



Annual Report and Financial Statements

St Peter's Hall (1991) Charity

For the year ended 31 December 2021

St Peter's Hall (1991) Charity
Charity Information
For the year ended 31 December 2021

Charity Registration Number 1003310

Address St Peter's Hall
59a Portobello Road
London W11 3DB

Telephone 020 7792 8227

Trustees Reverend P Allerton
Amooti Binaisa (appointed 27/05/2021)
Tommaso Crackett (resigned 03/01/2021)
Michael Gillies
Will Josten (appointed 03/01/2021)
Victoria Stark CBE
Susannah Steel (resigned 27/05/2021)

Bankers Unity Trust Bank plc
Four Brindleyplace
Birmingham
B1 2JB

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Annual Report of the Trustees

Introduction

The Trustees of St Peter's Hall (1991) Charity present their annual report for the year ended 31 December 2021.

Principle Address

The Hall is located at 59a Portobello Road, London W11 3DB.

Status and Administration

St Peter's Hall (1991) Charity was established by a Charity Commission Scheme dated 12 March 1991. The Charity is registered with The Charity Commission under charity registration number 1003310.

The administration of the Charity is carried out by the Chief Operating Officer, Finance Officer and Maintenance Manager. The team support the day to day operations of St Peter's Hall (1991) Charity, St Peter's Church and St Peter's Nursery and implements any changes required in the running of the three organisations.

Structure, governance and management

The Charity is managed by a combination of ex officio Trustees and nominated Trustees. The ex officio Trustees are the Incumbent of the Benefice of St Peter, Notting Hill and the Churchwardens of the Ecclesiastical Parish of St Peter, Notting Hill. The London Diocesan Fund acts as the custodian trustee for the Charity.

During the year the following served as Trustees of the Charity:

The Reverend Pat Allerton	Vicar, St Peter, Notting Hill
Amooti Binaisa (appointed 27/05/2021)	Church Warden of St Peter, Notting Hill
Tommaso Crackett (resigned 03/01/2021)	Church Warden of St Peter, Notting Hill
Will Josten (appointed 03/01/2021)	Church Warden of St Peter, Notting Hill
Susannah Steel (resigned 27/05/2021)	Church Warden of St Peter, Notting Hill
Michael Gillies	Nominated by St Peter, Notting Hill
Victoria Stark CBE	Nominated by St Peter, Notting Hill

As Vicar of St. Peter, Notting Hill, Reverend Pat Allerton assumes the position of Chair of St. Peter's Hall (1991) Charity.

Objectives and activities

The objectives of the Charity are laid out clearly in the Trust Deed that was written in 1991. This states that the objectives of the charity are educational, with a particular concern for the less affluent members of the community. These objectives have been met through the work of the St Peter's Nursery School and providing space for youth activities to take place.

59a Portobello Road is home to St Peter's Nursery and the Parish Office for St Peter's Church; it is also home to a small number of tenants including Farm Girl Café and Another A Story and most recently, Nexus. The Hall is home to a diverse group of activities providing an array of classes for both children and adults. The Charity offers subsidised rates to self-help organisations for example Narcotics Anonymous and Alcoholics Anonymous, who use the Hall for daily meetings.

Achievements and performance

The Hall offers a space for our diverse local community to use at a subsidised rate. The diary is normally packed full and enjoyed by children and adults who participate in activities at the Hall every week. However, 2021 has been very different due to the coronavirus pandemic. Some activities have not been able to run at certain times throughout the year due to government guidelines and support groups have had to reduce their attendance.

After 30 years, St Peter's Nursery closed its doors one last time. Given the overhaul of the building that is needed, we would not have been able to rehouse the Nursery over the many months the refurbishment would take, and need some time to raise the funds to do the work. The wider hall was able to stay open for socially distanced support groups. At Easter time, some of the children's groups came back, with more regular adult groups returning around Autumn time.

Building Maintenance

The five year repair and maintenance plan for the building is ongoing. Refurbishment plans are being discussed currently with a view to undertaking works in 2025 or so. We had hoped these might have come sooner, but we need to raise more funds. These include developing a new core within the building, a lift and stairs that will enable access for all from the local community. Further, a new roof is required as the roofer reports the slate nails are worn down and the roof really needs replacing in full. Such works will tie in with plans from the café to update their premises.

Financial Review

The Hall raised £158,521 (2020: £155,807) income in the year and spent £123,702 (2020: £136,219). In line with the Trustees plan to continue to build up the designated development fund ahead of the planned refurbishment of the premises, the Hall generated a surplus for the year of £34,819 (2020: £19,588).

Reserves Policy

The Trustees Reverses Policy is to maintain a general unrestricted fund equivalent to 50% of forecast annual operating expenditure, to meet the working capital needs of the charity and as a contingency fund.

As at 31st December 2021, the Trustees held £55,000 of unrestricted funds in the General Fund, in line with the Reserves Policy.

The Trustees were able to transfer the balance of £34,819 (2020: £19,588) of unrestricted funds to the designated development fund, increasing the amount set aside for the redevelopment to £531,190.

The Trustees aim to further increase the development fund in the year ahead.

Future Plans

Our plans for the short term continue to be about developing an excellent balance between the commercial and charitable aspects of the Hall. We plan to benefit from the commercial potential of the Hall thereby enabling us to extend our charitable work and plan towards the refurbishment of the Hall to modernise the building and facilities for ongoing use for education as well as community and charitable purposes.

Risk Assessment

Where appropriate, the Trustees have established systems and/or procedures to mitigate the risks that the Charity faces. Covid-19 risk assessments were carried out frequently during the pandemic to protect staff and hall users. A risk register is maintained and this is updated and reviewed periodically.

Public Benefit Statement

The Trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission.

Pat Allerton

Reverend Pat Allerton

Chair

Dated: 10 June 2022

Statement of responsibilities

Trustees responsibilities in relation to the financial statements

The Trustees are required by law to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources for that period.

In preparing those 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 United Kingdom Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue to operate

The Trustees are also responsible for:

- Keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011;
- Safeguarding the assets of the Charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Report of the Independent Examiner to The Trustees of St Peter's Hall (1991) Charity

I report on the financial statements of the Charity for the year ended 31 December 2021 which are set out on pages 9 to 15.

This report is made solely to the Trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and regulations made under Section 154 of that Act. My work has been undertaken so that I might state to the Trustees those matters I am required to state to them in an Independent Examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Trustees as a body, for my work or for this report.

Respective responsibilities of the Trustees and Independent Examiner

As explained more fully in the Statement of Responsibilities of the Trustees set out on page 5, the Trustees are responsible for the preparation of financial statements. The Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 and that an Independent Examination is needed. The gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified Fellow Member of The Association of Accounting Technicians.

It is my responsibility to:

- Examine those financial statements under Section 145 of the Charities Act 2011.
- Follow the procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the Charities Act 2011.
- State whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with General Directions given by the Charity Commission.

That examination includes a review of the accounting records kept by the Charity and a comparison of the financial statements prepared with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a true and fair view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that in any material respect the requirements:

- To keep accounting records in accordance with Section 130 of the Charities Act 2011, and
- To prepare financial statements which accord with the accounting records and comply with the accounting requirements of the Charities Act 2011,

have not been met; or

2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

DTay →

Derek Taylor-Mew BSc FMAAT

123 Park Lane
Harrow
Middlesex HA2 8NN

Dated:

11/4/22

St Peter's Hall (1991) Charity Accounting Policies For the year ended 31 December 2021

Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting and Reporting by Charities" (Charities SORP (FRS102)) effective 1 January 2019.

Fund accounting

General funds represent the funds of the Charity that are not subject to any restrictions regarding their use and are available for application on the general purposes of the Charity.

Designated funds represent funds of the Charity that are not subject to any restrictions regarding their use but that have been set aside by the Trustees for a specific purpose of the Charity.

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 the amount can be measured reliably.

Investment income

Interest on funds held on deposit income is included when receivable and the amount can be measured reliably.

Expenditure

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. Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred. Expenditure is classified under the principal activity of the Charity.

Allocation of support costs

Support costs are those functions that assist the work of the Charity but do not directly undertake charitable activities. Support costs include office costs, premises costs, personnel and governance costs. These costs have been allocated to the principal activity of the Charity.

Accounting Policies continued

Tangible fixed assets

Land and buildings

The freehold interest in the property known as St Peter's Hall situated at 59a Portobello Road, Notting Hill, London W11 3DB, is owned by the London Diocese Fund, that acts as Custodian Trustee for the Charity. This asset derived from a gift in 1863. The value of the freehold interest is not included in these financial statements.

Equipment

Equipment is stated at cost less depreciation. Depreciation is provided on a straight-line basis over five years. Individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired.

Debtors and prepayments

Debtors are recognised at the settlement amount due, less provision for amounts that may prove uncollectable. Prepayments are valued at the amount prepaid.

Creditors falling due within one year

Creditors are recognised where there is 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.

St Peter's Hall (1991) Charity
Statement of Financial Activities
For the year ended 31 December 2021

	General Funds 2021 £	Designated Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Notes				
<u>INCOME:</u>				
Donations and legacies	-	-	-	-
Income from charitable activities:				
Rental of the Hall	142,012	-	142,012	111,066
Contributions to Hall costs	12,469	-	12,469	14,507
Events and activities income	100	-	100	-
Grants	2,424	-	2,424	27,484
Other income	-	-	-	-
Operation of the Hall	157,005	-	157,005	153,057
Investments	1,516	-	1,516	2,750
Total Income	158,521	-	158,521	155,807
<u>EXPENDITURE:</u>				
<i>Expenditure on charitable activities:</i>				
Hall operating costs	123,540	-	123,540	136,142
Hall development costs	-	-	-	-
Events and activity costs	162	-	162	77
Total Expenditure	123,702	-	123,702	136,219
NET INCOME FOR THE YEAR	34,819	-	34,819	19,588
Transfer between funds	(34,819)	34,819	-	-
Net movement of funds for the year	-	34,819	34,819	19,588
Total funds as at 31 December 2020	55,000	496,371	551,371	531,783
Total funds as at 31 December 2021	55,000	531,190	586,190	551,371

St Peter's Hall (1991) Charity
Balance Sheet
For the year ended 31 December 2021

	Notes	General Funds 2021 £	Designated Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
<u>Fixed Assets</u>					
Tangible fixed assets	3	-	-	-	-
<u>Current Assets</u>					
Debtors	4	18,674	-	18,674	35,182
Cash at bank and in hand		117,276	531,190	648,466	561,636
Total current assets		135,950	531,190	667,140	596,818
<u>Current Liabilities</u>					
Creditors falling due within one year	5	(44,343)	-	(44,343)	(8,839)
Net current assets		91,607	531,190	622,797	587,979
Creditors falling due after more than one year	5	(36,608)	-	(36,608)	(36,608)
TOTAL NET ASSETS		55,000	531,190	586,190	551,371
Represented by the funds of the Charity:					
Unrestricted funds:					
General Funds	6	55,000	-	55,000	55,000
Designated funds:					
Redevelopment Fund	6	-	531,190	531,190	496,371
TOTAL FUNDS		55,000	531,190	586,190	551,371

Approved by the Trustees and signed on its behalf on 10 June 2022

Pat Allerton

Reverend Pat Allerton
Chair of Trustees

Amooti Binaisa

Amooti Binaisa
Trustee

St Peter's Hall (1991) Charity
Notes to the Financial Statements
For the year ended 31 December 2021

1.Expenditure on charitable activities

	2021	2020
	£	£
Rates	222	(147)
Heat and light	24,320	14,475
Insurance	7,007	7,853
Cleaning and waste disposal	3,038	3,311
Repairs and renewals	14,472	11,990
Pest control	1,606	1,835
Professional fees - independent examination	400	600
Staff costs	52,726	71,255
Office costs	19,748	24,970
Hall operating costs	123,540	136,142
Architects' fees	-	-
Hall development costs	-	-
Alpha courses	162	77
Events and activity costs	162	77
Total expenditure	123,702	136,219

2.Staff costs

	2021	2020
	£	£
Wages and salaries	77,269	94,187
Social security	2,532	3,611
Pension	2,279	2,381
Employment costs	82,079	100,179
Less: net recharges to St Peter's Church	(29,891)	(29,384)
Staff recruitment	55	110
Staff training	237	237
Other costs	246	113
Total staff cost	52,726	71,255

The average number of employees during 2021 was 3 (2020: 3). Wages and salaries include redundancy payments of £nil (2020: £13,000) following a staff restructure. There were no employees whose annual emoluments were £60,000 or more in 2020 or 2021.

Notes to the Financial Statements continued

3. Tangible fixed assets

	Premises Equipment £	Office Equipment £	Total £
Cost at 1 January 2021	50,879	-	50,879
Cost of additions	-	-	-
Cost of disposals	-	-	-
Cost at 31 December 2021	50,879	-	50,879
Depreciation at 1 January 2021	50,879	-	50,879
Depreciation charge for the year	-	-	-
Depreciation on disposals	-	-	-
Depreciation at 31 December 2021	50,879	-	50,879
Net book value at 31 December 2021	-	-	-
Net book value at 31 December 2020	-	-	-

The Charity owns the freehold interest in the property known as St Peter's Hall situated at 59a Portobello Road, Notting Hill, London W11 3DB. This asset derived from a gift in 1863. The value of the freehold interest is not included in these financial statements.

4. Debtors

	General 2021 £	Designated 2021 £	Total 2021 £	Total 2020 £
Trade debtors	8,413	-	8,413	21,227
Other debtors	2,676	-	2,676	4,234
St Peter's Church	-	-	-	5,020
St Peter's Nursery School	-	-	-	1,412
Prepayments and accrued income	7,585	-	7,585	3,289
Total Debtors	18,674	-	18,674	35,182

5. Creditors falling due within one year

	General 2021 £	Designated 2021 £	Total 2021 £	Total 2020 £
Trade creditors	6,429	-	6,429	5,705
Accruals and deferred income	37,223	-	37,223	698
St Peter's Church	168	-	168	-
Taxation and social security	-	-	-	2,000
Other creditors	522	-	522	436
Total creditors	44,343	-	44,343	8,839

Notes to the Financial Statements continued

6. Creditors falling due after more than one year

	General 2021 £	Designated 2021 £	Total 2021 £	Total 2020 £
Deposits	36,608	-	36,608	36,608
Total creditors	36,608	-	36,608	36,608

7. Analysis of net assets between funds

	General funds £	Designated funds £	Total funds £
Debtors and prepayments	18,674	-	18,674
Cash at bank and in hand	117,276	531,190	648,466
Creditors falling due within one year	(44,343)	-	(44,343)
Creditors falling due after more than one year	(36,608)	-	(36,608)
Total funds	55,000	531,190	586,190

The designated funds represent funds set aside by the Trustees for the future redevelopment of the Hall.

8. St Peter's Nursery School

The operation of St Peter's Nursery School is dependent on the support of the St. Peter's Hall (1991) Charity, which provides premises at no cost to the Nursery School. The value of this support during the year has been estimated at £37,900. St Peter's Nursery closed in July 2021.