

WYTHAM HALL

Annual Report 2008 - 2009



Breaking the cycle of street homelessness

*I said to my soul, be still, and wait without hope
For hope would be hope for the wrong thing; wait without love
For love would be love of the wrong thing; there is yet faith
but the faith and the love and the hope are all in the waiting.
Wait without thought, for you are not ready for thought:
So the darkness shall be the light, and the stillness the dancing.*

T.S. Eliot
East Coker, Four Quartets

Front cover: Jacob Wrestling with the Angel, Eugene Delacroix

WYTHAM HALL ANNUAL REPORT
1st April 2008 – 31st March 2009

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Wytham Hall
117 Sutherland Avenue
Maida Vale
London W9 2QJ

(Registered Office at this address)
Company Registration No: 1777775
Charities No: 289328

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

National Lottery
Charities Board
Recipient



Wytham Hall is a Charitable Company Limited by Guarantee.

■ WYTHAM HALL - An Introduction

Wytham Hall Recovery Unit was opened in 1984 as a unique and innovative project providing residential care to homeless patients with medical and psychiatric illness. Dr David El Kabir, the then Physician-in-charge of Great Chapel Street Medical Centre (website www.greatchapelst.org.uk), and a group of medical students set up the project. At Great Chapel Street, a walk-in surgery for homeless people in Central London established in 1977, many patients were seen, who were having difficulty coping on the streets due to ill health. Wytham Hall was established to provide an alternative to hospital admission for these people. Its other aims were to research the causes and consequences of homelessness and to provide medical education.

Until 2007 Wytham Hall functioned as a recovery unit with fourteen beds, run by a team of care-workers and doctors. During a

patient's stay medical problems were addressed in parallel with social and housing needs. A period of illness therefore gave people a valuable opportunity to reconsider their options.

Wytham Hall also owns a shared house and two flats. These have a total of sixteen beds where residents may be housed, providing continued care and rehabilitation on an ongoing basis. In November 2007 the sick bay at Wytham Hall was converted into five single rooms to provide supported housing for people with medium to low support needs and is now up and running in its new guise. From 2009 we have had four additional rooms on the first floor at Wytham Hall.

(Great Chapel Street Annual Report available on request)



Residents' Barbecue

■ **BENEFACTORS OF WYTHAM HALL**

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

FINANCIAL YEAR 2008-2009

Trusts and Statutory Bodies:

The Sidbury Trust

Priory Trust

National Garden Scheme

Individuals:

Mrs B. Banham

Mr D. Derk

Ms M. Gleave

Mr and Mrs Jupp

Ms B. Darbyshire

Ms S. Willson

Duchess of Rutland

Mrs C. B. Tubb

Dr. R. Lancaster

Dr J. Crown

Dr D. El Kabir

Mr C. Littmoden

Sir J. Birch

E. McKeown

Sir Patrick Nairne

Lady Limerick

Mr John Streets

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

ABT Photocopiers; Alcohol Recovery Project; Alcohol Resource Centre; Alcoholics Anonymous; Angel Recruitment Agency; Andrews Computers; Atis Real Weatheralls Surveyors; Atlas Boilers; The Benefits Agency; Browns Chemist 195 Shirland Road; Central North West London CMHT; Chubb; The Connection at St. Martin's; Dental Surgery 392 Edgware Road; E K Mechanicals; Eurogard; Great Chapel Street Medical Centre; Guy's Hospital; Homeless Link; Homeless Persons Unit, Westminster; Housing 21; Hungerford Drug Project; Joint Homelessness Team; Kensington & Chelsea Primary Care Trust; Lisson Grove Health Centre; MAC Electrical Services; The Metropolitan Police; MIND; Narcotics Anonymous; The Passage Day Centre; Ronald Brown Optician; St Mary's Hospital; St Mungo's Outreach; The Rough Sleeping Team; Salvation Army; Shroton Street Hostel;

Supporting People; The Terrace Day Centre; WAMH; West End CMHT; West London Day Centre; Western Eye Hospital; Westminster Drug Project; Westminster Housing Benefit; Westminster Social Services; Westminster Transport Department; Westminster Volunteer Bureau; Wharfside Clinic; Westminster Adult Education Service; Woodfield Road Health Centre

■ PRESIDENT

Belinda Banham, C.B.E, J.P. (supplemental list), B.Sc. (Hons Econ) Dip Philosophy of Medicine (Society of Apothecaries) R.G.N. Independent Assessor in the Office of the Commission on Public Appointments.

■ COUNCIL OF MANAGEMENT

Terry Bamford, O.B.E., M.A. (Oxon), Dip. Soc. Admin.
Director, Social Perspectives Network

Peter Barry, M.B.A. (City), FCCA, DipM, I.M.I.S.
Finance Director, Meiko UK Limited

Sir John Birch, K.C.V.O., C.M.G., M.A.
Vice Chairman, Council of University College London

Jeremy Booth, M.B., F.R.C.S., F.F.A.E.M.
Director of Accident and Emergency Medicine, Chelsea and Westminster Hospital

Dr June Crown, C.B.E, M.Sc (London), M.A., M.B., B.Chir. (Cambridge), F.R.C.P., F.F.P.H.M.
Past President, Faculty of Public Health Medicine, Royal College of Physicians

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

His Honour Judge Andrew Geddes

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

Dr Richard Lancaster, Ph.D, F.R.C.P.
Consultant Physician Emeritus, St Mary's Hospital

Chris Littmoden, C.B.E., C.
Non-executive Chairman of VIT Security Group.
Non-executive Director, Low & Bonar plc

M.F. Woods, M.A. Dip. Arch. (Cantab), A.R.I.B.A., F.R.S.A.
Formerly Chairman, Association of Consultant Architects
Chartered Architect

Dr Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
Fellow of St. Anthony's College, Oxford

Company Secretary: Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P.,
D.R.C.O.G.
(Vice-Principal), Principal in General Practice

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE
Auditors: PKF, New Garden House, 78 Hatton Garden, London EC1N 8JA
Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

■ MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Robert Bolus, B.Comm.(Cape Town)
(Bursar), Practice Manager, Great Chapel
Street Medical Centre

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

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

Dr. Petr Valasek, M.D., Ph.D (Prague)
Senior Research Fellow, Wellcome Trust,
Royal Veterinary College, London and
University of Reading; Locum Senior
House Officer at Accident and Emergency,
King's College, London

■ NON-RESIDENT MEMBERS

Bridget McCarthy,
Cert. Therapeutic Counselling
Senior Project Worker

Jonathan Tiffin
Project Worker

Katherine Vial-Montero,
PgDip Solution-Focused Brief Therapy
Administrator

■ VISITING MEMBERS

Desiree El Kabir, M.A., M.B., B.Chir. (Cantab), M.D. (Lond), M.R.C.P.

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

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

George Osborne, F.C.C.A.
Accountant

■ CHAIRMAN'S REPORT

*"Home is the place where, when you have to go there,
They have to take you in."*

*"I should have called it
Something you somehow haven't to deserve."*

This quotation from Robert Frost's "The Death of the Hired Man" – and I am indebted to Mr Gabriel Woolf for introducing me to it – plunges us right into heart of what Wytham Hall is all about. It pinpoints both its strengths and its limitations.

Some years ago, we admitted an elderly homeless man who was suffering from congestive heart failure. He was unbelievably abusive, and treated the doctor who was attempting to examine him with the utmost contempt. He then discharged himself without accepting any help. He came to see me again a few months later. He was clearly very ill indeed, unkempt, gasping for breath, his legs grossly swollen. He asked whether we would have him again. I said that of course we would. He was duly admitted. He indicated that he did not wish to be examined or treated, but that he wished to have a bath, which he did. He then went to bed. He died in his sleep that very night.

I regard this as a triumph. He sought us out and had it in himself to acknowledge some sort of reality. In the desolation that was his life, he found a refuge where he could at last rest in peace. He died in clean sheets.

"For us" wrote T S Eliot, "there is only the trying. The rest is not our business."

Trying is indeed what we are about – but there are two ways of trying. One is to attempt wilfully to impose an idea on oneself or on others, which, to my mind can only work at the expense of spontaneity and depth of character. The other is a sort of wrestling with reality, both with oneself and with others (hence the superb Delacroix painting on the front cover). One may then come up with some sort of insight which will define the action to take, or accept with resignation what can be perceived but not achieved. This is what we are constantly trying to do. Not easy, but absolutely necessary for our survival as a living community. We have cause to rejoice in the very considerable improvements which we have been able to achieve in the welfare of the majority of our residents. One striking case is that of a man who had been on the streets for a couple of years. He had been diagnosed as schizophrenic. He was undoubtedly a difficult person to engage, full of passion and of fantasies. He did so well that he eventually became a trained medical receptionist. He is still fully employed. Dramatic as this case may sound, it is by no means exceptional.

I have felt increasingly uncomfortable about the all too easy way in which the ideals of the Hall have been eroded by its routines, by the bureaucratisation that has crept insidiously into our procedures. A review was undertaken of the way we interact with our residents and with ourselves. We had come to take too much for granted: staff meetings were far too preoccupied with the day to day routines of management, forums had become set pieces, where banalities of conversation were tolerated at the expense of creativity, too much reliance had come to be placed on the sometimes shockingly facile judgments made by psychiatrists

or social workers, and so on. We discovered, to our dismay, how easy it was to misunderstand and dismiss the language, often far removed from social norms, which is the only way by which some people can express themselves. Understanding the legitimacy of a person's language, and following their train of thought has unlocked doors of communication. It has enabled us to understand better the fragility of human contact, and to shed a little light on the dark corners of alienation. The accounts written by some of our residents testify to the enormous impact of this fresh reappraisal of the role of Wytham Hall.

This report comes at a time when Wytham Hall is about to celebrate its twenty fifth anniversary.

The improvement of our financial situation, which I reported last year, has been maintained. Contracts with the Rough Sleepers Team have been agreed and implemented, so that our financial situation has stabilised and we are no longer pressured by the uncertainty of living from hand to mouth. We have had to undertake some major external maintenance and some substantial internal repairs and conversions. This is reflected in the loss shown in our accounts.

There is also some other good news to report – Dr Desiree El Kabir has given birth to a baby boy, and Dr Petr Valasek has been appointed Senior Research Officer at the School of Biological Sciences at the University of Reading. We congratulate both of them.

We look forward to a major celebration of our 25th Anniversary at the Royal Academy of Music on 4th October. Some distinguished musicians (including Dame Felicity Lott) have offered their support. This seems an appropriate note on which to end this report.

Dr. David El Kabir



■ DOCTORS' REPORT

Since Wytham Hall closed as a care home to concentrate on supported housing the role of the three doctors has changed. Many of the residents are registered with Dr Reid at either Great Chapel Street Medical Centre or The Notting Hill surgery. Thus most of their medical problems are addressed off site. Residents are generally in stable health but still have to deal with chronic physical complaints such as cancer, arthritis and lung problems and chronic mental conditions such as depression and psychosis.

Our staff have an important role in ensuring the residents attend their appointments and are supported through any treatment. Our weekly staff meetings are an opportunity for them to raise any concerns about residents' health. Dr El Kabir has an important input for those residents who feel most detached from society and who need someone who

can acknowledge their isolation and find a point of psychological contact.

We continue to welcome medical students since the initial programme started in 1989 by the Conanima Foundation. The current students come from Imperial and Oxford universities and University College Hospital on special study modules or day visits. Most of their clinical experience is based at Great Chapel Street Medical Centre, whereas Wytham Hall offers them the chance to spend more time with individuals; to understand their history, personality and perhaps why they became homeless and what it meant to them.

Dr Philip Reid



■ SUPPORTED HOUSING REPORT

Lanhill Road (established with a grant from Glaxo Wellcome in 1994) and Charfield Court (established 1996 and 1997 with a grant from the National Lottery Charities Board and a substantial donation from Henry Smith Charity) are supported housing units close to Wytham Hall. They were established to allow formerly homeless people to continue the relationships they had developed with the staff and other residents while rehabilitating in Wytham Hall sick bay, and encourage a supportive community spirit. These properties offer sixteen individual rooms, which are available to people who are ready and able to live a more independent lifestyle. The house and flats are dry environments, which offer a safe place for people who are committed to not drinking or using illegal drugs. Residents have the support of a team of workers including a Manager, a Service Leader, and two Supported Housing Workers.

Admissions to our supported housing units is through a referral procedure from outside agencies, mainly The Salvation Army (hostels) and The Connections at St Martins. Wytham Hall follows the same procedure however these referrals come from The Rough Sleepers team in line with our contract. This gives us a detailed history of the resident being referred (personal, medical and previous history housing etc). If the referral appears appropriate an in depth assessment is carried out by the Service Leader at Wytham Hall to establish their suitability for one of our supported housing units. The length of stay is usually limited to 2 years, although we assess this on individual basis. Our residents usually go from us into residential rehabilitation centres, housing association and other agency

supported accommodation, independent accommodation and in a few cases, referrals were made to the Homeless Persons Unit for bed and breakfast accommodation to be provided.

Residents have the opportunity to express their views and opinions about issues arising in their own homes at weekly house meetings, which they often do with enthusiasm. Quarterly forum meetings continue as a way of bringing together all of the staff and residents from each of the different supported housing units. These meetings were introduced to offer supported housing residents an opportunity to contribute their ideas about how the staff at Wytham Hall might improve their service in the future. On these occasions residents meet each other in a relaxed setting; food is provided (either in the form of sandwiches and nibbles or a Barbeque held at one of the properties). Initially individual support plans are developed with each resident shortly after their admission. This is followed up by quarterly reviews. This gives each resident the opportunity to look over the progress of the last month and to make plans and set achievable goals for the coming three month period. It also allows them to discuss any issues with their support worker. Residents from the supported housing units are encouraged to drop in to Wytham Hall at any time they wish to speak to a staff member.

Cleaning of communal areas in the supported housing is co-ordinated by the residents themselves and weekly inspections are made by the supported housing worker. These inspections ensure that the house/flats are kept clean and tidy, and that there are no health and safety

issues. Residents are responsible for cleaning their own rooms and communal areas and also for reporting any maintenance issues to staff at Wytham Hall.

The majority of residents living in the supported housing units are in receipt of Housing Benefit and other types of benefits. Staff at Wytham Hall devote a considerable amount of time chasing up claims and ensuring that residents are getting their full entitlements. Each resident pays a small rent contribution with the utility bills and council tax being paid by Wytham Hall.

Staff recognise that it is imperative to develop and maintain strong working relationships with other services and organisations involved in the welfare of supported housing residents. Staff are in regular contact with Care Managers, Community Psychiatric Nurses, Drug and Alcohol Workers, Day Centre Teams, and Outreach Workers. They will support residents by attending such appointments with these care professionals if need be. To enable continuity of medical care, all supported housing residents are given the option of registering with Dr. Reid at either Notting Hill Gate or Great Chapel Street Surgery.

Lanhill Road

Lanhill Road is a large house ten minutes

walk from Wytham Hall, providing accommodation for eight residents in single bedrooms. Residents share a spacious kitchen, a living room, three bathrooms, two shower rooms with toilets, a laundry room and a thriving, colourful garden. Lanhill Road offers temporary supported housing for homeless people where residents usually stay for a period of between six months and two years. Lanhill Road gives residents the



opportunity to gain confidence in independent living with the support of Wytham Hall staff. Residents spend their time participating in a number of activities. One resident has recently completed his college courses and is now a qualified plumber. Another shows particular interest in gardening and with the help of his fellow residents has transformed the garden into a tranquil, multi-coloured place of beauty. Others continue with voluntary work and

college courses. The residents currently living at Lanhill Road take great pride in their home and actively participate in ensuring that it remains a clean and safe living environment. This year the interior of the house will be decorated throughout. The residents will have a choice in what colour their bedrooms will be painted.

Charfield Court

Charfield Court comprises of two flats, each with four individual bedrooms, a shared kitchen, lounge, balcony, bathroom and further cloakroom. They are located in a quiet area around the corner from Wytham Hall. Both flats offer long term accommodation. Residents take pride in keeping their homes clean and tidy. Residents here have varied interests, attending college courses, keeping fit, spending time with family, and one resident is currently working. The residents living at Charfield Court have a very strong and trusting relationship with Wytham Hall.

Wytham Hall

The Supported Housing at Wytham Hall comprises of nine separate units. Five of these units are currently occupied by former Rough Sleepers with the other four offering accommodation to people with medium to low support needs. The five basement rooms benefit from a communal kitchen and access to a big garden. The four flats located on the first floor of the property offer very spacious living areas and have a communal kitchen. Some of these rooms are lucky enough to overlook the large and tranquil gardens belonging to the property. Since their admission to Wytham Hall many of the residents have been successful in their pursuit to move forward with their life i.e. returning to work, embarking on further education college courses and participating

in varied forms of volunteer work.

Wytham Hall was very fortunate to receive a hostels grant of £63,000.00 from Westminster in early 2009. This has enabled us to install new bathroom facilities as well as complete interior painting and re-carpeting of the basement area.

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

Supporting People

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

Future Plans

Staff and residents have adapted to the changes in the structure of Wytham Hall with ease and good humour. There is both unity and optimism about the direction of the company as occupancy increased. Many current residents of Wytham Hall have taken great steps forward in their lives since moving into the Supported Housing; for example by finding employment or renewing their contact with family for the first time since becoming homeless.

Future plans as ever remain at the forefront of discussions between the Trustees and staff at Wytham Hall with aims for the company being clarified and focused on an ongoing basis.

■ CASE REPORTS

CASE STUDY A

In his 30's and originally from Ireland, he had lost his accommodation after losing his job and getting into arrears. He spent much of the subsequent three years living rough and doing some odd jobs. He had been much affected by the death of his father and had lost touch with the rest of the family. He had become stuck in the routines of a homeless existence and alcohol was a problem. He had been offered various hostels but turned them down as he could not tolerate the environment. He was delighted with his room at Wytham Hall, which he has found peaceful. He has been able to keep some contacts with the Day Centre and does voluntary work for them. He has started an IT course and hopes eventually to gain employment. He has made tentative contact with his mother.

CASE STUDY B

From North England and now in his 30's he had had a serious drug problem for 10 years and then changed to alcohol. For much of the last 10 years he had been homeless or in hostels. As for many of our residents there was little family support and where relationships existed they were strained. He did have a partner and although their relationship had ended, she had encouraged him to go through with an alcohol detoxification and he had remained abstinent after that and was a regular attendee at AA meetings. Again homeless, he was referred to Wytham Hall and admitted. He has flourished, enjoying the independence that a secure and comfortable base has given him. He has volunteered with an organisation running alcohol detoxification programmes and hopes to be employed by them in due course. Being in a position of responsibility has helped him learn to manage his own problems of anger and frustration.





CASE STUDY C

Had been homeless for many years before he developed pneumonia and was admitted to St Mary's Hospital. He came to convalesce when we were still running as a care home and he decided he would, now that he was in his early 50's, like to stay in accommodation. Nevertheless we felt he could easily return to the streets if he felt too constrained by his environment. So far he has stayed, negotiating various interpersonal difficulties and establishing a good relationship with staff, in whom he feels able to confide his philosophy of life, which might to others seem unusual. He has started a voluntary job maintaining a local garden.

CASE STUDY D

Having spent 5 years homeless and on two occasions being admitted to hospital with psychotic episodes this 35 year old Scotsman had had no consistent care or relationships for many years. When he came to Wytham Hall he also showed little desire to work either with us or the local mental health team in the way we wanted. It took an effort of imagination on our part to approach the problem differently. On his part it took the generosity to respond to it and to become more trusting and open. The practical problems of his benefits could be sorted out and he became more confident. He was able to start a computer course and join a local church where he has developed relationships.

■ RESIDENTS' ACCOUNTS

*I can hear the rain, I'm so tired.
I know I should get up. My sleeping bag is
soaking and so are my clothes.
I doze off again and suddenly awake, the
rain has stopped.
I look around and smile to myself. I know I
don't have to get up, I'm not on the streets
anymore.*

*I live in a house called
Wytham Hall. It's
warmth and delights
make me feel special.
They say home is
where the heart is,
well my home is
where the canal is.
J.G.*



AN UPDATE

Well they say what a difference a day makes, well I'd like to tell you what a difference two years make!

I have been asked to write a little update as a resident, and for anyone that read last year's annual report, I'm the ex-RAF guy that got a job with Discovery Channel. For anyone who didn't, here briefly, is a little bit about me....

I joined the RAF straight out of college and served 9 years with the Tactical Communications Wing. On completion of my service I began working in the Television Industry, which is where I met my wife to be. We emigrated to Australia, and not long after, the relationship failed, which is when my life fell apart. I had to move back to the UK because of Visa restrictions and began drinking heavily on my return. Anyway this spanned a few years from about 2005, in

and out of work, in and out of pubs, then when I became homeless, in and out of shop doorways! Until November 2007 when I was referred to Sutherland Avenue by Veterans Aid (ex-service charity)

Well I am still here, and "yes" I still work for Discovery Channel, and as of the beginning of October, in a supervisory role. I love the job, and to be honest? I'm probably learning

more working for Discovery than I ever did at school! The job entails shift work, so in my time off I have been studying Broadcast Journalism through distance learning, and completed the first part of a 3 phase course in September. One down two to go!!

I don't think there is such a thing as individual achievement,

it doesn't matter what you do, there is always someone supporting you, whether it be your family, your friends or your teammates, or in my case, Wytham Hall. I know for a fact I would not be where I am today with out you!

So to everyone past, present and future.....Thank you.

D.O.

*Give me a home
Where grey squirrels roam
Where foxes are nightly at play
Where seldom is heard
A non-pc word
And the sky is not blue
Its just grey.
J.M.*

■ EVENTS OF 2008 - 2009

FUNDRAISING

A total of £14,231.00 has been received from personal and other donations.

A City of Westminster grant of £63,000 under the Hostels Capital Improvement Programme has been awarded towards adaptation of the basement and first floor at Wytham Hall (see below).

MAINTENANCE

The first floor of Wytham Hall has been fully adapted for our residents with four single rooms and a new kitchen installed. The single rooms and facilities in the basement of Wytham Hall have been redecorated and renovated. Work on the general ad hoc redecoration and replacement of furniture and fittings has been undertaken in the Supported Housing units at Lanhill Road and Charfield Court.

COMPUTERS

The Wytham Hall computer system continues to run smoothly using a remote server (Go-books) which avoids the need for maintenance of our own server.

EXTERNAL RELATIONS

Wytham Hall's collaboration with the Supporting People Team continues to be a success and we have extended our contract with their Rough Sleepers unit for our five beds in the basement of Wytham Hall. Students from Oxford University, Imperial College London and University College London have continued to visit Wytham Hall for short stays as part of their medical degrees and the feedback has been positive.

STAFFING

Staffing arrangements during this year have included an off-site Manager, Senior Project Worker, and Project Worker as Front Line staff. In addition Wytham Hall employs a part-time cleaner and a part-time Administrator. With increasing level of occupancy, we will be looking for more staff input.

SUPPORTED HOUSING - SUPPORTING PEOPLE

The Supported Housing at Lanhill Road and Charfield Court continues to be funded by Supporting People, who have awarded a 'B' score overall for the services offered. The Supported Housing at Wytham Hall is currently funded through housing benefit payments and a contract with Rough Sleepers.

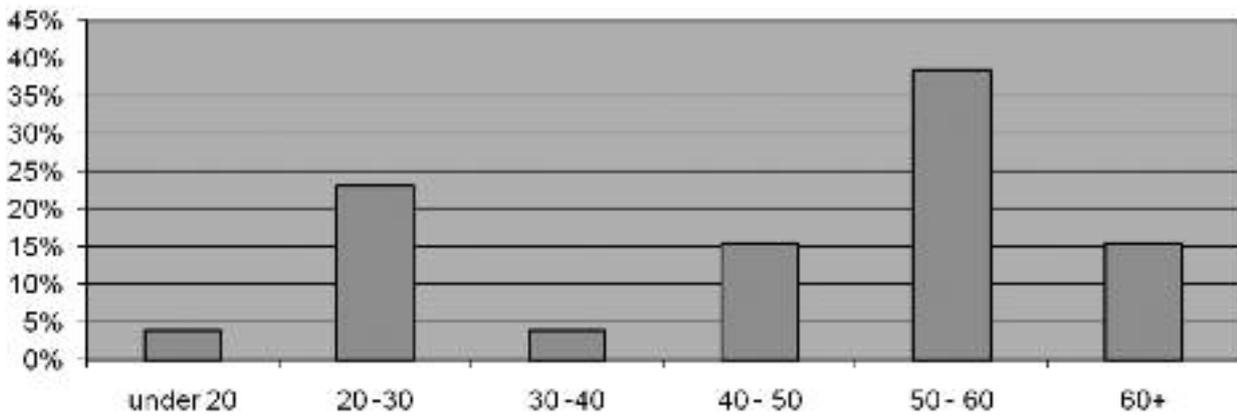


■ STATISTICS ON ADMISSIONS TO WYTHAM HALL

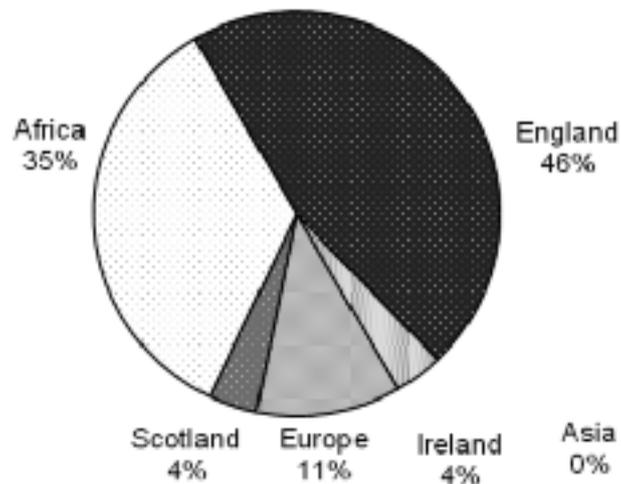
April 1st 2008 – April 1st 2009

Total number of residents:	26
Male	26
Female	0
Average age:	45.5 years
Average length of stay:	802 days
Figure of overall occupancy:	86%

AGE



PLACE OF BIRTH



CASH FLOW STATEMENT YEAR ENDED 31st MARCH 2009

	2009		2008	
	£	£	£	£
Net Cash (outflow)/inflow from operating activities		(17,859)		(25,782)
Returns on investments and servicing of finance				
Interest received	6,414		9,205	
Interest paid	-		-	
	<u> </u>		<u> </u>	
Net cash inflow from returns on investments and servicing of finance		6,414		9,205
Investing activities				
Payments to acquire tangible fixed assets	(985)		(3,517)	
	<u> </u>		<u> </u>	
Net cash inflow/(outflow) from investing activities		(985)		(3,517)
Net cash (outflow) /inflow before financing		(12,430)		(20,094)
Financing				
Donations received	9,045		14,231	
	<u> </u>		<u> </u>	
Net cash inflow from financing		9,045		14,231
Increase/(Decrease) in cash and cash equivalents		(3,385)		(5,863)
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Full accounts are available on request

INCOME AND EXPENDITURE ACCOUNT YEAR ENDED 31st MARCH 2009

	2009		2008	
	£	£	£	£
Income		193,288		247,881
Direct and administrative expenses		<u>241,950</u>		<u>295,450</u>
Operating (loss)/surplus		(48,662)		(47,569)
Interest receivable	6,414		9,205	
Interest payable	<u>-</u>		<u>-</u>	
		<u>6,414</u>		<u>9,205</u>
(Deficit)/surplus of income over expenditure for the year		(42,248)		(38,364)
Donations	9,045		14,231	
Capital donations Transferred to reserves	<u>-</u>		<u>-</u>	
		<u>9,045</u>		<u>14,231</u>
Surplus/(Deficit) for the financial year		(32,203) -----		(24,133) -----

■ VISITORS TO WYTHAM HALL APRIL 2008-MARCH 2009

Victoria Van der Knapp – deputy rough sleeping manager

Nik Ward – deputy rough sleeping manager

Janet Haddington – manager rough sleeping

Alistair Reeves - Project Officer (rough sleepers)

Patrick Walsh – contracts manager-rough sleeping

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*Copies of all papers and articles are
available on request.*



MAKING A REFERRAL

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

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

Not for long term housing alone.

How to find us

