned recruitment and reviewing monthly the number of staff who are furloughed;
- developing links with the private sector, particularly those in the north of the borough, via Business in the Community for pro bono support;
- reviewing the operation of the Walworth Community Food Hub if funding is not forthcoming

Combined with cost-cutting, we will put in place a donor scheme, building on our growing links with the student body at Pembroke College, Cambridge and residents in the Walworth neighbourhood, and put in place more frequent financial reporting to the Senior Management Team and Trustee body.

Statement of Trustees' responsibilities

The Trustees (who are also directors of Pembroke College Settlement for the purposes of company law) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of its income and expenditure for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for

safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Statement of disclosure

- so far as we are aware, there is no relevant audit information of which the company's auditors are unaware; and
- as the Directors of the company we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

A resolution will be proposed at the Annual General Meeting that Ramon Lee Audit LLP be re-appointed as auditors of the charity for the ensuing year.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

This report was approved by the Directors on 29th September 2020 and signed on their behalf:



The Rev'd Dr James Gardom
Trustee



INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF PEMBROKE COLLEGE SETTLEMENT

Opinion

We have audited the financial statements of Pembroke College Settlement for the year ended 31st March 2020, which comprise the Statement of Financial Activities (Summary Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31st March 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the

financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- The directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- The directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least 12 months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form

of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements: and
- The directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us;
- the financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made;
- we have not received all the information and explanations we require for our audit;
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Directors' and Trustees' Report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statements set out on page 30, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our

audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



DAVID TERRY
(Senior Statutory Auditor)

RAMON LEE AUDIT LLP
STATUTORY AUDITORS
CHARTERED ACCOUNTANTS

29TH SEPTEMBER 2020

93 TABERNACLE STREET
LONDON EC2A 4BA

PEMBROKE COLLEGE SETTLEMENT

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 MARCH 2020

SUMMARY INCOME AND EXPENDITURE ACCOUNT

		Unrestricted	Restricted	Endowment	Total	Total
	Notes	Funds	Funds	Funds	2020	2019
		£	£	£	£	£
Income						
Grants and donations	2	459,315	1,658,968	1,273,473	3,391,756	-
Income from charitable activities	3	104,237	148,312	-	252,549	-
Income from other trading activities	4	8,800	-	-	8,800	-
Investment income	5	48,519	-	-	48,519	-
Total income		620,871	1,807,280	1,273,473	3,701,624	-
Expenditure						
Cost of raising funds	6	73,686	-	-	73,686	-
Expenditure on charitable activities	6	110,529	507,205	-	617,734	-
Total Expenditure		184,215	507,205	-	691,420	-
Net income / (expenditure) & net movements in funds before gains & losses on investments		436,656	1,300,075	1,273,473	3,010,204	-
Net losses on investments	12	(1,766)	-	(18,338)	(20,104)	-
Net movement in funds		434,890	1,300,075	1,255,135	2,990,100	-
Reconciliation of funds						
Total funds, brought forward		-	-	-	-	-
Total funds, carried forward		434,890	1,300,075	1,255,135	2,990,100	-

CONTINUING OPERATIONS

None of the Charity's activities were initiated or discontinued during the accounting periods.

TOTAL RECOGNISED GAINS AND LOSSES

The company had no recognised gains or losses other than the movements in funds reported above for the two accounting periods.

The notes on pages 39 to 54 form part of these accounts.

PEMBROKE COLLEGE SETTLEMENT

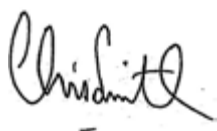
BALANCE SHEET AS AT 30TH MARCH 2020

		2020	2019	
	Notes	£	£	£
Fixed assets				
Tangible assets	11	1,227,237	-	-
Investments	12	1,477,767	-	-
		<u>2,705,004</u>	-	-
Current Assets				
Debtors	13	279,788	-	-
Cash at bank and in hand		95,178	-	-
		<u>374,966</u>	-	-
Liabilities				
Creditors falling due within one year	14	89,870	-	-
Net Current Assets		285,096	-	-
Net assets		<u>2,990,100</u>	-	-
The funds of the charity:				
Unrestricted funds:				
General	15	259,890	-	-
Designated	15	175,000	-	-
Restricted funds	15	1,300,075	-	-
Endowment funds:				
Expendable endowment	15	1,255,135	-	-
Total charity funds		2,990,100	-	-

The notes on pages 39 to 54 form part of these accounts.

The Trustees have prepared accounts in accordance with Section 398 of the Companies Act 2006 and Section 138 of the Charities Act 2011. These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

These accounts were approved and authorised for issue by the Board of Directors and Trustees on 29th September 2020 and were signed on its behalf by:



LORD SMITH OF FINSBURY



THE REV'D DR JAMES GARDOM

Company Number: 10586362

PEMBROKE COLLEGE SETTLEMENT

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2020

	2020	2019
	£	£
Net cash generated from operating activities	66,452	-
Cash flows from investing activities		
Investment income and interest received	48,519	-
Acquisition of fixed asset investments	(8,390)	-
Purchase of tangible fixed assets	(11,403)	-
Cash provided by investing activities	28,726	-
Increase in cash & cash equivalents in the year	95,178	-
Cash & cash equivalents at the beginning of the year	-	-
Total cash & cash equivalents at the end of the year	95,178	-

Reconciliation of net movement in funds to net cashflow from operating activities:	2020	2019
	£	£
Net income / (expenditure)	2,990,100	-
Depreciation charge	43,619	-
Investment income	(48,519)	-
Net (gains) / losses on investments	20,104	-
Transfer of fixed asset investments from Pembroke College Mission	(1,489,481)	-
Transfer of tangible assets from Pembroke College Mission	(1,259,452)	-
Decrease / (increase) in debtors	(279,789)	-
Increase / (decrease) in creditors	89,870	-
Net cash generated from operating activities	66,452	-

PEMBROKE COLLEGE SETTLEMENT

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2020

1. ACCOUNTING POLICIES

1.1 Basis of preparation of accounts

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – (Charity SORP (FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Pembroke College Settlement meets the definition of a public benefit entity under FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

1.2 Preparation of accounts on a going concern basis

The company's Financial Statements shows an unrestricted fund surplus of £434,890 for the year and free reserves of £238,843. These results have secured the immediate future of the Charity for the next 12 to 18 months and on this basis the Charity is a going concern.

1.3 Income

All income is included in the consolidated SOFA when the charity is legally entitled to it, receipt is probable and the amount can be measured with sufficient reliability.

Grant income

Grants are credited to the SOFA when the charity is entitled to the funds. Income is only deferred where there are time constraints imposed by the donor or if the funding is performance related.

Where entitlement to grants receivable is dependent upon fulfilment of conditions within the charity's control, the income is recognised when there is sufficient evidence that conditions will be met.

Grants supporting the core activities of the charity and with no specific restrictions placed upon their use are included within donations and legacies. Grants that have specific restrictions placed upon their use are included within income from charitable activities.

Capital grants for the purchase of fixed assets are credited to restricted incoming resources on the earlier date of when they are received or receivable. Depreciation on the related fixed assets are charged against the restricted fund.

Donations and legacies

Donations are recognised in the period in which they are received. Legacy income is recognised when the charity's entitlement is judged to be probable and where the amount can be reliably measured.

Contract income

Income from charitable activities include income recognised as earned (as the related goods and services are provided) under contract.

Room hire and service charge income

Room hire and service charge income are credited to income in the year in which they are receivable.

Investment income

Investment income is included when receivable.

1.4 Volunteers and donated services and facilities

Donated professional services and donated facilities are recognised as income when the Charity has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the Charity of the item is probable, and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), the general volunteer time is not recognised, and reference is made to the Trustees' annual report for more information about their contribution.

On receipt, donated professional services and donated facilities are recognised on the basis of the value of the gift to the Charity which is the amount the Charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

1.5 Expenditure recognition and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- (a) Cost of raising funds includes staff time used to raise grants and donations, rental property costs and their associated support costs.
- (b) Expenditure on charitable activities includes the costs directly associated with running a community centre and other community programmes, to further the purposes of the Charity, and their associated support costs.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1.6 Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly undertake charitable activities. Support costs include back office costs, finance and administration personnel and payroll governance costs which support the Charity's programmes and activities. These costs have been allocated between the cost of raising funds and the expenditure on charitable activities. The basis on which support costs have been allocated is set out in note 7.

1.7 Funds structure

The general funds comprise those monies, which may be used toward meeting the charitable objectives of the Charity at the discretion of the Trustees.

The designated funds comprise of monies set aside at the discretion of the Trustees for a specific purposes.

The restricted funds are monies raised for, and their use restricted to, a specific purpose or donations subject to donor imposed conditions

Expendable endowment was established in 1966, when the Pembroke College Mission agreed to relinquish its ownership of land on Barlow Street (now Tatum Street) to Southwark Council in exchange for ownership over two properties elsewhere on Barlow Street. The Trustees have the power to convert all or part of the fund's capital into income and this income is to be spent at their discretion.

1.8 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. The costs of minor additions or those costing less than £500 are not capitalised. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land – Not depreciated
Freehold buildings – Building costs over 50 years
Fixtures & fittings – 20% straight line basis
Computer equipment – 33.33% straight line basis

1.9 Investments

Investments are held in standard or basic financial instruments and are initially recognised at their transaction value and subsequently measured at their fair value. Investments are currently held as units in the Amalgamated Trust Funds of Pembroke College, Cambridge, which is a unit trust internal to the College, managed by the College alongside its endowment funds. The Pembroke College Settlement's holdings of those units are valued by the Amalgamated Trust Funds of Pembroke College, with that valuation adjusted to reflect fairly any differences between the valuation's date and 31 March 2019.

The statement of financial activities includes the net gains and losses so arising on revaluation and disposals throughout the year.

The Charity does not hold traded options, other derivatives, or other complex financial instruments.

The primary form of financial risk faced by the Charity is that of volatility in the property market due to wider economic conditions; with secondary exposure to financial market returns volatility through its holdings in the Amalgamated Trust Funds of Pembroke College.

Investment properties are valued initially at cost and subsequently at fair value at the reporting date.

1.10 Realised / unrealised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short term deposits at regulated banks.

1.12 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.13 Financial instruments

The Charity has only financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently valued at their settlement value with the exception of bank loans which are subsequently valued at amortised cost using the effective interest method.

1.14 Taxation

The Charity is a registered Charity and, therefore, is not liable for Income Tax or Corporation Tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

1.15 Judgement and key sources of estimation uncertainty

In the application of its accounting policies, the Charity is required to make judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed by the Trustees on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1.16 Pension costs

The Charity participates in a defined contribution pension scheme on behalf of its employees. Contributions are charged to the Statement of Financial Activities in the period in which they are payable. The assets of the scheme are held separately from those of the Charity in an independently administered fund.

2. GRANTS AND DONATIONS

				Total	Total
	Unrestricted	Restricted	Endowment	2020	2019
	£	£	£	£	£
Pembroke College Mission donation	422,658	1,304,176	1,273,473	3,000,307	-
Pembroke College Cambridge Members	23,712	-	-	23,712	-
London Borough of Southwark	-	18,000	-	18,000	-
Grayling Charitable Trust	5,000	-	-	5,000	-
Guy's & St. Thomas' Charity - Place Based Demonstrator	-	165,567	-	165,567	-
Guy's & St. Thomas' Charity - Walworth Living Room	-	120,000	-	120,000	-
HMRC Coronavirus Job Retention grant	777	-	-	777	-
United St Saviour's Charity	-	50,000	-	50,000	-
Other donations (less than £2,500)	3,079	1,225	-	4,304	-
Gift Aid	4,089	-	-	4,089	-
	459,315	1,658,968	1,273,473	3,391,756	-

Donation from Pembroke College Mission represents the transfer to the charity following the closure of Pembroke College Mission (charity number 211025).

3. INCOME FROM CHARITABLE ACTIVITIES

			Total	Total
	Unrestricted	Restricted	2020	2019
	£	£	£	£
Pembroke Academy of Music:				
Pembroke College Mission donation	-	7,444	7,444	-
Pembroke College Cambridge Members	-	5,182	5,182	-
Charterhouse in Southwark	-	9,740	9,740	-
The Tobacco Pipe Makers & Tobacco Trade Benevolent Fund	-	15,000	15,000	-
Other grants and donations (less than £2,500)	-	5,520	5,520	-
User contributions	-	4,872	4,872	-
Music for babies and toddlers:				
Pembroke College Mission donation	-	982	982	-
User contributions	512	-	512	-
Junior PAM:				
Pembroke College Mission donation	-	1,050	1,050	-
User contributions	861	-	861	-
Inclusive Dance:				
The Tobacco Pipe Makers & Tobacco Trade Benevolent Fund	-	15,000	15,000	-
dt17 - Dance-theatre for young people:				
Pembroke College Mission donation	-	24,163	24,163	-
Sir John Cass's Foundation	-	35,266	35,266	-
MLTCs:				
User contributions	326	-	326	-
Lunch Club:				
User contributions	2,903	-	2,903	-
Street Party:				
United St Saviour's Charity	-	1,850	1,850	-
User contributions	565	-	565	-
Youth Activities:				
Pembroke College Mission donation	-	9,437	9,437	-
Other community activities:				
London Borough of Southwark	-	3,892	3,892	-
Notting Hill Genesis	-	1,996	1,996	-
User contributions	59	-	59	-
Room hire	96,752	-	96,752	-
Social Front Door:				
Pembroke College Mission donation	-	6,918	6,918	-
User contributions	2,259	-	2,259	-
	104,237	148,312	252,549	-

Donation from Pembroke College Mission represents the transfer to the charity following the closure of Pembroke College Mission (charity number 211025).

4. INCOME FROM OTHER TRADING ACTIVITIES

		Total	Total
	Unrestricted	2020	2019
	£	£	£
Management and service charges	7,500	7,500	-
Other income	1,300	1,300	-
	8,800	8,800	-

5. INVESTMENT INCOME

		Total	Total
	Unrestricted	2020	2019
	£	£	£
Rent - Investment properties	40,015	40,015	-
Interest on cash deposits	114	114	-
Dividends	8,390	8,390	-
	48,519	48,519	-

6. ANALYSIS OF EXPENDITURE

	Raising Funds	Community Activities	Social Front Door	Neighbourhood	21st Century Settlement	Total 2020	Total 2019
	£	£	£	£	£	£	£
Staff costs	38,503	127,759	34,989	16,817	11,946	230,014	-
Premises costs	3,507	80,528	3,100	-	-	87,135	-
Depreciation	849	42,026	-	-	-	42,875	-
Bad debts	4,072	-	-	-	-	4,072	-
Other direct expenditure	11,085	116,224	12,802	10,720	45,907	196,738	-
Support costs (Note 7)	11,716	66,393	10,740	5,858	2,929	97,636	-
Governance costs (Note 7)	3,954	22,405	3,625	1,977	989	32,950	-
	73,686	455,335	65,256	35,372	61,771	691,420	-

Of the £691,420 expenditure in 2020, £184,215 was charged to unrestricted funds and £507,205 to restricted funds.

7. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Governance costs and other support costs are apportioned separately between the Charity's key activities undertaken (see note 6) in the year. All general support and governance costs have been apportioned to the various charitable activities on the basis of staff time allocated to each activity.

			Total	Total
	General support	Governance function	2020	2019
	£	£	£	£
Management and administration staff	46,646	26,447	73,093	-
Premises costs	4,336	-	4,336	-
Depreciation	744	-	744	-
Communication and IT costs	15,262	-	15,262	-
Legal and professional costs	25,046	-	25,046	-
Board meeting expenses	-	282	282	-
Audit fees	-	6,000	6,000	-
Other office costs	5,602	221	5,823	-
	97,636	32,950	130,586	-

8. NET INCOME/(EXPENDITURE) FOR THE YEAR

This is stated after charging:

	2020	2019
	£	£
Audit fee	6,000	-
Depreciation	43,619	-

9. ANALYSIS OF STAFF COSTS, TRUSTEES REMUNERATION AND EXPENSES, AND COST OF KEY MANAGEMENT PERSONNEL

STAFF COSTS

The total staff costs were:

	2020	2019
	£	£
Wages and salaries	270,964	-
Social security costs	21,396	-
Pensions	10,747	-
	303,107	-

No employee received remuneration in excess of £60,000 during the year (2019 – £NIL).

No Trustee or member of the Management Committee received any remuneration or reimbursed expenses during the year (2019 - £nil).

The key management personnel of the Charity comprise the Executive Director, Director of Projects, the Director of Finance and Operations. The total employee benefits of the key management personnel of the Charity were £156,119 (2019 - £nil).

10. STAFF NUMBERS

The average monthly, full time equivalent staff employed by the Charity during the year was as follows:

	2020	2019
	Number	Number
Community Activities	4.8	-
Social Front Door	0.8	-
Neighbourhood	0.4	-
21st Century Settlement	0.2	-
Fundraising	0.9	-
Support and governance	2.2	-
	9.3	-

The average monthly number of persons employed by the charity during the year was 13 (2019 – nil).

11. TANGIBLE FIXED ASSETS

	Land and buildings	Fixtures, fittings & equipment	Total
COST	£	£	£
As at 1 April 2019	-	-	-
Additions during year	1,236,788	34,068	1,270,856
As at 31 March 2020	1,236,788	34,068	1,270,856
DEPRECIATION			
As at 1 April 2019	-	-	-
Charge for the year	32,849	10,770	43,619
As at 31 March 2020	32,849	10,770	43,619
NET BOOK VALUES			
As at 31 March 2020	1,203,939	23,298	1,227,237
As at 31 March 2019	-	-	-

The Charity's land and buildings and improvements are subject to a legal charge of £500,000 by the Big Lottery Fund until May 2028.

12. INVESTMENTS

(a) Investment property

Investment property:

	2020	2019
	£	£
Fair value at 01 April	-	-
Additions	1,273,473	-
Change in value in the year	(18,338)	-
Market value at 31 March	1,255,135	-
Historical cost:		
As at 31 March 2019	-	-
As at 31 March 2020	-	-

Investment - Amalgamated Trust Funds of Pembroke College:

	2020	2019
	£	£
Fair value at 01 April	-	-
Additions at cost	224,398	-
Change in value in the year	(1,766)	-
Market value at 31 March	222,632	-
Historical cost:		
As at 31 March 2019	-	-
As at 31 March 2020	198,219	-

(b) Analysis of investments

	2020	2019
	£	£
Investment property	1,255,135	-
Investment – Amalgamated Trust Funds of Pembroke College	222,632	-
	1,477,767	-

(c) Investment property

The investment properties are freeholds originally acquired as compensation to the Pembroke College Mission and thus at no cash cost. The Trustees have considered the value at which the freehold properties, held as investments, have been included in the financial accounts. They are of the opinion that the current market value as at 31 March 2020 is £1,477,767. The market value is based on an independent valuation as at 31 March 2017 carried out by, Kinleigh Folkard & Hayward, real estate consultants, of 292-294 Kennington Rd, London SE11, amended by the decrease in property value in the area during the year.

(d) Investment – Amalgamated Trust Funds of Pembroke College:

These investments are held as units in the Amalgamated Trust Funds of Pembroke College, Cambridge, which is a unit trust internal to the College, managed by the College alongside its endowment funds.

At 31 March 2020 the Charity held 8,626 units that represented no more than 5% of the total value of the units of Amalgamated Trust Funds of Pembroke College at that date. The Pembroke College Settlement's holdings of those units are valued by the College.

13. DEBTORS

	Total	Total
	2020	2019
	£	£
Trade debtors	269,808	-
Other debtors	6,980	-
Prepayments	3,000	-
	279,788	-

14. CREDITORS: amounts falling due within one year

	Total	Total
	2020	2019
	£	£
Trade creditors	21,092	-
Taxation and social security	27,843	-
Other creditors	10,821	-
Accruals	19,014	-
Deferred income (note 16)	11,100	-
	89,870	-

15. NET MOVEMENTS IN FUNDS

	Balance as at 01.04.19	Income	Expenditure	Gains/ Losses	Transfers	Balance as at 31.03.20
	£	£	£	£	£	£
Restricted funds						
Volunteering	-	18,000	18,000	-	-	-
Place Based Demonstrator	-	205,926	205,926	-	-	-
Walworth Living Room	-	120,000	114,532	-	-	5,468
21st Century Settlement	-	70,833	49,491	-	-	21,342
Other donations	-	1,225	1,225	-	-	-
Pembroke Academy of Music	-	47,758	30,715	-	-	17,043
Music for Babies & Toddlers	-	982	982	-	-	-
Junior PAM	-	1,050	1,050	-	-	-
Inclusive Dance Project	-	15,000	15,000	-	-	-
dt17 - Dance-theatre for young people	-	59,429	27,450	-	-	31,979
Street Party	-	1,850	1,850	-	-	-
Youth Activities	-	9,437	-	-	-	9,437
Other community activities	-	5,888	4,190	-	-	1,698
Social Front Door	-	6,918	-	-	-	6,918
Capital funds:						
Buildings Development	-	1,235,000	32,802	-	-	1,202,198
Fixtures, Fittings and equipment	-	7,984	3,992	-	-	3,992
	-	1,807,280	507,205	-	-	1,300,075
Endowment funds						
Expendable endowment	-	1,273,473	-	(18,338)	-	1,255,135
	-	1,273,473	-	(18,338)	-	1,255,135
Unrestricted funds						
Designated Funds:						
Future Capital Repairs Fund	-	-	-	-	175,000	175,000
	-	-	-	-	175,000	175,000
General funds	-	620,871	184,215	(1,766)	(175,000)	259,890
	-	620,871	184,215	(1,766)	-	434,890
Total funds	-	3,701,624	691,420	(20,104)	-	2,990,100

Description, nature and purpose of restricted funds:

Volunteering – Contribution towards the cost of employing a Volunteer Co-ordinator to run the volunteer programme.

Place Based Demonstrator – Funding from Guys and St Thomas' Charity towards a pilot project in East Walworth using Pembroke House as a gateway organisation.

Walworth Living Room – Funding from Guys and St Thomas' Charity towards the preparation of the space and the building for the opening of the social front door.

21st Century Settlement – Funding received from United St Saviour's Charity to support the building of a new settlement model for the 21st century.

Pembroke Academy of Music – an open access music education programme for young people aged 7 to 16 providing high quality music tuition in a range of musical disciplines to encourage love of music and to help students grow in confidence and teamwork.

Music for Babies & Toddlers – weekly singing and music sessions for pre-school children and their carers, followed by tea and chat to enable people to get to know each other.

Junior PAM – offers an introduction to singing, music notation and musicianship to children aged 5 to 7.

Inclusive Dance – a programme to enable learning-disabled young people aged 16 to 25 to grow in confidence and independence by learning movement and social skills through performing arts.

dt17 – An after school programme that uses extensive on-street outreach to involve a disengaged cohort of local young 9-13 year olds in a process of learning and co-operation through dance.

Garden Group – a resource for local residents to learn about and engage in gardening where they might not have the opportunity to do so, whilst at the same time gaining from its benefits to wellbeing.

Street Party: A community event organised with local groups.

Youth Activity – a fund for the benefit of projects assisting young people.

Other Community activities – Funding towards gardening, knitting, sowing and reading projects.

Social Front Door – a training programme to support and sustain resident involvement in East Walworth and its institutions

Buildings development – Grants and donations received towards the re-development of Pembroke House. This fund is being depreciated.

Furniture, fixtures and equipment – Grants and donations received towards purchase of furniture, fixtures and equipment. This fund is being depreciated over the estimated useful life of the assets.

Description, nature and purpose of endowment fund:

Expendable endowment - this was established in 1966, when the Charity agreed to relinquish its ownership of land on Barlow Street (now Tatum Street) to Southwark Council in exchange for ownership over two properties elsewhere on Barlow Street.

The Trustees have the power to convert all or part of the fund's capital into income and this income is to be spent at their discretion.

St. Christopher's Church is integral to the life of Pembroke House. The Vicar of the Parish is also Warden of Pembroke House and the post of Vicar is funded by the Church of England, Diocese of Southwark.

Description, nature and purpose of designated funds:

The Future Capital Repairs Fund – this covers the cost of normal running repairs and additional works planned over a 3 year period across Pembroke House's property assets. Inspecting Architect's advice in 2014 that the roof would be good for another 5 years but may need to be replaced in 2020 at a cost of around £140,000 at (then) current rates. This fund provides for the upkeep of Pembroke House, the Residency and the Tatum Street investment properties.

Description, nature and purpose of unrestricted funds:

General funds – General fund represents funds available to spend at the discretion of the Trustees.

16. ANALYSIS OF FUND BALANCES BETWEEN NET ASSETS

	General Funds	Designated Funds	Restricted Funds	Endowment Funds	2020 Total
	£	£	£	£	£
Tangible fixed assets	21,047	-	1,206,190	-	1,227,237
Investments	47,632	175,000	-	1,255,135	1,477,767
Net current assets	191,211	-	93,885	-	285,096
	259,890	175,000	1,300,075	1,255,135	2,990,100

17. DEFERRED INCOME

	2020	2019
	£	£
Balance as at 1 April	-	-
Amount released to income in the year	-	-
Amount deferred in the year	11,100	-
Balance as at 31 March	11,100	-

Deferred income represents funding of £9,850 received from Southwark Council for a Food Hub pilot project to be commenced in 2020/21 and unrestricted funds of £1,250 received from the Grayling Charitable Trust for 2020/21.

18. RELATED PARTIES

The Charity's objects include the promotion of Christianity through its connection with Pembroke College, Cambridge. The Trustees include representatives from Pembroke College, Cambridge.

Reference and administrative information

Pembroke College Settlement

(more commonly known as Pembroke House)

Charity registration number

1177866

Company registration number

10586362

Principal office and registered address

80 Tatum Street, Walworth, London,
United Kingdom, SE17 1QR

Trustees

The Rt Hon Lord Smith of Finsbury
Ms Fiona Adler
Dr Andrew Cates
Ms Rosalind Earis
Dr Timothy Forse
The Rev'd Dr James Gardom
Professor Loraine Gelsthorpe
The Rev'd Eleanor Goodison
Mr Michael Kuczynski
Mr Michael Mitchell
Mr Andrew Morris
Mr John Nevin

Senior management personnel

Mike Wilson – Executive Director
Grisel Tarifa – Director of Finance & Operations
Ali Kaviani – Director of Projects

Mother Ellen Eames – Warden of Pembroke
House and Priest-in-Charge of St Christopher's,
Walworth

Independent examiner

Mr D Terry, Ramon Lee Ltd, 93 Tabernacle
Street, London EC2A 4BA

Bankers

Barclays Bank, 1st Floor, Atlas House, 1-7 King
Street, Cheapside, London EC2V 8AU

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Walworth Living Room

walworthlivingroom.org

Facebook

facebook.com/PembrokeHouse

Instagram

@PembrokeHouse

Twitter

@Pembroke1885

For over 130 years we've been building a better neighbourhood in Walworth. A neighbourhood where people can lead good lives and work together for a good society.

Working with the community, we provide space for people to learn, eat and enjoy life together, and take collective action on local issues.

Pembroke House

80 Tatum St, London SE17 1QR

Walworth Living Room

All Saints Hall, Surrey Square,
London SE17 2JU

**Photography Credits**

Pembroke House, Small Axe
Edith Whitehead, Rachel Davies
Briony Campbell

Design

Small Axe



