



Bishop Creighton House Settlement

Annual Report and Financial Statements

Year ended 31 March 2022

Company number: 3217598

Charity number: 1059084

Bishop Creighton House Settlement

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Bishop Creighton House Settlement

Reference and administration details

For the year ended 31 March 2022

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 Rory Gillert Chief Executive & Company Secretary

Personnel	Matthew Byrne	Care & Repair Manager
	Jessica Lawn	Older People's Services Manager
	Caecilia Isidore	Safer Homes & Community Centre Manager

Bankers CAF Bank Ltd 25 Kings Hill Avenue,
Kings Hill, West Malling,
Kent, ME19 4JQ

Auditors Shipleys LLP 10 Orange Street,
Haymarket,
London,
WC2H 7DQ

The trustees present their report and the audited financial statements for the year ended 31 March 2022.

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: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham, 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 and Kessey Construction, we finalised plans for phase 1 of the redevelopment of the Community Centre, which will improve access for people with disabilities and provide new basement workshops. The workshops, which will be rented out, will generate income that can help to fund our projects in the community. We are grateful to The Band Trust and LB Hammersmith & Fulham, who made generous grants that have enabled us to transform the building's basement. Work began in March 2022 and should be completed at the end of August 2022. We will fundraise for phase 2, the ground floor works, during 2022/23.

BCH operations were adversely affected by the coronavirus pandemic, but we are now working normally.

We had PQASSO/Trusted Charity status since 2018. On its expiry in 2021 we decided to apply for a different quality mark, IQ (Improving Quality), and following rigorous assessment, were awarded this in December 2021.

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 739 group members who attended 66 different classes, events and activities.

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 114 people with the assistance of 13 volunteer mentors.

Homeline

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 430 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. Following hugely increased demand during the pandemic, activity settled to a steadier pace but remains significantly higher than before the pandemic started.

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. Homeline had 85 client/volunteer matches, held 55 social events and 31 volunteers and three staff made over 15,000 telephone befriending calls to around 250 clients. Staff helped with over 600 pieces of casework, supporting 197 clients. There were 89 active volunteers; 14 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. 61 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. Safer Homes visited 179 properties. Home safety assessments were carried out for 104 households fitting over 600 pieces of safety, security and fire safety equipment. 33 small jobs were completed, 52 'home essentials' tasks were carried out and we fitted draught proofing for 12 households.

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to be independent in their homes after a fall or period of illness. Referrals are made by Community Independence Services and Falls Prevention and Neurological Rehabilitation Teams, for clients including those classed as clinically vulnerable or suffering from debilitating conditions such as Parkinson's disease, and life changing incidents such as strokes. In the year, the service helped 76 people.

Financial Review

Income for the year was £852,641. This figure includes a grant of £250,000 from The Band Trust for the redevelopment of the BCH building (starting in March 2022). Excluding the impact of this grant for capital expenditure, underlying income was £602,641, a fall of £134,135 from 2021. Costs, particularly staff costs, were reduced by £109,943, resulting in a small loss before investment gains/losses of £11,516. Income in 2021 of £736,776 had increased over the previous year with the receipt of one-off coronavirus grant funding. In 2022, income was lower in Learning Disability Outreach, Homeline, Care & Repair and Safer Homes and Keep Active Westminster & K&C came to an end.

Including the £250,000 grant and net losses on investments of £36,220, the net surplus in the accounts came to £202,264 (2021: a net surplus of £82,076).

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 later in 2022. The value of the investments increased by £3,780 during the year.

Fundraising Activity & Performance

Fundraised income was down £134,135 from the previous year, partly offset by the £109,943 reduction in costs. This is a relatively good outcome in view of the economic difficulties post-pandemic.

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. Clearly, future pandemics are a concern and are now included in the charity's risk register.

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 2021/22 were £414,552 in total (£284,700 and £129,852 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 £374,000. 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, £995,448 were property revaluation funds relating to the charity's freehold property and £1,400,000 were fair value reserves.

Despite the coronavirus pandemic and economic issues since, 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 we will continue to offer vital services for our clients and plan to:

- Work with Orsini-Brewin Architects to carry out phase 2 of the building redevelopment, which will include ground floor community centre improvements and a new facade. Whether this comes to fruition largely depends on capital grants and donations in 2022/23.
- 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, £15,934 was held in the client bank account on behalf of clients.

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 2022 was six (2021 : 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.

Auditors

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

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

The trustees' annual report was approved by the trustees on 27 October 2022 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 2022 which comprise the Statement of Financial Activities (incorporating the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (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 2022 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; and
- 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 the Bishop Creighton House Settlement's ability to continue as a going concern for a period of at least 12 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion 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, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within 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 directors' report included within the Trustees Annual Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 require us to report to you if, in our opinion:

- adequate and proper 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 trustees 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' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the trustees' responsibilities statement, 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 is detailed below.

The extent to which the audit was considered capable of detecting irregularities including fraud

We obtained an understanding of the charitable company's activities, controls and laws and regulations and assessed the susceptibility of the charitable company's financial statements to material misstatement from irregularities, including fraud.

We determined that the laws and regulations that are most significant to the charitable company are the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the 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)), Companies Act 2006, Charities Act 2011 and the charitable company's Articles of Association.

Based on this understanding we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management and those charged with governance; journal entry testing; review of investments reports, trustee board minutes and the Articles of Association; review of transactions for any undisclosed related party transactions; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

Bishop Creighton House Settlement

Independent auditor's report

For the year ended 31 March 2022

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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, the charitable company's members as a body and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Tim Hardy (Senior Statutory Auditor)

For and on behalf of
Shipleys LLP
Chartered accountants and statutory auditors
10 Orange Street
Haymarket
London. WC2H 7DQ

27 OCTOBER 2022

Bishop Creighton House Settlement

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

For the year ended 31 March 2022

	Note	Unrestricted £	Restricted £	2022 Total £	Unrestricted £	Restricted £	2021 Total £
Income from :							
Donations and Legacies	2	18,101	4,161	22,262	15,510	7,520	23,030
Charitable Activities							
Community Centre	3a	32,556	29,661	62,217	17,137	26,422	43,559
Learning Disability Outreach	3b	-	81,070	81,070	-	114,602	114,602
Homeline	3c	-	100,012	100,012	-	125,091	125,091
Care and Repair	3d	59,857	41,750	101,607	118,007	2,518	120,525
Safer Homes	3e	4,571	65,006	69,577	20,189	79,564	99,753
Keep Active H&F	3f	-	41,613	41,613	-	42,100	42,100
Keep Active Westminster and K&C	3g	-	-	-	-	58,000	58,000
Other Trading Activities	4	60,868	-	60,868	48,129	-	48,129
Investments	5	61,576	-	61,576	60,932	-	60,932
Other		1,839	-	1,839	1,055	-	1,055
Sub-total		239,368	363,273	602,641	280,959	455,817	736,776
Charitable activities-capital grants							
Property Redevelopment	3h	-	250,000	250,000	-	-	-
Total Income		239,368	613,273	852,641	280,959	455,817	736,776
Expenditure on :							
Raising Funds							
Cost of raising funds		21,326	-	21,326	18,901	-	18,901
Cost of trading and investment management		83,651	-	83,651	100,398	-	100,398
Charitable Activities							
Community Centre		32,556	18,119	50,675	17,137	47,211	64,348
Learning Disability Outreach		-	101,885	101,885	-	113,319	113,319
Homeline		-	125,102	125,102	-	126,278	126,278
Care and Repair		55,246	41,860	97,106	89,146	78	89,224
Safer Homes		4,571	76,758	81,329	20,189	81,318	101,507
Keep Active H&F		-	53,083	53,083	-	45,835	45,835
Keep Active Westminster and K&C		-	-	-	-	64,290	64,290
Property Redevelopment		-	-	-	-	-	-
Total Expenditure	6	197,350	416,807	614,157	245,771	478,329	724,100
Net income/(expenditure) before net gains/(losses) on investments		42,018	196,466	238,484	35,188	(22,512)	12,676
Net gains on investments	14	3,780	-	3,780	29,400	-	29,400
Unrealised (losses) / gains on investment properties	13	(40,000)	-	(40,000)	40,000	-	40,000
Net income/(expenditure) for the year	7	5,798	196,466	202,264	104,588	(22,512)	82,076
Transfers between funds	19a	(52,732)	52,732	-	(2,821)	2,821	-
Net movement in funds		(46,934)	249,198	202,264	101,767	(19,691)	82,076
Reconciliation of funds :							
Total funds brought forward		2,856,934	38,688	2,895,622	2,755,167	58,379	2,813,546
Total funds carried forward	19	2,810,000	287,886	3,097,886	2,856,934	38,688	2,895,622

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.

The capital grant of £250,000 from The Band Trust is for the redevelopment of the BCH building. It was received at the end of the financial year 2021/22 and all of it will be expended in 2022/23. Total income for the projects in the year was £602,641.


Bishop Creighton House Settlement

Balance Sheet

As at 31 March 2022

	Note	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	12		1,081,987		1,084,417
Investment Properties	13		1,400,000		1,440,000
Investment	14		155,093		152,701
			<u>2,637,080</u>		<u>2,677,118</u>
Current assets					
Debtors	15	34,905		52,859	
Cash at bank and in hand	21	528,885		256,845	
		<u>563,790</u>		<u>309,704</u>	
Liabilities					
Creditors : amounts falling due within one year	16	102,984		91,200	
Net current assets					
			<u>460,806</u>		<u>218,504</u>
Total net assets					
	18		<u>3,097,886</u>		<u>2,895,622</u>
The funds of the charity					
Restricted income funds	19		287,886		38,688
Unrestricted income funds					
Designated funds		284,700		283,300	
Property revaluation reserve		995,448		1,015,556	
Fair value reserve		1,400,000		1,440,000	
General		129,852		118,078	
		<u>2,810,000</u>		<u>2,856,934</u>	
Total unrestricted funds					
			<u>2,810,000</u>		<u>2,856,934</u>
Total charity funds					
			<u>3,097,886</u>		<u>2,895,622</u>

Approved by the trustees on 27 October 2022 and signed on their behalf by



Lee Smith

Chair of Trustees



Jane Walker

Treasurer

Reconciliation of net income to net cash flow from operating activities

	2022	2021
	£	£
Net income for the reporting period (as per the statement of financial activities)	202,264	82,076
Depreciation charges	28,141	33,433
Gains on investments	(3,780)	(29,400)
Losses / (Gains) Losses on investment properties	40,000	(40,000)
Dividends, interest and rent from investments	(61,576)	(60,932)
Decrease / (Increase) in debtors	17,954	(2,398)
Increase in creditors	11,784	24,948
	<hr/>	<hr/>
Net cash provided by operating activities	<u>234,787</u>	<u>7,727</u>

	2022	2021
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	234,787	7,727
Cash flows from investing activities :		
Dividends, interest and rents from investments	61,576	60,932
Decrease in cash held by investment manager	434	10,418
Purchase of fixed assets	(25,711)	(19,833)
Proceeds from sale of investments	22,930	40,036
Purchase of investments	(21,976)	(48,756)
	<hr/>	<hr/>
Net cash provided by investing activities	37,253	42,797
	<hr/>	<hr/>
Change in cash and cash equivalents in the year	272,040	50,524
Cash and cash equivalents at the beginning of the year	256,845	206,321
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	<u>528,885</u>	<u>256,845</u>

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.

The functional currency of the charity is considered to be pounds sterling because that is the currency of the primary economic environment in which the charity operates. The financial statements are also presented in pounds sterling.

The amounts in the financial statements are presented to the nearest £, unless otherwise stated.

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 uncertainty exists. Throughout the calendar years 2022/2023, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Building redevelopment in 2022 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.

1 Accounting policies (continued)

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.

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.

1 Accounting policies (continued)

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	5%
• Learning Disability Outreach	17%
• Homeline	22%
• Care and Repair	19%
• Safer Homes	14%
• Keep Active H&F	10%
• Support costs	10%
• Governance costs	3%

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	6%
• Learning Disability Outreach	22%
• Homeline	26%
• Care and Repair	21%
• Safer Homes	12%
• Keep Active H&F	13%

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.

k) **Tangible fixed assets**

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities based on 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.

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 cost
• Freehold Improvements	10% on cost
• Buildings	10% on cost
• Furniture & Fittings	4% or 25% on cost
• Computer Equipment	25% on cost
• Motor Vehicles	25% on cost

1 Accounting policies (continued)

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.

r) **Operating leases**

The charity classifies the lease of equipment as an operating lease as the title remains with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

2 Income from donations and legacies

	2022			2021		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	16,034	-	16,034	2,750	-	2,750
Other donations	2,067	4,161	6,228	10,760	7,520	18,280
Legacies	-	-	-	2,000	-	2,000
	<u>18,101</u>	<u>4,161</u>	<u>22,262</u>	<u>15,510</u>	<u>7,520</u>	<u>23,030</u>

3 Income from charitable activities

	2022			2021		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	19,000	19,000	-	19,000	19,000
Coronavirus Job Retention Scheme	2,449	-	2,449	12,340	-	12,340
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	5,000	5,000
London Community Response Fund –Wave 3 Locality	-	-	-	-	1,102	1,102
United in Hammersmith & Fulham	-	200	200	-	-	-
Room hire	30,107	-	30,107	4,797	-	4,797
Other income	-	461	461	-	1,320	1,320
a) Sub-total for Community Centre	<u>32,556</u>	<u>29,661</u>	<u>62,217</u>	<u>17,137</u>	<u>26,422</u>	<u>43,559</u>
LBHF – Adult Social Care Grant	-	20,000	20,000	-	40,875	40,875
London Community Response Fund – Wave 2	-	-	-	-	8,000	8,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	6,990	6,990
Lottery Community Response Fund – Wave 3	-	-	-	-	8,320	8,320
Hammersmith United Charity	-	-	-	-	750	750
The Caroline Humby Teck Trust	-	-	-	-	4,000	4,000
City Bridge Trust	-	34,621	34,621	-	35,667	35,667
The Edward Gostling Foundation	-	3,274	3,274	-	-	-
The Souter Charitable Trust	-	2,000	2,000	-	-	-
Arnold Clark	-	1,000	1,000	-	-	-
The 29 th May 1961 Charity	-	4,000	4,000	-	-	-
The Inman Charity	-	1,250	1,250	-	-	-
Other income	-	14,925	14,925	-	10,000	10,000
b) Sub-total for Learning Disability Outreach	<u>-</u>	<u>81,070</u>	<u>81,070</u>	<u>-</u>	<u>114,602</u>	<u>114,602</u>

3 Income from charitable activities (continued)

	2022			2021		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
LBHF – 3 rd Sector Investment Fund	-	65,000	65,000	-	65,000	65,000
Band Trust	-	-	-	-	2,500	2,500
Coronavirus Charity Help Fund	-	-	-	-	1,000	1,000
The Sir Jules Thorn Charitable Trust	-	-	-	-	1,000	1,000
The Field Family Charitable Trust	-	750	750	-	-	-
United in Hammersmith and Fulham	-	6,366	6,366	-	5,009	5,009
Waitrose Community Matters – Covid-19	-	-	-	-	2,000	2,000
London Community Response Fund – Wave 1	-	-	-	-	5,000	5,000
London Community Response Fund – Wave 2	-	-	-	-	1,000	1,000
London Community Response Fund – Wave 3	-	-	-	-	12,002	12,002
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	11,696	11,696
Mercers Charitable Trust	-	20,090	20,090	-	11,250	11,250
Garfield Weston Foundation	-	-	-	-	7,500	7,500
Dr Edwards and Bishop King's Fulham Charity	-	5,000	5,000	-	-	-
Drapers' Charitable Fund	-	2,652	2,652	-	-	-
Other Income	-	154	154	-	134	134
c) Sub-total for Homeline	-	100,012	100,012	-	125,091	125,091
LBHF – Adult Social Care Grant	-	41,750	41,750	41,720	-	41,720
Coronavirus Job Retention Scheme	-	-	-	5,050	-	5,050
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	2,518	2,518
Fee Income	59,857	-	59,857	71,237	-	71,237
d) Sub-total for Care & Repair	59,857	41,750	101,607	118,007	2,518	120,525
LBHF – 3 rd Sector Investment Fund	-	50,000	50,000	-	50,000	50,000
Coronavirus Job Retention Scheme	2,549	-	2,549	18,547	-	18,547
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	4,000	4,000
The Hobson Charity	-	-	-	-	1,000	1,000
Co-op Local Community Fund	-	-	-	-	6,431	6,431
The Edward Gostling Foundation	-	-	-	-	5,000	5,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	5,800	5,800
United in Hammersmith & Fulham	-	300	300	-	-	-
Awards For ALL	-	2,617	2,617	-	7,333	7,333
Fee Income	2,022	-	2,022	1,642	-	1,642
Other income	-	12,089	12,089	-	-	-
e) Sub-total for Safer Homes	4,571	65,006	69,577	20,189	79,564	99,753

3 Income from charitable activities (continued)

	2022			2021		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
LBHF – Investment Fund	-	40,000	40,000	-	40,000	40,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	1,100	1,100
London Community Response Fund – Wave 3	-	-	-	-	1,000	1,000
Innholders Award	-	1,500	1,500	-	-	-
Other Income	-	113	113	-	-	-
f) Sub-total for Keep Active H&F	-	41,613	41,613	-	42,100	42,100
Westminster City Council	-	-	-	-	40,000	40,000
Royal Borough of Kensington and Chelsea	-	-	-	-	18,000	18,000
g) Sub-total for Keep Active K&C and Westminster	-	-	-	-	58,000	58,000
The Band Trust	-	250,000	250,000	-	-	-
h) Sub-total for Property Redevelopment Project	-	250,000	250,000	-	-	-
Total Income from Charitable Activities	96,984	609,112	706,096	155,333	448,297	603,630

The grant of £250,000 from The Band Trust is for the redevelopment of the BCH building (starting in March 2022).

4 Income from other trading activities

	2022			2021		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Office Rent	47,968	-	47,968	35,853	-	35,853
Other Income	12,900	-	12,900	12,276	-	12,276
	60,868	-	60,868	48,129	-	48,129

5 Income from investments

	2022			2021		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Garden House rental income	57,967	-	57,967	58,084	-	58,084
Dividends	3,564	-	3,564	2,738	-	2,738
Bank interest	45	-	45	110	-	110
	61,576	-	61,576	60,932	-	60,932

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities										2022 Total £
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active Westminister and Kensington & Chelsea £	Governance costs £	Support costs £		
Staff costs (note 8)	3,943	701	20,222	63,002	80,124	70,869	37,463	39,279	-	-	131,775	447,378	
Other staff costs	593	101	51	51	954	603	9,328	40	-	-	907	12,628	
Volunteer costs	-	196	-	1,533	1,000	-	46	425	-	-	-	3,200	
Premises	-	23,269	54	-	-	456	-	-	-	-	21,166	44,945	
Office costs	-	7,427	-	807	1,053	1,803	1,073	572	-	110	23,603	36,448	
Legal & professional fees	-	11,890	-	-	-	128	-	-	-	10,173	1,523	23,714	
Tools & materials	-	-	-	-	-	-	3,288	-	-	-	-	3,288	
Insurance	1,261	50	-	-	-	971	-	-	200	5,852	8,334	8,334	
Fundraising	1,681	-	-	19	1,898	31	-	99	100	996	-	4,824	
Depreciation	585	22,276	232	390	279	548	3,769	63	-	-	-	28,142	
Provision of doubtful debts	-	(1,353)	-	-	-	-	-	-	-	-	-	(1,353)	
Others	-	152	-	-	339	107	5	-	-	-	483	1,086	
Investment manager's fees	-	1,523	-	-	-	-	-	-	-	-	-	1,523	
Support costs	8,063	66,232	20,559	65,802	85,647	75,516	54,972	40,478	-	10,583	186,305	614,157	
Governance costs	8,020	12,176	27,845	29,042	31,063	14,951	21,978	9,432	-	31,798	(186,305)	-	
	5,243	5,243	2,271	7,041	8,392	6,639	4,379	3,173	-	(42,381)	-	-	
Total expenditure 2022	21,326	83,651	50,675	101,885	125,102	97,106	81,329	53,083	-	-	-	614,157	
Total expenditure 2021	18,901	100,398	64,348	113,319	126,278	89,224	101,507	45,835	-	-	-	724,100	

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities										2021 Total £
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	HomeLine £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active & Chelsea £	Governance costs £	Support costs £		
Staff costs (note 8)	2,828	897	24,551	81,025	85,576	69,156	61,407	31,399	53,862	-	127,351	538,052	
Other staff costs	333	5	144	330	238	765	8,083	-	226	-	295	10,419	
Volunteer costs	-	225	-	5,411	7,610	-	-	16	429	-	-	13,691	
Premises	-	36,763	11	-	-	143	-	-	34	-	7,388	44,339	
Office costs	-	6,416	-	794	1,525	1,713	1,064	559	1,050	110	22,639	35,870	
Legal & professional fees	-	13,945	-	-	-	14	49	-	-	10,327	797	25,132	
Tools & materials	-	-	-	-	-	-	3,623	-	-	-	-	3,623	
Insurance	909	50	-	-	-	990	-	-	-	200	5,630	7,779	
Fundraising	597	-	74	25	1,463	74	74	-	-	100	1,024	3,431	
Depreciation	1,245	22,926	352	1,257	1,093	1,036	4,910	613	-	-	-	33,432	
Provision of doubtful debts	-	4,696	-	-	-	-	-	-	-	-	-	4,696	
Others	-	94	70	-	5	3	205	95	1,457	-	315	2,244	
Investment manager's fees	-	1,392	-	-	-	-	-	-	-	-	-	1,392	
	<u>5,912</u>	<u>87,409</u>	<u>25,202</u>	<u>88,842</u>	<u>97,510</u>	<u>73,894</u>	<u>79,415</u>	<u>32,682</u>	<u>57,058</u>	<u>10,737</u>	<u>165,439</u>	<u>724,100</u>	
Support costs	8,905	8,905	37,451	17,595	21,553	10,204	18,274	11,782	1,518	28,952	(165,439)	-	
Governance costs	4,084	4,084	1,695	6,882	6,915	5,126	3,818	1,371	5,714	(39,689)	-	-	
Total expenditure 2021	<u>18,901</u>	<u>100,398</u>	<u>64,348</u>	<u>113,319</u>	<u>126,278</u>	<u>89,224</u>	<u>101,507</u>	<u>45,835</u>	<u>64,290</u>	<u>-</u>	<u>-</u>	<u>724,100</u>	

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2022	2021
	£	£
Depreciation	28,141	33,433
Lease payments on equipment	9,199	9,152
Interest receivable	45	110
Auditors' remuneration (excluding VAT) - Audit	7,950	8,100

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

Staff costs were as follows:

	2022	2021
	£	£
Salaries and wages	384,411	462,127
Social security costs	35,966	44,297
Redundancy Payments	-	5,981
Employer's contribution to defined contribution pension schemes	17,947	22,049
Temporary staff and consultants remuneration	9,054	3,598
	<u>447,378</u>	<u>538,052</u>

No employee earned more than £60,000 during the year (2021: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £185,593 (2021: £188,042) which is incurred by five (2021: 4) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2021: £Nil) incurred by nil (2021: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees throughout the year, calculated on a full-time equivalent basis was :

	2022	2021
	No.	No.
Director and core staff	2.9	2.9
Community Centre	0.4	0.3
Care & Repair project	1.5	1.5
Homeline	2.1	1.7
Keep Active H&F	1.0	0.9
Keep Active Westminster and K&C	-	0.6
Learning Disability Outreach	1.6	2.1
Safe Homes	0.9	1.6
	<u>10.4</u>	<u>11.6</u>

The average number of staff on a head count basis in the year was 16 (2021: 19).

10 Related party transactions

Aggregate donations from the trustees were £90 (2021: £153).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arm's 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 £246 (2021: £275). The charity also held a deposit equivalent to one-month 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 Equipment	Assets under construction	Total
	£	£	£	£	£	£	£
Cost or valuation							
At the start of the year	1,377,500	80,175	55,076	17,628	24,341	16,179	1,570,899
Additions	-	-	-	14,000	-	11,711	25,711
Disposals	-	-	-	(17,628)	-	-	(17,628)
At the end of the year	1,377,500	80,175	55,076	14,000	24,341	27,890	1,578,982
Depreciation							
At the start of the year	361,944	80,173	8,951	15,368	20,046	-	486,482
Charge for the year	20,108	-	2,168	3,718	2,147	-	28,141
Disposal for the year	-	-	-	(17,628)	-	-	(17,628)
At the end of the year	382,052	80,173	11,119	1,458	22,193	-	496,995
Net book value							
At the end of the year	995,448	2	43,957	12,542	2,148	27,890	1,081,987
At the start of the year	1,015,556	2	46,125	2,260	4,295	16,179	1,084,417

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

	2022	2021
	£	£
Fair value at the start of the year	1,440,000	1,400,000
(Decrease) / Increase in Fair value	(40,000)	40,000
	<u>1,400,000</u>	<u>1,440,000</u>

The properties were valued on 5 July 2022 by Lets Do Business.

14 Investments

	2022	2021
	£	£
Fair value at the start of the year	149,318	111,198
Additions in the year	21,976	48,756
Disposals at opening market value	(22,930)	(40,036)
Net gain on change in fair value	3,780	29,400
	<u>152,144</u>	<u>149,318</u>
Cash held by investment broker pending reinvestment	2,949	3,383
	<u>155,093</u>	<u>152,701</u>
	<u>137,850</u>	<u>131,532</u>

Investments comprise :

	2022	2021
	£	£
Cash held for investments	2,949	3,383
Listed investments	152,144	149,318
	<u>155,093</u>	<u>152,701</u>

15 Debtors

	2022	2021
	£	£
London Borough of Hammersmith and Fulham	133	-
RB Kensington & Chelsea room hire	714	-
Trade debtors	16,668	28,853
Prepayments and accrued income	16,901	16,037
Other debtors	489	7,969
	<u>34,905</u>	<u>52,859</u>

16 Creditors : amounts falling due within one year

	2022	2021
	£	£
Trade creditors	9,172	11,239
Taxation and social security	10,585	15,550
Accruals	12,799	14,980
Deferred income (note 17)	60,373	40,024
Other creditors	10,055	9,407
	102,984	91,200

17 Deferred income

	2022	2021
	£	£
Balance at the beginning of the year	40,024	25,473
Amount released to income in the year	(40,024)	(25,473)
Amount deferred in the year	60,373	40,024
Balance at the end of the year	60,373	40,024

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2022/23.

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

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	86,539	995,448	-	1,081,987
Investment Properties	-	1,400,000	-	1,400,000
Investments	155,093	-	-	155,093
Net Current Assets	(111,780)	284,700	287,886	460,806
Net Assets at the end of the year	129,852	2,680,148	287,886	3,097,886

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

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total 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	(103,484)	283,300	38,688	218,504
Net Assets at the end of the year	118,078	2,738,856	38,688	2,895,622

19a **Movements in funds (current year)**

	At 1 April 2021	Income & gains	Expenditure & losses	Transfers	At 31 March 2022
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,750	(41,750)	-	11,742
Care & Repair Client Support	2,838	-	(110)	-	2,728
Community Centre	7,245	29,666	(18,119)	-	18,792
Homeline	8,663	103,083	(125,102)	13,356	-
Learning Disability Outreach	3,502	81,145	(101,885)	17,238	-
Keep Active H&F	-	42,163	(53,083)	10,920	-
Property Redevelopment	-	250,000	-	-	250,000
Safer Homes	-	65,466	(76,684)	11,218	-
Safer Homes Client Support	4,698	-	(74)	-	4,624
Total Restricted Funds	38,688	613,273	(416,807)	52,732	287,886
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,300	300	-	-	53,600
Equipment Replacement Fund	35,000	1,100	-	-	36,100
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	-	-	-	15,000
Contingency Fund	70,000	-	-	-	70,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	283,300	1,400	-	-	284,700
Property Revaluation Reserve	1,015,556	-	(20,108)	-	995,448
Fair Value Reserves	1,440,000	-	(40,000)	-	1,400,000
General Funds	118,078	241,748	(177,242)	(52,732)	129,852
Total Unrestricted Funds	2,856,934	243,148	(237,350)	(52,732)	2,810,000
Total Funds	2,895,622	856,421	(654,157)	-	3,097,886

19b Movements in funds (prior year)

	At 1 April 2020	Income & gains	Expenditure & losses	Transfers	At 31 March 2021
	£	£	£	£	£
Restricted Funds :					
Care & Repair	9,224	2,518	-	-	11,742
Care & Repair Client Support	2,916	-	(78)	-	2,838
Community Centre	28,035	26,421	(47,211)	-	7,245
Digital Inclusion Project	3,578	-	-	(3,578)	-
H&F Connect 55+	38	-	-	(38)	-
Homeline	-	132,059	(126,278)	2,882	8,663
Learning Disability Outreach	2,219	114,602	(113,319)	-	3,502
Keep Active H&F	-	42,100	(45,835)	3,735	-
Safer Homes	-	79,989	(81,091)	1,102	-
Safer Homes Client Support	4,925	-	(227)	-	4,698
Westminster Keep Active & K&C	7,444	58,128	(64,290)	(1,282)	-
Total Restricted Funds	58,379	455,817	(478,329)	2,821	38,688
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	55,000	-	(1,700)	-	53,300
Equipment Replacement Fund	48,000	-	(13,000)	-	35,000
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	-	-	-	15,000
Contingency Fund	70,000	-	-	-	70,000
Property Redevelopment Fund	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	21,503	270,359	(170,963)	(2,821)	118,078
Total Unrestricted Funds	2,755,167	310,359	(205,771)	(2,821)	2,856,934
Total Funds	2,813,546	766,176	(684,100)	-	2,895,622

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £Nil interest earned and expenditure of £110 on Care and Repair Clients' Accounts (for more details see page 9).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £74 spent on some repairs works which the clients cannot afford to pay.

Learning Disability Outreach

This project recruits, trains, 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 homeowners 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.

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.

Property Redevelopment

Work began in March 2022 and it should be completed at the end of August 2022.

Designated Fair Value Reserves

The fair value reserves represents the Balance Sheet valuation of the investment properties

Transfers between funds

The transfer to the restricted Learning Disabilities Services, 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.

19 **Movements in funds (continued)**

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 reserve represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the near 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, £15,934 (2021: £2,028) 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

	2022	2021
	£	£
Less than one year	7,704	7,906
One to five years	20,544	17,789
	<u>28,248</u>	<u>25,695</u>

23 **Capital Commitments**

Capital expenditure contracted for but not provided for in the financial statements is £460,000 relating to the redevelopment of the community centre.