

CAXTON HOUSE ANNUAL REPORT 2013



Caxton House Community Centre
129 St. John's Way
Islington, London N19 3RQ
Main Office: 020 7263 3151
Fax: 020 7561 9594
www.caxtonhouse.org
Email: admin@caxtonhouse.org
Registered Charity Number: 210270



Caxton House Community Centre



@CaxtonHouse

CONTENTS

Page 1 Community News

Page 2 Chair's Report

Page 3 Centre Manager's Report

Page 4 Weekly Activities and Groups

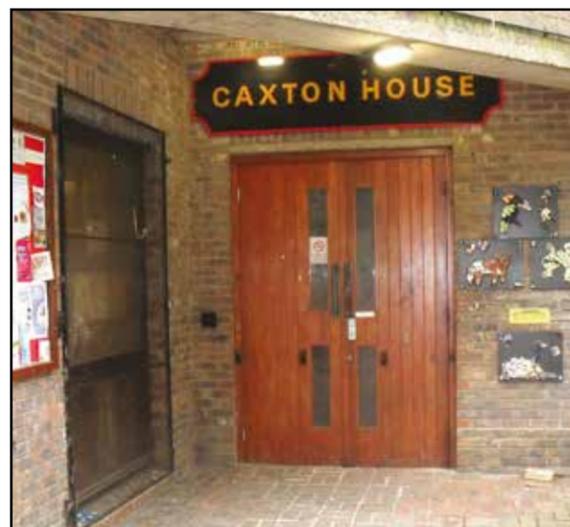
Page 5 Volunteering

Page 6 Children's Services

Page 7 Health and Fitness

Page 8 Staff and Management

Page 9 Statement of Financial Affairs



AIMS AND OBJECTIVES

We are committed to the goals of community development, in which the people of the neighbourhood are responsibly involved in solving problems, rather than as recipients of services provided by others.

We are concerned with the fulfilment of individuals, the growth of self-confidence and the acceptance of responsibility.

Caxton House will be autonomous, and have a variety of projects that cross-fertilise each other and involve all age groups of the community.

We shall be active in working and co-ordinating with other groups and agencies in the area. We expect to be involved in looking ahead in planning to meet the needs of the people.

We are determined to avoid concentrating on symptoms to the exclusion of causes.

COMMUNITY NEWS

Hillrise Ward Community Fun Day

Held on the 2nd August, the event offered an array of popular activities. With all the children and a few adults eager to have their face painted, we soon had a crowd of fairies, butterflies and bats flying about the hall. Apple bobbing, flower headdress making, biscuit decorating and bug hunts (all gently released after identification) were huge hits and the day was rounded off nicely with the announcement of the raffle and hamper winners! It was the perfect way to spend a summer day.

A big thank you to the Archway Library who provided a stall filled with free books, to all staff and users, and of course to our funder Islington Council.

Free IT Mentoring

Tuesday 9.30am to 12.30am, by appointment only Islington Housing services is working with Caxton House Community Centre to provide free computer training for Council tenants and leaseholders. You can learn basic IT skills, how to send emails, fill in online forms and set up an eAccount with Islington Council.

Tel: 020 7527 5148

Email: Resident.engagement@Islington.gov.uk

Website: www.islington.gov.uk/itmentor

Free IT Drop-In Sessions

Tuesday 1.00pm – 3.00pm

In partnership with The Hills Community Trust, Caxton House is starting IT Drop-In Sessions. Open to all Islington residents on Tuesday afternoons and designed to offer something for all abilities, you can drop in and brush up on skills, or just ask for some IT advice.

Tel: 07914 718613

Email: spallmarian@googlemail.com

Become an IT mentor - Free training!

Islington Council's Housing Services and Caxton House Community Centre are looking for volunteer IT mentors to help support residents who are taking their first steps into getting online

For further information contact:

Tel: 020 7527 5148

Email: Resident.engagement@Islington.gov.uk

Website: www.islington.gov.uk/itmentor

Give and Gain Day 2013

Caxton House was lucky enough to have a group of corporate volunteers from Grant Thornton come in and do a mountain of clearance work in the centre's garden for the Give and Gain Day 2013!

I'm pleased to say that the Give and Gain was a great success for Caxton House and we were greatly impressed by the effort and commitment shown by the team. They managed to clear the overgrown and weed covered beds, plant new bee-friendly perennials, annuals and vegetables, and give the whole area a fresh new look!

The work carried out by the team will make a tremendous difference to Caxton House and has been greatly appreciated by everyone who uses the centre. So a big thanks to all who participated!



CHAIR'S REPORT

During the past year Caxton House has continued to operate successfully. We have a range of projects using the Centre as a base for their activities and bookings of our hall and other rooms for one-off or periodic activities continue to flourish. And we are continuing to keep our finances in reasonable shape.

A major project, the Big Local, has made a start across the road from us on the Elthorne Estate, with a ten year time span proposed. The project is to be run by local people for local people and we have made it clear that at Caxton House we will help in whatever way we can. We very much hope that this project will prove to be hugely beneficial for Elthorne.

Some of the projects based at Caxton House scope the whole of Islington and beyond but we recognize that we have a particular responsibility to people nearby and are keen to support them in whatever way we can. A review of our current reach has led us to conclude that we should target, in particular, education, the elderly and the environment.

The availability of finance for new initiatives continues to be problematic. Funds offered up by the public sector and charities are many times over-subscribed. Furthermore the time taken to pursue funding bids places considerable pressure on the very limited

resources we can muster. These two reasons go a long way to explain the very limited progress that we have been able to make in raising money to refurbish and improve Caxton House.

Nevertheless we are grateful to Islington Council and the various charities that have helped us financially over the last year. Their support is invaluable. We are also grateful for the input of the volunteers who have aided us in so many ways and for the cooperation of other local community centres and organisations.

I must thank Paul Furze and Sue Collins for the hours they have given. I must also thank the rest of the staff for their hard work over the last 12 months.

In addition I wish to thank all those involved in running projects at Caxton House who have taken time to help others here and input to the management of Caxton House. And of course, I must thank the Management Committee members themselves and the holding trustees Jeremy Corbyn MP and Councillor Marion Spall.

Finally, my thanks to our auditors Crouch Chapman & Co.

Eldon Pethybridge
Chair of Caxton House

CENTRE MANAGER'S REPORT

I am pleased to report that during the past twelve months we have continued to strengthen our role as a vibrant and multi-purpose community hub.

Throughout the year we have continued to actively promote Caxton House as a focal point for the local community, a place where people can come together, engage with and benefit from a wide portfolio of services and activities.

Among the many positive aspects of the past year has been our continuing partnership and collaborative work with other voluntary organizations, Islington Council and other partners. Our involvement with the Islington Community Hubs Network has seen us working in partnership in developing a number of key themes relating to volunteering, employability and older people. We have also worked together as a network on organizational sustainability through the development of joint purchasing and business planning. Together with Islington Council we have delivered a number of successful projects including weekly job clubs and IT mentoring. We continue to work closely with Hornsey Lane Estate Community Association, our joint hub for the Hillrise Ward area, on a number of initiatives including the development of supportive links to small local groups in order to build up their capacity and reach. Over the coming months we will be looking to build upon and strengthen all of these partnerships as we aim to maximize resources and deliver a wider range of benefits to the communities that we work with.

Over the coming months we will expand our efforts with regards to the Big Local initiative where we will be working together and supporting residents from the Elthorne Estate on developing a range of initiatives to bring community wide benefits and new opportunities to their area. I am proud of the fact that local residents have chosen Caxton House to be their Lead Trusted Organization and look forward to working together with Elthorne residents in bringing positive changes to their community.

We have continued with our commitment toward providing work-place opportunities in Caxton House through the provision of volunteering opportunities and work placements for Year 10 school students. We now have volunteers engaged across a wide cross-section of functions including admin, childcare, caretaking, marketing and fundraising. I am also pleased with the progress we have made in developing a corporate volunteering programme. This has seen us working jointly with a number of partners from both the voluntary and private sectors on improving the physical appearance of the building and bringing under-utilized spaces back into use, thereby providing us with the capacity to widen the range of activities and services that we are able to deliver to local communities.

Our facilities continue to be well-utilized as a community resource by other organizations and individuals for a wide range of activities including conferences, workshops, meetings, training and social events. We have been pro-active in ensuring that we maximize the use of space within the centre and that we continue to promote and encourage the active participation of people in the many services and activities being delivered from Caxton House.

Finally I would like to thank staff, Management Committee members and volunteers for all their hard work, support and commitment over the past year. I would also like to thank the many groups, partners and users of the centre who have in no small way contributed to what has been a very positive twelve months for Caxton House.

Paul Furze
Centre Manager



WEEKLY ACTIVITIES & GROUPS

Monday	Tuesday	Wednesday	Thursday	Friday
9.15 am - 12.15 pm Drop-In & Toy Library	-	10 am - 12 pm Short Mat Bowls	10 am - 11 am Gentle Exercise	9.15 am - 12.15 pm Drop-In & Toy Library
1 pm - 4 pm Anand Mandal	1pm - 3pm IT Drop-In	1 pm - 4 pm Anand Mandal	1 pm - 4 pm Anand Mandal	-
6.30 pm - 9.30 pm Archery	3.45 pm - 5.45 pm Wild Places After School Club	-	5 pm - 6 pm Family Zumba Gold	6.30 pm - 9.30 pm Archery
	7-8 pm Weight Watchers	6 pm - 9 pm GKR Karate Club	6 pm - 7 pm Wing Chun Kung Fu Martial Art	
	6-10 pm RC Annie		7.30 pm - 8.30 pm Zumba Fitness	

Anand Mandal

Providing services to its Asian elderly members living in the borough of Islington, ensuring that support and assistance are available to meet their needs. To contact group, write to them at Caxton House, 129 St John's Way, London N19 3RQ



Bahay Kubo

A non-profit organisation established in 1989 in response to the housing needs of Filipinos in the UK. Tel: 0207 281 4477 Email: info@bahaykubo.org.uk www.bahaykubo.org



Choices C.I.C

A not for profit organisation working with the local community to improve employability, inspire educational, social and creative aspirations and enhance the voice of the community. Tel: 020 7281 6428 www.choiceslondoncic.co.uk



Jobs in Mind **NEW!**

Supports recovery from mental health problems, which are a major factor involved in problems at work, risk of job loss and prolonged unemployment. Tel: 020 7281 8097 www.jobsinmind.org



Kurdish & Middle Eastern Women's Organisation

A self help group of refugee women to support Kurdish and Middle Eastern women living in the U.K. Tel: 0207 263 1027 / 07748 851 125 Email: info@kmewo.org www.kmewo.org



KEY: Main Hall Cafe IT Suite

London Capital Credit Union

A saving and loans co-operative committed to encouraging saving rather than borrowing. Tel: 0207 561 1786 E-mail: info@credit-union.coop www.credit-union.coop.uk



Mobile Repair Service

Offers support and access to technical expertise to disabled and older people living independently. Tel: 0845 4500 410 E-mail: services@mobilerepairservice.org



Octopus Community Network

A group of pioneering community organisations working collaboratively to provide services and opportunities that support the most deprived communities in London. Tel: 0207 263 7095 E-mail: julie@octopuscommunities.org.uk www.octopuscommunities.org.uk



The Hills Community Trust **NEW!**

(formerly Andover Youth & Community Trust) Set up to advance education and provide facilities in the interest of social welfare for the benefit of the residents of the London Borough of Islington. Tel: 07914 718613 Email: AYACT.office@gmail.com



VOLUNTEERING

Caxton House Time Bank - Connecting the Community

This has been a challenging year for the project with the ever present financial constraints. However, we have been able to continue running the Time Bank, delivering a diverse range of activities. We held a strategic planning meeting for 2013 in the first quarter of the year which resulted in taking a different approach to ensure the continuation of the project. To maximize the impact and effective use of our limited resources, the Caxton House Time Bank has been more events orientated with less time spent in the office.

Timebanking builds social networks of people who give and receive support from each other. It enables people from different backgrounds, who may not otherwise meet, to come together and form connections and friendships. Generating social capital in this way can be an important determinant of health and wellbeing.

Equal credit is given to everyone's contribution to the community - One hour = 1 time credit. "You need me" becomes "we need each other" in Timebanking. (Edgar Cahn, the founder of Time Banking).

Activities and events

Our work throughout the year has included activities in the areas of Health & wellbeing, Community Support and the environment. This year we've worked particularly with Anand Mandal, the Asian Elderly Group based at Caxton House, the Hornsey Lane Estate Community Association and the Latin American Elderly Project (LAEP). All of our events are open to anyone who would like to find out more about Timebanking or networking opportunities in the North Islington area.

Timebanking also offers experience which can lead to greater employability. By volunteering with organisational members and community groups, participants can gain practical experience which adds to any theoretical training or recapture skills which have become 'rusty' after a long period out of work. They also gain a re-introduction to the discipline of work. Four participants have been involved in work placements in the areas of office administration, languages, accountancy and caring.

On-going activities include: social gathering and networking events, arts and crafts workshops, outings, healthy eating workshops, the swap-shop (an eco-friendly Time Bank activity, where members have been trading a wealth of items and hours), training opportunities and the skills exchange programme.

Volunteers' week 2013: An open afternoon was held during National Volunteers' Week on 6th June. This was an opportunity to recognize and reward our participants for their continued support.

Funding is still our biggest challenge and we're continuing to search for new sources of financial support for the continuation of the project. We hope to see the continuation of the Time Banking scheme and look forward to sharing another exciting year. In the meantime, I'd like to thank the Caxton House Management Committee, our participants and organisational members, our volunteer Martin Jenkins and our Hillrise councillors for all their help and support.

John Garces
Time Bank Broker

Volunteering case studies - quotes from recent volunteers:

"Working at Caxton House as a volunteer administrator has been a brilliant experience. I have gained new skills and enjoyed a varied role. The staff are friendly and dedicated and the work has been really interesting. Along with general admin work, I have been involved in researching fundraising and coming up with ideas for new projects. It's great working for an organisation that serves the local community so well. The centre is a hive of activity with so many different groups using its facilities."

"I have been volunteering at Caxton House for about 2 months and have assisted with admin duties in the Main Office. As the Main Office deals with all the administration involved in the day-to-day running of the Community Centre, I get an insight into everything from room bookings for events, to how the centre's finances work. The experience has also helped build my confidence and I have enjoyed meeting new and friendly people. It feels good to know I am doing my bit to help Caxton House run smoothly, while sharing my skills and making an impact on local resident's lives."

CHILDREN'S SERVICES

Caxton House strives to provide a safe and secure environment for children of all ages. All of Caxton House's children's groups are tailored to offer an educational, fun and engaging experience.

Wild Places After-School Club

Tuesday 3.45 pm - 5.45 pm in the Main Hall
(Term time only)

Caxton House is pleased to announce the continued success of the Wild Places After-School Club, relaunched this year. Additional funding will allow us to work towards the long term sustainability of this project.

It's been a year of highs, with a flourishing garden despite the unpredictable weather, with a vibrant mix of herbs and vegetables still offering healthy 'home-grown' produce. It was exciting to watch and draw the progress of the tomatoes, peppers, broccoli, beans, courgettes, chives, parsley, lettuces and much more! Old favourite activities are still prevailing, with bug hunts and identification being a regular feature. With new creations, the project never fails to capture the children's imagination, whilst engaging and helping encourage awareness of their environment.

Caxton House was pleased to welcome the Hornsey Lane Estate Community Association's After-school club joining in on some of sessions, bringing the children from their group down to enjoy a number of new and exciting activities. The biggest hit would have to be making suet balls, with a mish-mash of ingredients, they couldn't wait to get stuck in with mixing and moulding the bird food (not to mention the surprise inclusion of mealworms!).

We're proud to be able to run such a vital project that not only offers a fun and educational after-school activity, but provides an experience many users in the area may otherwise be unable to access. So as always, thanks must go to all the staff and users of the club, and of course our funders.

Rose Collins
Project Co-ordinator



Under 5's Drop In & Toy Library

Monday & Friday 9.15 am - 12.15 pm in the Café

The Under 5's Drop In & Toy Library continues to offer a warm and friendly atmosphere, where children can learn and make friends in a safe environment. With another year gone by, we're pleased to see a number of exciting changes coming in to play.

We continue to offer a range of activities, with a well-stocked toy library, the healthy snack table, book corner and the new introduction of circle time, the year couldn't have been more positive. Circle time proved a big hit with both the children, parents and even staff! With everyone singing along to favourite nursery rhymes (and a few requests), then joining with gruff bear voices, gasps and sound effects for the story time, it's sure to be a regular feature from now on.

The Drop In has also had a number of young people doing their work experience with us; it's been a pleasure to have their help and I'm pleased they've gained useful experience and skills that will help them in the future. As always, I'd like to thank all the users, staff and volunteers for their continued support. And thanks must go to our funders, and other groups in the centre and local area for their contributions to the project.

Celia Facey
Drop In and Toy
Library Organiser



HEALTH AND FITNESS

Gentle Exercise

Thursday 10 am - 11 am in the Café, FREE

Aimed at the over 55's but open to all, Caxton House's Gentle Exercise project is as thriving as ever! With positive feedback from all involved, there's been a visible improvement in not only the members' health but also their confidence.

'I have been attending the class for over a year now. I live on my own and suffer from Parkinson's disease and find this class an absolute life saver. We have a cheerful, energetic tutor, who is excellent at picking up on our physical limitations and tailoring the movements accordingly. For our age group keeping our minds and bodies active is vital. What's more, if we don't turn up for class, there is somebody to check we are ok. Long may this class continue.'

With a strong member base, we continue to offer a fun and relaxed environment. Thanks to the users, tutor and funders for their contribution in making this project possible.

Short Mat Bowls

Wednesday 10 am - 12 pm in the Hall. FREE

The game of Short Mat Bowls is growing popularity with an ever increasing number of people playing the game. One of the biggest benefits of Short Mat Bowling is its flexibility as the equipment is portable and it can be played by all ages and abilities. It's a real family sport.

Caxton House Community Centre working with Arsenal in the Community in partnership with HFI offer a fun, free and friendly weekly short mat bowls session, where you can learn to play bowls and meet new people.



Family Gold Zumba

Thursday 5 pm - 6 pm in the Hall

Welcoming all ages, this Zumba class really has appealed to all members of the community, and we're pleased to announce its continued success. Offering a safe and fun space to get fit, meet new people and learn new moves, it's the perfect way to spend an afternoon feeling good!

Zumba Gold offer a gentler version of a Zumba class, with the tutor showing a variety of different takes on each move, with light versions to begin with, then more energetic versions if you want to work a bit harder. No prior booking necessary, just drop in and give it a go. With the first session free, you're welcome to give it a try and see for yourself if it's right for you.

'I've been coming to the group on and off for about a two years now; each time I've left feeling like I've had a good workout - but without the exhausted overdone feeling other exercise groups have given me! With spot on guidance from the tutor, I know exactly how much I can safely do, and what level of movement to use without causing stress to my back. I started with the basic movements, and then was able to confidently try more difficult versions. Thanks must go to the tutor and centre for providing such a brilliant class!'

Caxton House would like to thank the tutor, Tina Baker, for her tireless work, patience and energy, and all the users, for their enthusiasm and for making the group such a success!

STAFF AND MANAGEMENT

MANAGEMENT COMMITTEE

ELECTED MEMBERS

Eldon Pethybridge Treasurer

INDIVIDUAL MEMBERS

Eldon Pethybridge Chair
Sheila Camp Vice Chair
Mary Chirou Hon. Secretary
(Resigned November 2012)

USER GROUP REPRESENTATIVES

Alistair Wallace Mobile Repair Service
Maria Papoui The Green Firm
(Resigned November 2012)
Yvonne Say The Green Firm
Sheri Lawal Choices CIC
(Resigned November 2012)
Helen Baron Islington & City Credit Union
Sawsan Salim Kurdish & Middle Eastern
Women's Organisation
Sue Collins Staff

TRUSTEES

Eldon Pethybridge
Jeremy Corbyn MP
Cllr Marian Spall

AUDITORS

RPG Crouch Chapman Chartered Accountants LLP

STAFF

MANAGEMENT & ADMINISTRATION

Paul Furze Centre Manager
Sue Collins Book-keeper

BUILDING MAINTENANCE

Ken Jobber Assistant Caretaker
Joanna James Cleaning Staff

WILD PLACES OUT-OF-SCHOOL CLUB

Rose Collins Project Coordinator
Celia Facey Sessional Playworker
Peter Doyle Sessional Playworker

UNDER FIVES

Karen Doyle Toy Library/Drop In
Coordinator
(Resigned November 2012)
Celia Facey Toy Library/Drop In
Coordinator

MANAGED PROJECTS

John Garces Caxton House Time Bank

VOLUNTEERS

Naimah Akhtar, Tina Baker, Sarah Baranceau, Maggie Boyd, Alfija Choudhury, Tracy Clark, Amy Collins, James Collins, Rose Collins, Joan Dankwah, Cheryl Dowse, Daphne Dowse, Val Dunmow, Jeffrey Edhouse, Rachel Fell, Robert Gogerley, Katy Gold, Martin Jenkins, Anna Mayer, Naomi Mules, Tristan Nardini, Delyth Neal, Christine Nickels, Priti Pedersen, Cinzia Sarigu, Samantha Stephenson, Jenny Tolerton, Victoria Valentine, Lisa Williams, Aisha Yahuda

CORPORATE VOLUNTEERS

The Trainline (40), Digital Annexe (35), Swiss Re (25)

FREELANCE

David Hopson IT Consultant
James Collins Caretaking Support
Amy Collins Caretaking Support
Dave McTaggart Caretaking Support

SCHOOL WORK-PLACEMENT

Lauren Angrish (Parliament Hill) July 2012
Ama Osei Badu (Fortismere 6th form) July 2012
Elizabeth Rowan (Islington) August 2012
Athalie Dueme (Greig City Academy) March 2013

FRENCH UNIVERSITY PLACEMENTS

Manon Do Maestri (May – July 2012)
Josephine Corpechot (October – December 2012)

DONATIONS

In order to continue to offer great services and projects to the community, Caxton House relies on grants and donations from other organisations and individuals. All donations are welcome, big or small!

If you wish to make a donation, or would like more information, please contact us by:
Telephone: 020 7263 3151
Email: admin@caxtonhouse.org

Or write to: Paul Furze, Caxton House Community Centre, 129 St. John's Way, London N19 3RQ

STATEMENT OF FINANCIAL ACTIVITIES

We conducted our audit in accordance with relevant legal and statutory requirements and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustee; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Trustee to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statement

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31st March 2013 and of its incoming resources and application of resources, 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 Charities Act 2011.

RPG Crouch Chapman LLP

Chartered Accountants,
62 Wilson Street,
London EC2A 2BU

	Unrestricted Fund £	Restricted Fund £	Total 2013 £	Total 2012 £
INCOMING RESOURCES				
Incoming resources from generated funds				
Grants and other donations	-	56,059	56,059	72,203
Other income	114	-	114	300
Incoming resources from Charitable Activities				
Income from services provided	131,300	-	131,300	129,158
Net Incoming Resources available for charitable distribution	131,414	56,059	187,473	201,661
Resources Expended				
Cost of generating funds				
Fundraising and project development	40,806	-	40,806	21,971
Charitable activities	102,544	49,509	152,053	129,650
Governance costs	7,216	2,558	9,774	47,470
Total Resources Expended	150,566	52,067	202,633	199,091
Net (Outgoing)/Incoming Resources	(19,152)	3,992	(15,160)	2,570
Unrealised (loss)/gain in investment	(2)	-	(2)	159
Net Movement in Funds	(19,154)	3,992	(15,162)	2,729
Balance Brought Forward 1st April 2012	167,676	40,520	208,196	205,467
Balance Carried Forward 31st March 2011	148,522	44,512	193,034	208,196

ACKNOWLEDGMENTS

We gratefully acknowledge the receipt of funding, donations and gifts from the following supporters:

Camden Shares
Caxton House Drop-In & Toy Library
Community Matters
Creative Islington
Finsbury Park Connect – Help on Your Doorstep
Garfield Weston Foundation
Greig City Academy
Haringey Education Business Partnership Ltd
Hillrise Ward partnership
Hillside Clubhouse
Hornsey Lane Estate Community Association
In-Kind Direct through the Princes Trust
Involve Active
Islington Community Hubs Network
Islington Giving
JobCentrePlus
Livingstone Trust
London Borough of Islington (LBI):
LBI Early Years Services
LBI Regeneration, Strategy & Partnerships
LBI Local Initiatives Fund
Strategy & Community Partnerships
London Time Banks Network
Natural England
Octopus Community Network
The Big Lottery Fund
The Factory Community Project
The London Community Foundation
The Morris Charitable Trust
The Percy Bilton Charity
thetrainline
Time Banking UK
University of Poitiers
Voluntary Action Camden
Voluntary Action Islington



Compiled by Rose Collins

Designed by Dave McTaggart

Photographs courtesy of Rose Collins, Celia Facey, John Garces, and the Hornsey Lane Estate Community Association

Printed by City Printing

