

Company registration number: 09016329

Charity registration number: 1157339

Bell House Dulwich

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2020

Hodson & Co
Wiston House
1 Wiston Avenue
Worthing
West Sussex
BN14 7QL

Bell House Dulwich

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Bell House Dulwich

Reference and Administrative Details

Trustees	P A Hanton D R H Evans A T Hanton F D Hanton S D O'Connor
Principal Office	Bell House 27 College Road Dulwich London SE21 7BG The charity is incorporated in England & Wales.
Company Registration Number	09016329
Charity Registration Number	1157339
Independent Examiner	Hodson & Co Wiston House 1 Wiston Avenue Worthing West Sussex BN14 7QL

Bell House Dulwich

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 December 2020.

Trustees

P A Hanton

D R H Evans

A T Hanton

F D Hanton (appointed 13 February 2021)

S D O'Connor (appointed 31 March 2021)

Objectives and activities

Objects and aims

The charity's object and principal activities is to advance education in any part of the world.

The aim of the charity is for Bell House to offer support for dyslexia and other learning differences and to provide enrichment through learning beyond the school curriculum and beyond school age.

Objectives, strategies and activities

The charity is able to offer short courses and learning events including support for dyslexia and other learning differences.

Public benefit

The charity's main activity is educational offering courses and support for all age groups.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

Achievements and performance

Bell House Dulwich has successfully weathered the Covid-19 storm due to the hard work of the many volunteers who run the charity. We have established a series of new talks and events using online platforms and this has allowed us to extend our reach as well as creating opportunity for many who would struggle physically to get to the house. This has included dyslexia-related events, and talks about nature and sustainability. The mental wellbeing talks have been invaluable over the last year, and moving our dyslexia talks online has increased the reach. The dyslexia screening programme had to be halted over the lockdowns but a few were carried out last June 2020 but again had to be stopped in the autumn. Many existing events successfully transitioned onto online platforms such as our quilting and film-making classes. A new series of talks and events on local history has been established as well as talks to support individuals in lock-down including online exercise classes and supporting people using mobile phones and the internet for the first time. Also, our films and recordings enable us to reach an even wider audience. We have also increased our volunteer base which has become younger.

In the garden, the volunteer gardening has helped many people to get exercise and to combat loneliness, whilst following social distancing guidelines. We raised funds for a nature pond and the process of making the garden more nature-friendly and educational has progressed with measures to help wildlife as well as the productive bee-keeping.

In making the house more sustainable there has been a great deal of work done - such as creating the infrastructure for a carbon-free Ground Source Heat Pump heating system, and increasing the number of windows with secondary double glazing.

All this work, as well as coping with the inevitable costs of Covid-19, has been done without any government or local authority support but many, many individuals have contributed both financially and with their time.

Bell House Dulwich

Trustees' Report

Financial review

Policy on reserves

The trustees have examined the charity's requirements for reserves in light of the main risks to the organisation. The trustees will continue to review the financial affairs of the charity with the aim to increase income, cut costs and to improve overall control of its operations. The trustees consider that the present level of funding will be adequate to support the continuation of the charity and for it to fulfil its obligations.

Going concern

The charity has reviewed its financial performance and general reserves position. The charity has adequate financial resources and is able to manage its business risks. The charity's planning process has taken into consideration the current economic climate and its potential impact on the various sources of income and planned expenditure.

Covid-19 Statement

The trustees have considered the impact that the Covid-19 pandemic will have on the charity's current and future financial position.

The charity responded quickly to reduce the risks of Covid-19 by introducing social distancing and infection control measures. This has had an impact on the support and courses operated, and many talks and events are now held online.

There is a risk that income levels from donations will drop in the current year but the charity has sufficient assets and reserves for the trustees to consider it appropriate to adopt the going concern basis for the preparation of the accounts, as detailed in note 1 to the financial statements.

Taking into account all factors the charity has reasonable expectation that it has adequate resources to continue in operational existence for the foreseeable future and believe that there are no material uncertainties that call into the charity's ability to continue in operation. Accordingly, the accounts have been prepared on the basis that the charity is a going concern.

Structure, governance and management

Nature of governing document

The charity is governed by a memorandum and articles of association and is limited by guarantee and has no share capital.

Recruitment and appointment of trustees

All directors of the company are also trustees of the charity, and there are no other trustees. The Board has the power to appoint additional trustees as it considers fit to do so.

None of the trustees has any beneficial interest in the charity.

Induction and training of trustees

Potential trustees are selected on the basis of their personal qualities and familiarity with the operations of the charity. New trustees are made familiar with the charity vision, operation and goals by dialogue with existing personnel and provision of minutes and other literature pertaining to charity activity.

Bell House Dulwich

Trustees' Report

Organisational structure

The charity is organised so that the trustees meet regularly to manage its affairs. The charity is overseen by the trustees, supported by volunteers. The charity operates in the UK from premises in Dulwich, London.

Key strategic and administrative decisions are made by agreement of the trustees.

Financial instruments

Objectives and policies

The trustees actively review the major risks that the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with the annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

The annual report was approved by the trustees of the charity on 22 September 2021 and signed on its behalf by:

.....
A T Hanton
Trustee

Bell House Dulwich

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Bell House Dulwich for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees 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 charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 22 September 2021 and signed on its behalf by:

.....
A T Hanton
Trustee

Bell House Dulwich

Independent Examiner's Report to the trustees of Bell House Dulwich

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 7 to 20.

Respective responsibilities of trustees and examiner

As the charity's trustees of Bell House Dulwich (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Bell House Dulwich are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of Bell House Dulwich as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

.....
Matthew Hodson FCA
Independent Examiner

Wiston House
1 Wiston Avenue
Worthing
West Sussex
BN14 7QL

22 September 2021

Bell House Dulwich

Statement of Financial Activities for the Year Ended 31 December 2020 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Total 2020 £
Income and Endowments from:			
Donations and legacies	3	18,501	18,501
Investment income	4	4,321	4,321
Other income	5	102,103	102,103
Total Income		<u>124,925</u>	<u>124,925</u>
Expenditure on:			
Raising funds		(1,050)	(1,050)
Charitable activities	6	(299,812)	(299,812)
Total Expenditure		(300,862)	(300,862)
Net gains on investment assets		73,311	73,311
Net expenditure		(102,626)	(102,626)
Net movement in funds		(102,626)	(102,626)
Reconciliation of funds			
Total funds brought forward		10,232,708	10,232,708
Total funds carried forward	16	10,130,082	10,130,082
	Note	Unrestricted funds £	Total 2019 £
Income and Endowments from:			
Donations and legacies	3	51,917	51,917
Investment income	4	3,124	3,124
Other income	5	107,600	107,600
Total income		<u>162,641</u>	<u>162,641</u>
Expenditure on:			
Raising funds		(11,323)	(11,323)
Charitable activities	6	(303,310)	(303,310)
Total expenditure		(314,633)	(314,633)
Gains/losses on investment assets		61,800	61,800
Net expenditure		(90,192)	(90,192)
Net movement in funds		(90,192)	(90,192)
Reconciliation of funds			
Total funds brought forward		10,322,900	10,322,900
Total funds carried forward	16	<u>10,232,708</u>	<u>10,232,708</u>

The notes on pages 10 to 20 form an integral part of these financial statements.

Bell House Dulwich

Statement of Financial Activities for the Year Ended 31 December 2020 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2019 is shown in note 16.

The notes on pages 10 to 20 form an integral part of these financial statements.

Bell House Dulwich
(Registration number: 09016329)
Balance Sheet as at 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	11	9,266,610	9,269,774
Investments	12	<u>649,100</u>	<u>792,593</u>
		<u>9,915,710</u>	<u>10,062,367</u>
Current assets			
Debtors	13	94,759	1,495
Cash at bank and in hand	14	<u>122,705</u>	<u>171,732</u>
		217,464	173,227
Creditors: Amounts falling due within one year	15	<u>(3,092)</u>	<u>(2,886)</u>
Net current assets		<u>214,372</u>	<u>170,341</u>
Net assets		<u>10,130,082</u>	<u>10,232,708</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>10,130,082</u>	<u>10,232,708</u>
Total funds	16	<u>10,130,082</u>	<u>10,232,708</u>

For the financial year ending 31 December 2020 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 7 to 20 were approved by the trustees, and authorised for issue on 22 September 2021 and signed on their behalf by:

.....
A T Hanton
Trustee

The notes on pages 10 to 20 form an integral part of these financial statements.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

1 Charity status

The charity is limited by share capital, incorporated in England & Wales.

The address of its registered office is:

Bell House
27 College Road
Dulwich
London
SE21 7BG

These financial statements were authorised for issue by the trustees on 22 September 2021.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). They also comply with the Companies Act 2006 and Charities Act 2011.

Basis of preparation

Bell House Dulwich meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

The financial statements have been prepared on a going concern basis. The trustees have considered the relevant information, including the future cash flows and the impact of subsequent events in making their assessment. The Covid-19 pandemic and the ensuing economic shutdown have had a significant impact on the charity's operations.

The charity has significant reserves to facilitate any deficits that would arise from the future impact of Covid-19.

Based on these assessments and having regard to the resources available, the trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in the financial statements.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

Judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Buildings are depreciated over their remaining useful economic lives, taking into account residual value. Land apportionment is estimated. The remaining useful economic life of an asset and any residual value are assessed annually by the trustees.

Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

Tangible fixed assets

Individual fixed assets costing £500.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Freehold land is not depreciated as it is considered to have an indefinite useful life.

Buildings are depreciated over a maximum period of 50 years. The remaining expected life of buildings is reviewed annually by the trustees and, where material, the accumulated and future depreciation is adjusted.

Building refurbishments are depreciated over the remaining expected life of the building

Asset class	Depreciation method and rate
Fixture and fittings	15% reducing balance
Office equipment	20% straight line
Plant and machinery	25% straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs.

Investment properties

Investment property (land) is carried at fair value, derived from the current market prices for comparable real estate. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Trade debtors

Trade debtors are amounts due from customers for rents owed and cash balances held with the company's stockbroker.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Foreign exchange

Foreign currency transactions are initially recorded in the functional currency, by applying the spot exchange rate as at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate ruling at the reporting date, with any gains or losses being taken to the statement of financial activities.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Financial instruments

Classification

The company only has 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 measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

3 Income from donations and legacies

	Unrestricted funds General £	Total funds £
Donations and legacies;		
Donations	18,501	18,501
Total for 2020	18,501	18,501
Total for 2019	51,917	51,917

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

4 Investment income

	Unrestricted funds General £	Total funds £
Other investment income	4,321	4,321
Total for 2020	4,321	4,321
Total for 2019	3,124	3,124

5 Other income

	Unrestricted funds General £	Total funds £
Events and Courses	18,668	18,668
Rental income	83,435	83,435
Total for 2020	102,103	102,103
Total for 2019	107,600	107,600

6 Expenditure on charitable activities

	Note	Unrestricted funds General £	Total 2020 £	Total 2019 £
Educational Activities		264,025	264,025	262,748
Allocated support costs	7	32,427	32,427	37,320
Governance costs	7	3,360	3,360	3,242
		299,812	299,812	303,310

	Activity undertaken directly £	Activity support costs £	Total expenditure £
Educational activities	264,025	32,427	296,452
Total for 2019	262,748	37,320	300,068

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

£299,812 (2019 - £303,311) of the above expenditure was attributable to unrestricted funds and £Nil (2019 - £Nil) to restricted funds.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

7 Analysis of governance and support costs

Support costs allocated to charitable activities

	Basis of allocation	Administration costs £	Premises costs including depreciation £	Total 2020 £	Total 2019 £
Educational Activities	direct	2,683	29,744	32,427	37,320

Governance costs

	Unrestricted funds General £	Total 2020 £	Total 2019 £
Independent examiner fees			
Examination of the financial statements	1,700	1,700	1,650
Other fees paid to examiners	1,506	1,506	1,536
Other governance costs	154	154	56
	<u>3,360</u>	<u>3,360</u>	<u>3,242</u>

8 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2020 £	2019 £
Profit on disposal of investments	(70,554)	(39,058)
Depreciation of fixed assets	3,164	3,182
Foreign currency losses/(gains)	118	(22)
Net gains/loss on investments	<u>(2,757)</u>	<u>(22,743)</u>

9 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

10 Taxation

The charity is a registered charity and is therefore exempt from taxation.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

11 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 January 2020	9,692,841	16,993	9,709,834
At 31 December 2020	9,692,841	16,993	9,709,834
Depreciation			
At 1 January 2020	436,178	3,882	440,060
Charge for the year	-	3,164	3,164
At 31 December 2020	436,178	7,046	443,224
Net book value			
At 31 December 2020	9,256,663	9,947	9,266,610
At 31 December 2019	9,256,663	13,111	9,269,774

12 Fixed asset investments

	2020 £	2019 £
Investment land	160,000	306,250
Other investments	489,100	486,343
	649,100	792,593
		Investment land £
Cost or Valuation		
At 1 January 2020		306,250
Disposals		(146,250)
At 31 December 2020		160,000
Provision		
At 31 December 2020		-
Net book value		
At 31 December 2020		160,000
At 31 December 2019		306,250

Investment land is held at fair value. The trustees value the land held at 31 December 2020 by reference to the size and market value of the individual plots sold during the year and held at the year end.

There has been no valuation of investment land by an independent valuer.

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 January 2020	486,343	486,343
Revaluation	<u>2,757</u>	<u>2,757</u>
At 31 December 2020	<u>489,100</u>	<u>489,100</u>
Net book value		
At 31 December 2020	<u>489,100</u>	<u>489,100</u>
At 31 December 2019	<u>486,343</u>	<u>486,343</u>

The market value of the listed investments at 31 December 2020 was £489,100 (2019 - £486,343).

13 Debtors

	2020 £	2019 £
Other debtors	<u>94,759</u>	<u>1,495</u>

14 Cash and cash equivalents

	2020 £	2019 £
Cash at bank	<u>122,705</u>	<u>171,732</u>

15 Creditors: amounts falling due within one year

	2020 £	2019 £
Accruals	<u>3,092</u>	<u>2,886</u>

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

16 Funds

	Balance at 1 January 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2020 £
Unrestricted funds					
General	<u>10,232,708</u>	<u>124,925</u>	<u>(300,862)</u>	<u>73,311</u>	<u>10,130,082</u>
	Balance at 1 January 2019 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 December 2019 £
Unrestricted funds					
General	<u>10,322,900</u>	<u>162,641</u>	<u>(314,633)</u>	<u>61,800</u>	<u>10,232,708</u>

17 Analysis of net assets between funds

	Unrestricted General £	Total funds 2020 £
Tangible fixed assets	9,266,610	9,266,610
Fixed asset investments	649,100	649,100
Current assets	217,464	217,464
Current liabilities	<u>(3,092)</u>	<u>(3,092)</u>
Total net assets	<u>10,130,082</u>	<u>10,130,082</u>
	Unrestricted General £	Total funds 2019 £
Tangible fixed assets	9,269,774	9,269,774
Fixed asset investments	792,593	792,593
Current assets	173,227	173,227
Current liabilities	<u>(2,886)</u>	<u>(2,886)</u>
Total net assets	<u>10,232,708</u>	<u>10,232,708</u>

Bell House Dulwich

Notes to the Financial Statements for the Year Ended 31 December 2020

18 Analysis of net funds

	At 1 January 2020 £	Financing cash flows £	At 31 December 2020 £
Cash at bank and in hand	171,732	(49,027)	122,705
Net debt	171,732	(49,027)	122,705
	At 1 January 2019 £	Financing cash flows £	At 31 December 2019 £
Cash at bank and in hand	415,960	(244,228)	171,732
Net debt	415,960	(244,228)	171,732

19 Related party transactions

During the year, Bell House received unrestricted donations from related parties totalling £10,000.