

Company number: 3217598
Charity number: 1059084

Bishop Creighton House Settlement

Report and financial statements
for the year ended 31 March 2021

Bishop Creighton House Settlement

For the year ended 31 March 2021

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Bishop Creighton House Settlement

For the year ended 31 March 2021

Reference and administration details

For the year ended 31 March 2021

Company number 3217598

Charity number 1059084

Registered office and operational address
378 Lillie Road, London SW6 7PH

Trustees Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Lee Smith	Chair
Jane Walker	Treasurer
Tom Fitzgerald	
Tom Hackett	
Alex Morley	
Rhys Owen	

Key Management Personnel	Rory Gillert	Chief Executive & Company Secretary
	Matthew Byrne	Care & Repair Manager
	Joy Wilson	Older People's Services Manager
	Caecilia Isidore	Safer Homes & Community Centre Manager

Bankers CAF Bank
West Malling
Kent

Auditors Sayer Vincent LLP

Bishop Creighton House Settlement
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
London EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 March 2021.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

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 its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

Bishop Creighton House (BCH) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

BCH fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. BCH meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.

- Keep Active H&F/K&C: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham and Kensington & Chelsea, helping older people back to fitness after a fall or illness.
- Keep Active Westminster: a project modelled on Keep Active H&F, run in partnership with Central London NHS, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All its charitable activities are undertaken to further BCH's charitable purposes for the public benefit.

Working with Orsini-Brewin Architects, we finalised plans for a redeveloped Community Centre, which will improve access for people with disabilities and provide new studios and workshops. We are grateful to The Band Trust, who made a very generous pledge in June 2020, which will enable us to transform the basement and ground floor of the building. We expect work to start in the autumn of 2021, when The Band Trust's pledge will be redeemed.

All BCH operations in 2020/21 were adversely affected by the coronavirus pandemic.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by more than 320 group members running 12 classes, events and activities. The Centre had to close for a number of months due to the pandemic, so was barely used; in normal times, the number of users is far higher. We reopened with restrictions in August, in line with NHS and Health & Safety Executive guidance.

Learning Disability Outreach

The project recruits, trains and supports volunteers to mentor people with learning disabilities, provides social opportunities, health and wellbeing activities, educational/skills workshops, a literacy programme and employment support and advice. Priority is given to people who are particularly isolated or in periods of transition - such as those leaving school or college - who have few or no other sources of support. During the year, the project offered support to 123 people with the assistance of 16 volunteer mentors.

Homeline

Homeline was at the forefront of the pandemic response in H&F, helping more older people than ever before with phone and video calls, food deliveries and prescription collections.

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 408 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed number of days, and carry out casework and advocacy for members experiencing problems and needing additional support.

Bishop Creighton House Settlement

Trustees' annual report

For the year ended 31 March 2021

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. Homeline had 84 befriending matches, held 18 social events and 40 exercise classes via video link and 30 volunteers and three staff made over 18,500 telephone befriending calls to nearly 300 clients. Staff helped with over 2,380 pieces of casework, supporting 357 clients (an increase of over 250%). There were 108 active volunteers; 31 new volunteers were recruited.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during what can be a major upheaval. 67 jobs were carried out in the year.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. The service was unavoidably restricted by the pandemic, but visited 176 households, fitting 540 pieces of equipment. The service carried out 28 small jobs, 38 'home essentials' tasks and fitted draught proofing for 10 households.

Keep Active Hammersmith & Fulham/Kensington & Chelsea KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people back to fitness after a fall or illness. Due to the pandemic, from April to September 2020 the NHS rehab teams in H&F, K&C and Westminster were deployed to provide a 'Home First' service for hospital patients. All clinically vulnerable persons had to stay at home, so no referrals were received during this period. From October 2020 to March 2021, 12 clients were referred.

KA K&C is based on the well-established H&F service and run on similar lines. From August 2020 to March 2021, 25 clients were referred. In both boroughs, a total of 26 volunteers were active during this time.

Keep Active Westminster

KAW is a volunteer delivered project that began in November 2015. Modelled on KA H&F and run in partnership with Westminster NHS Rehabilitation Services, it helps older people back to fitness after a fall or illness. From October 2020 to March 2021, 12 clients were referred to the service and there were 18 volunteers. In April 2021, KAW and KA K&C were transferred to Open Age, a Westminster/K&C based service provider.

Financial review

Income for the year was £736,776, an increase of nearly £60,000 on the previous year. This is a relatively good outcome and is largely a result of successful applications for emergency 'coronavirus-specific' funding.

Designated funds at the end of the year were £283,300. £100,000 of this sum is designated as a fund for maintenance of the existing building and for its redevelopment.

The net movement in funds for 2020/21 was a surplus of income over expenditure of £82,076 (2019/20: a deficit of £231,730). This comprised an unrealised gain in investments of £69,400 and an operating surplus of £12,676. This surplus, in contrast with last year's loss, is mainly due to emergency pandemic funding, other fundraising outcomes and a slight increase in the value of our investment property, the Garden House flats.

For Community Centre, Safer Homes and Care & Repair, all reliant on earned income, we were able to access limited financial support from the Government's Coronavirus Job Retention Scheme.

Investment Policy & Performance

The organisation continued with the investment policy originally formulated in 2006, reviewed by the trustees in February 2016 and which will be reviewed again in 2022. The value of the investments increased by £29,400 during the year.

Fundraising Activity & Performance

There was an increase in income of £59,367 compared with 2019/20, a reasonable outcome in view of the pandemic (see Financial Review above).

BCH employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers and does not raise funds from the general public.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register, and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees.

In March 2020, the coronavirus pandemic began to have an adverse effect on some projects and their funding. However, our services adapted well, offering more telephone and video befriending, food deliveries and prescription collections and after thorough risk assessments, we resumed practical work in clients' homes. We were able to access 'coronavirus-specific' monies from a number of funding bodies to help with this essential work. The Community Centre was closed until August 2020, reopening with restrictions, in accordance with guidance from the NHS and Health & Safety Executive (HSE). The Centre opened to all groups, without restrictions, in September 2021.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2020/21 were £401,378 in total (£283,300 and £118,078 respectively).

£100,000 of the reserves are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £324,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £1,015,556 were property revaluation funds representing the revaluation gains on the charity's freehold property, and £1,440,000 were fair value reserves.

Despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainties. Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that, despite coronavirus, we will continue to offer vital services for our clients and plan to:

- Work with Orsini-Brewin Architects and building contractors to redevelop the BCH building. The Band Trust made a £250,000 pledge in 2020, which provides a solid platform for further fundraising, including Section 106 monies via LB Hammersmith & Fulham. Beginning with the conversion of the basement to workshops and meeting space in autumn 2021, we plan to transform the community centre and upper floors over the next two years. The Band Trust's pledge will be redeemed when the works start.

- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise, in particular, neighbouring Kensington & Chelsea and Westminster.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales, but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation, and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £2,028 was held in the client bank account on behalf of clients. More details can be found in note 21 to the accounts.

Statement of responsibilities of the trustees

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

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that 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.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2021 was six (2020: six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Bishop Creighton House Settlement

Trustees' annual report

For the year ended 31 March 2021

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report was approved by the trustees on 13 October 2021 and signed on their behalf by

Lee Smith
Chair of Trustees

Jane Walker
Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement (the 'charitable company') for the year ended 31 March 2021 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on Bishop Creighton House Settlement's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, and the board, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
- Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
- The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Bishop Creighton House Settlement

Independent auditor's report

For the year ended 31 March 2021

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in

an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Joanna Pittman (Senior statutory auditor)

30 November 2021 for and on behalf of Sayer Vincent

LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Bishop Creighton House Settlement

Independent auditor's report

For the year ended 31 March 2021

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2021

	Note	2021		2020		Total
		Unrestricted	Restricted	Unrestricted	Restricted	
		£	£	£	£	£
Income from:						
Donations and legacies	2	15,510	7,520	23,030	3,387	5,488
Charitable activities						
Community Centre	3a	17,137	26,422	43,559	62,716	19,405
Learning Disabilities Services	3b	-	114,602	114,602	-	120,137
Homeline	3c	-	125,091	125,091	-	80,005
Care and Repair	3d	118,007	2,518	120,525	92,859	-
Safer Homes	3e	20,189	79,564	99,753	24,052	54,286
Keep Active H&F	3f	-	42,100	42,100	-	40,005
Keep Active Westminster and K&C	3g	-	58,000	58,000	-	62,050
Digital Inclusion Project	3h	-	-	-	-	2,156
Other trading activities	4	48,129	-	48,129	42,877	-
Investments	5	60,932	-	60,932	60,778	-
Other		1,055	-	1,055	5,255	1,953
Total income		280,959	455,817	736,776	291,924	385,485
Expenditure on:						
Raising funds						
Cost of raising funds						
Cost of trading & investment management		18,901	-	18,901	15,059	-
Charitable activities		100,398	-	100,398	102,656	-
Community Centre						
Learning Disabilities Services		17,137	47,211	64,348	62,716	18,718
Homeline		-	113,319	113,319	-	117,948
Care and Repair		-	126,278	126,278	-	106,292
Safer Homes		89,146	78	89,224	87,169	74
Keep Active H&F		20,189	81,318	101,507	24,052	129,291
Keep Active Westminster and K&C		-	45,835	45,835	-	55,627
Digital Inclusion Project		-	64,290	64,290	-	54,606
Total expenditure	6	245,771	478,329	724,100	291,652	487,578
Net income / (expenditure) before net gains / (losses) on investments		35,188	(22,512)	12,676	272	(102,093)
Net gains / (losses) on investments						
Unrealised gains/(losses) on investment properties	14	29,400	-	29,400	(9,909)	-
	13	40,000	-	40,000	(120,000)	-
Net income / (expenditure) for the year	7	104,588	(22,512)	82,076	(129,637)	(102,093)
Transfers between funds		(2,821)	2,821	-	(99,796)	99,796
Net movement in funds		101,767	(19,691)	82,076	(229,433)	(2,297)
Reconciliation of funds:						
Total funds brought forward		2,755,167	58,379	2,813,546	2,984,599	60,676
Total funds carried forward	19	2,856,934	38,688	2,895,622	2,755,167	58,379

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

Bishop Creighton House Settlement

Balance sheet

Company no. 3217598

As at 31 March 2021

	Note	£	2021 £	£	2020 £
Fixed assets:					
Tangible assets	12		1,084,417		1,098,017
Investment properties	13		1,440,000		1,400,000
Investments	14		152,701		0
					<u>124,998</u>
			<u>2,677,118</u>		<u>2,623,015</u>
Current assets:					
Debtors	15	52,859		50,461	
Cash at bank and in hand	21	256,845		206,321	
			<u>309,704</u>	<u>256,782</u>	
Liabilities:					
Creditors: amounts falling due within one year	16				
		91,200			
		66,252			
			<u>218,504</u>	<u>190,530</u>	
Net current assets			<u>2,895,622</u>	<u>2,813,545</u>	
Total net assets	18				
The funds of the charity:	19	283,300	38,688	298,000	58,379
Restricted income funds		1,015,556		1,035,664	
Unrestricted income funds:		1,440,000		1,400,000	
Designated funds		118,078		0	21,502
Property revaluation reserve					
Fair value reserve					
General					
Total unrestricted funds			<u>2,856,934</u>	<u>2,755,166</u>	
Total charity funds			<u>2,895,622</u>	<u>2,813,545</u>	

Approved by the trustees on 13 October 2021 and signed on their behalf by

Lee Smith
 Chair of Trustees
 Bishop Creighton House Settlement

Jane Walker
 Treasurer

Statement of cash flows

	2021	2020
<u>For the year ended 31 March 2021</u>	£	£
Reconciliation of net (expenditure) to net cash flow from operating activities		
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	82,076	(231,730)
Depreciation charges	33,433	32,033
(Gains) / Losses on investments	(29,400)	9,909
(Gains) / Losses on investment properties	(40,000)	120,00
Dividends, interest and rent from investments		0
(Increase) / Decrease in debtors	(60,932)	(60,778)
Increase / (Decrease) in creditors	(2,398)	21,108
	24,948	(19,620)
Net cash (used in) operating activities	7,727	(129,078)

	2021		2020	
	£	£	£	£
Cash flows from operating activities				
Net cash used in operating activities		7,727		(129,078)
Cash flows from investing activities:				
Dividends, interest and rents from investments Decrease / (increase) in cash held by investment manager	60,932		60,778	
Purchase of fixed assets	10,418		(8,309)	
Proceeds from sale of investments Purchase of investments	(19,833)		-	
	40,036		28,204	
<u>Net cash provided by investing activities</u>	(48,756)	42,797	(18,488)	62,185
Change in cash and cash equivalents in the year		50,524		(66,893)
Cash and cash equivalents at the beginning of the year				273,214
		206,321		4
Cash and cash equivalents at the end of the year		256,845		206,321

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS

102. d) Going concern

As mentioned in the trustees' report, despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainties. Throughout the calendar years 2021/2022, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Building redevelopment in 2021 will cause some disruption to community centre activities, but on completion, workshops, studios and new meeting space should generate income so we are less reliant on statutory and trust funding. e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Government assistance in the form of Coronavirus Job Retention Scheme and Job Support Schemes is recognised as income when an eligible claim has been submitted.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable and the amount can be measured reliably

f) Donations of gifts, services and facilities

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

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

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

h) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular

purposes. i) Expenditure and irrecoverable VAT

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

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

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

incurred. j) Allocation of support costs

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of the average number of staff involved in each activity.

- Community Centre 3%
- Learning Disabilities Services 19%
- Homeline 20%
- Care and Repair 13%
- Safer Homes 9%
- Keep Active H&F 9%
- Digital Inclusion Project 0%
- Keep Active Westminster and Kensington & Chelsea 19%
- Support costs 6%
- Governance costs 2%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity.

- Community Centre 4%
- Learning Disabilities Services 21
- Homeline %
- Care and Repair 21
- Safer Homes %
- Keep Active H&F 14
- Digital Inclusion Project %
- Keep Active Westminster and Kensington & Chelsea 10
- %
- 10
- %
- 0%
- 20
- %

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

1 Accounting policies (continued)

k) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

□ Freehold Property (excluding land)	2% on deemed
□ Freehold Improvements	cost
□ Furniture & Fittings	10% on cost
□ Buildings	25% on cost
□ Computer Equipment	10% on cost
□ Motor Vehicles	25% on cost
	25% on cost

l) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

m) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) Debtors
Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) Creditors and provisions

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

The charity 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.

q) Pensions

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

Bishop Creighton House Settlement

Notes to the financial statements

For the year ended 31 March 2021

	Unrestricted	Restricted	Unrestricted	Restricted	2020
	£	£	£	£	Total £
2 Income from donations and legacies					
			2021 total		
			Total		
			£		
Donations received from Charitable Trusts	2,750		2,750	-	-
Other donations	10,760	7,520	18,280	2,507	7,995
Legacies	2,000	-	2,000	880	880
	<u>15,510</u>	<u>7,520</u>	<u>23,030</u>	<u>3,387</u>	<u>8,875</u>
3 Income from charitable activities					
			2021		2020
			Total		Total
	Unrestricted	Restricted	Unrestricted	Restricted	Total
	£	£	£	£	£
LBHF - 3rd Sector Investment Fund			19,000	-	19,000
Coronavirus Job Retention Scheme	-	19,000	12,340	19,000	0
Oliver Morland Trust	12,340	-	400	-	2,274
Lottery Community Fund - Covid-19	-	400	-	400	400
Response Fund	-	5,000	5,000	-	-
London Community Response Fund - Wave 3	-	1,102	1,102	-	-
Room hire	-	-	4,797	60,442	-
Other income	4,797	-	920	-	60,442
	<u>-</u>	<u>920</u>	<u>920</u>	<u>5</u>	<u>5</u>
a) Sub-total for Community Centre	17,137	26,422	43,559	62,716	82,121
LBHF - LD Grant	-	40,875	40,875	-	54,550
London Community Response Fund - Wave 2	-	8,000	8,000	-	54,550
Lottery Community Fund-Covid-19	-	6,990	6,990	-	0
Response Fund	-	8,320	8,320	-	-
London Community Response Fund - Wave 3	-	750	750	-	1,170
Hammersmith United Charity	-	-	-	-	3,000
The Mrs Smith and Mount Trust	-	-	-	-	1,000
David Solmons Charitable Trust	-	-	-	-	7,500
Tony & Sheelagh Williams Charitable Trust	-	-	-	-	9,967
Bailey Thomas	-	-	-	-	-
Caroline Humby Teck Charitable Trust	-	4,000	4,000	-	35,250
City Bridge Trust	-	35,667	35,667	-	0
Central London Community Healthcare NHS	-	-	-	-	3,700
Trust	-	-	-	-	4,000
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	9,967
					-
					35,250
					0
					3,700
					0
					4,000
					0
Others	-	10,000	10,000	-	-
	<u>-</u>	<u>114,602</u>	<u>114,602</u>	<u>120,137</u>	<u>120,137</u>
b) Sub-total for Learning Disabilities Services	-	-	-	-	-

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities										2020 Total £
	Cost of raising funds £	Cost of trading & Disabilities management £	Learning investment Centre £	Services £	Community Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active Westminster and Kensington & Chelsea £	Digital Inclusion Project £	Governance costs £	Support costs £	
Staff costs (note 8)	2,275	869	30,026	81,168	71,428	72,595	95,565	45,008	44,210	2,534	-	125,133	570,811
Other staff costs	-	385	34	51	226	66	9,326	217	119	22	-	-	10,446
Volunteer costs	-	55	11	7,838	1,059	-	2	921	899	-	-	-	10,785
Premises	-	41,240	384	-	2	120	-	-	-	-	-	12,198	53,944
Office costs	-	5,034	-	517	1,523	1,412	684	700	544	-	96	22,848	33,358
Legal & professional fees	-	18,996	-	-	-	145	1,170	-	-	-	10,130	2,171	32,612
Tools & materials	-	46	55	-	-	-	10,898	-	-	-	-	-	10,999
Insurance	-	831	-	-	-	891	-	-	-	-	180	5,315	7,217
Fundraising	1,042	-	169	360	6,346	185	542	443	53	-	100	2,346	11,586
Depreciation	903	22,763	312	1,111	967	619	4,816	542	-	-	-	-	32,033
Bad debt written off	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	265	-	65	2	65	100	9	2,435	-	-	1,166	4,107
Investment manager's fees	-	1,332	-	-	-	-	-	-	-	-	-	-	1,332
	4,220	91,816	30,991	91,110	81,553	76,098	123,103	47,840	48,260	2,556	10,506	171,177	779,230
Support costs	7,601	7,601	47,672	20,954	20,105	6,903	24,644	6,640	3,865	1,946	23,246	(171,177)	-
Governance costs	3,238	3,239	2,771	5,884	4,634	4,242	5,596	1,147	2,481	520	(33,752)	-	-
Total expenditure 2020	15,059	102,656	81,434	117,948	106,292	87,243	153,343	55,627	54,606	5,022	-	-	779,230

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2021	2020
	£	£
Depreciation	33,433	32,033
Interest receivable	110	365
Auditors' remuneration (excluding VAT): Audit	<u>8,100</u>	<u>7,950</u>

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2021	2020
	£	£
Salaries and wages	462,127	490,514
Social security costs	44,297	45,335
Redundancy Payments	5,981	5,530
Employer's contribution to defined contribution pension schemes	22,049	23,962
Temporary staff and consultants remuneration	<u>3,598</u>	<u>5,470</u>
	<u>538,052</u>	<u>570,811</u>

No employee earned more than £60,000 during the year (2020: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £188,042 (2020: £175,035) which is incurred by 4 (2020: 4) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2020: £Nil) incurred by nil (2020: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021	2020
	No.	No.
Director and core staff	3.8	3.8
Community Centre	1.0	1.0
Care & Repair project	2.0	2.0
Learning Disabilities Services	4.0	4.5
Homeline	3.0	3.5
Safer Homes	1.9	2.8
Keep Active H&F	1.0	1.0
Keep Active Westminster and K&C	2.0	2.0
Digital Inclusion Project	<u>-</u>	<u>0.2</u>
	<u>18.7</u>	<u>20.8</u>

10 Related party transactions

Aggregate donations from the trustees were £153 (2020: £Nil).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arms length basis, which occurred in the normal course of the charity's activities. As at the year end the balance owed to the charity from Kingsmith Care Limited was £275 (2020: £240). The charity also held a deposit equivalent to one months rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property £	Building & Freehold improvements £	Fixtures and fittings £	Motor vehicles £	Computer Assets under Equipment construction £ £	Total £
Cost or valuation		80,175				
At the start of the year	1,377,500		55,077	17,628	20,687	1,551,066
Additions	-				16,179	
-	-					
19,833	3,654					
At the end of the year	1,377,500	80,175	55,077	17,628	16,179	1,570,899
Depreciation						
At the start of the year	341,836	80,173	6,133	11,270	13,637	453,049
Charge for the year	20,108	=	2,818	4,098	6,409	33,433
At the end of the year	361,944	80,173	8,951	15,368	20,046	486,482
Net book value						
At the end of the year	1,015,556	2	46,126	2,260	4,295	1,084,417
At the start of the year	1,035,664	2	48,944	6,358	7,050	1,098,017

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £80,175 is an amount for buildings of £26,501 and for freehold improvements of £53,674.

All of the above assets are used for charitable purposes.

13 Investment properties

	2021 £	2020 £
Fair value at the start of the year	1,400,000	1,520,000
Increase/ (Decrease) in Fair value	40,000	(120,000)
Fair value at the end of the year	1,440,000	1,400,000

The properties were valued on 7 July 2021 by Lets Do Business.

14 Investments

	2021 £	2020 £
Fair value at the start of the year	111,198	130,823
Additions in the year	48,756	18,488
Disposals at opening market value	(40,036)	(28,204)
Net gain / (loss) on change in fair value	29,400	(9,909)

Cash held by investment broker pending reinvestment	149,318	111,198
Fair value at the end of the year	3,383	13,800
124,998		

Historic cost at the end of the year	152,701	
Investments comprise:	131,532	129,273

	2021 £	2020 £
Cash held for investments	3,383	13,800
Listed investments	149,318	111,198
	152,701	124,998

Bishop Creighton House Settlement

Notes to the financial statements

For the year ended 31 March 2021

15 Debtors

	2021 £	2020 £
Trade debtors		
Prepayments and accrued income	28,853	11,658
Other debtors	16,037	30,811
	<u>7,969</u>	<u>7,992</u>
	<u>52,859</u>	<u>50,461</u>

16 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors		
Taxation and social security	11,239	7,650
Accruals	15,550	18,363
Deferred income (note 17)	14,980	11,388
Other creditors	40,024	25,473
	<u>9,407</u>	<u>3,378</u>
	<u>91,200</u>	<u>66,252</u>

17 Deferred income

	2021 £	2020 £
Balance at the beginning of the year		
Amount released to income in the year	25,473	31,550
Amount deferred in the year	(25,473)	(28,054)
	<u>40,024</u>	<u>21,977</u>
Balance at the end of the year	<u>40,024</u>	<u>25,473</u>

18a Analysis of net assets between funds (current year)

	General reserves	Designated Restricted	unrestricted Total funds	and other funds
	£	£	£	£
Tangible fixed assets	68,861	1,015,556	-	1,084,417
Investment properties	-	1,440,000	-	1,440,000
Investments	152,701	-	-	152,701
Net current assets	<u>(103,484)</u>	<u>283,300</u>	<u>38,688</u>	<u>218,503</u>
Net assets at the end of the year	<u>118,078</u>	<u>2,738,856</u>	<u>38,688</u>	<u>2,895,622</u>

18b Analysis of net assets between funds (prior year)

	General reserves	Designated Restricted	unrestricted Total funds	and other funds
	£	£	£	£
Tangible fixed assets	62,353	1,035,664	-	1,098,017
Investment properties	-	1,400,000	-	1,400,000
Investments	124,998	-	-	124,998
Net current assets	<u>(165,849)</u>	<u>298,000</u>	<u>58,379</u>	<u>190,529</u>
Net assets at the end of the year	<u>21,502</u>	<u>2,733,664</u>	<u>58,379</u>	<u>2,813,545</u>

19a Movements in funds (current year)

	At 1 April 2020 £	Income & Expenditure gains & losses £		Transfers £	At 31 March 2021 £
Restricted funds:					
Care & Repair Client Support	2,916	-	(78)	-	2,838
Safer Homes Client Support	4,925	-	(227)	-	4,698
Learning Disabilities Services	2,219	114,602	(113,319)	-	3,502
Homeline - 132,059 (126,278) 2,882 8,663 Safer Homes - 79,989 (81,091) 1,102 Care & Repair 9,224 2,518 - - 11,742					
Community Centre 28,035 26,422 (47,211) - 7,246 Keep Active H&F - 42,100 (45,835) 3,735 -					
Keep Active Westminster and K&C	7,444	58,128	(64,290)	(1,282)	-
H&F Connect 55+ 38					
Digital Inclusion Project - - (3,578) Total restricted funds	3,578				
2,821					
	<u>58,379</u>	<u>455,817</u>	<u>(478,329)</u>		<u>38,688</u>

Unrestricted funds:					
Designated funds:					
Cyclical maintenance fund					
Equipment replacement fund	55,000	-	(1,700)	-	53,300
C&R Remedial Works Fund	48,000	-	(13,000)	-	35,000
Development & opportunities fund	10,000	-	-	-	10,000
Contingency fund	15,000	-	-	-	15,000
Property redevelopment fund	70,000	-	-	-	70,000
	100,000	-	-	-	100,000
Designated funds per reserves policy					298,000
			(14,700)		
			283,300		
Property revaluation reserve	1,035,664	-	(20,108)	-	1,015,556
Fair value reserves	1,400,000	40,000	-	-	1,440,000
General funds	21,502	270,359	(170,963)	(2,821)	118,078
Total unrestricted funds	2,755,166	310,359	(205,771)	(2,821)	2,856,934
Total funds	2,813,545	766,176	(684,100)	-	2,895,622
19b Movements in funds (prior year)	<u>Purposes of restricted funds</u>				
	Care And Repair Client Support Fund				
	At 1 April	Income & Expenditure		Transfers	At 31 March
	2019	gains	& losses		2020
	£	£	£	£	£
Restricted funds:					
Care & Repair Client Support					
Safer Homes Client Support	2,990	-	(74)	-	2,916
Learning Disabilities Services	4,998	-	(73)	-	4,925
Homeline	-	120,167	(117,948)	-	2,219
Safer Homes	-	84,880	(106,292)	21,412	-
Care & Repair	3,018	55,311	(129,218)	70,889	-
Community Centre	9,224	-	-	-	9,224
Keep Active H&F	25,862	20,891	(18,718)	-	28,035
Westminster Keep Active and K&C	8,102	40,030	(55,627)	7,495	-
H&F Connect 55+	-	62,050	(54,606)	-	7,444
Digital Inclusion Project	38	-	-	-	38
Total restricted funds	6,444		(5,022)		3,578
Unrestricted funds:	60,675	385,485	(487,578)	99,796	58,379
Designated funds:	2,156				
Cyclical maintenance fund					
Equipment replacement fund					
C&R Remedial Works Fund	51,000	4,000	-	-	55,000
Development & opportunities fund	28,500	19,500	-	-	48,000
Contingency fund	10,000	-	-	-	10,000
Property redevelopment	15,000	-	-	-	15,000
Designated funds per reserves policy	100,000	-	(30,000)	-	70,000
	154,500		(54,500)		100,000
Property revaluation reserve	359,000	23,500	(84,500)	-	298,000
Fair value reserves	1,055,780	-	(20,116)	-	1,035,664
General funds	1,529,229	-	(129,229)	-	1,400,000
Total unrestricted funds	40,591	268,424	(187,717)	(99,796)	21,502
Total funds	2,984,600	291,924	(421,562)	(99,796)	2,755,166
	3,045,275	677,409	(909,140)	-	2,813,545

The Care & Repair Client Support Fund income includes £Nil interest earned and expenditure of £78 on Care and Repair Clients' Accounts (for more details see note 22).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £227 spent on some repairs works which the clients can not afford to pay.

Learning Disability Services (formerly Mentoring Plus)

This project recruits, trains and supports volunteers to mentor young people with learning disabilities and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable home owners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

19 Movements in funds (continued)

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Keep Active Westminster and Kensington & Chelsea

The project helps older people in Westminster and Kensington & Chelsea to keep mobile at home and in the community, particularly after a fall or illness. It ended in March 2021.

Digital Inclusion Project

This project ran IT classes on H&F housing estates. It ended in May 2019 due to funding reductions.

Transfers between funds

The transfer to the restricted Homeline, Safer Homes and Keep Active H&F funds was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency. The transfer from general funds is in accordance with the reserves policy approved by the trustees.

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation fund represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the foreseeable future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are

paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year end, £2,028 (2020: £4,430) was held in the client bank account on behalf of clients. As this money does not belong to BCH it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Equipment	
	2021	2020
	£	£
Less than one year	7,906	7,906
One to five years	<u>17,789</u>	<u>25,695</u>
	<u>25,695</u>	<u>33,601</u>