



The Creighton Centre

Bishop Creighton House Settlement

operating as The Creighton Centre

Annual Report and Financial Statements

Year ended 31 March 2023

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 2023

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
Sidona Assefa	Appointed 13 December 2022
Tom Fitzgerald	Resigned on 26 April 2023
Tom Hackett	
Raika Hadipour	Appointed 22 February 2023
Alex Hearn	Appointed 13 December 2022
Omid Miri	Appointed 22 February 2023
Alex Morley	
Rhys Owen	
Jana Roznovska	Appointed 13 December 2022
Nikos Souslous	Appointed 13 December 2022

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, including the directors report required under company law, and the audited financial statements for the year ended 31 March 2023.

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

The Creighton Centre (registered as Bishop Creighton House Settlement) 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 (LBH&F) 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.

The Creighton Centre 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'. The Creighton Centre 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 activities are undertaken to further the organisation's charitable purposes for the public benefit.

With effect from June 2023, we changed our operating name to The Creighton Centre. The new name is a better reflection of who we are and what we do. Bishop Creighton House was established as a Christian charity in 1908, but we have been secular and inclusive in our approach for many years. For some decades after the charity was set up, volunteer 'settlers' lived at Bishop Creighton House, but that is no longer the case and we were often mistaken for a hostel or a care home.

We have retained the Creighton name for continuity and to celebrate Louise Creighton, the Bishop's widow, who was the driving force behind the establishment of Bishop Creighton House. The Creighton Centre is the operating name. Bishop Creighton House Settlement remains the legal name of the charity and the company.

In October 2022, working with Orsini-Brewin Architects and Kessey Construction, we completed phase 1 of the redevelopment of the Community Centre, which improves access for people with disabilities and provides seven new basement workshops. The workshops (rented out for metalwork, photography, jewellery-making etc.) generate income that can help to fund our projects in the community. We are

Bishop Creighton House Settlement

Trustees' annual report

For the year ended 31 March 2023

grateful to The Band Trust and LB Hammersmith & Fulham, who made generous financial contributions towards the cost of the works. We will fundraise for phase 2, the ground floor works, during 2023/24.

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 1035 group members who attended 74 different classes, events and activities.

Learning Disability Outreach

LDO is a service for adults with learning disabilities, providing social opportunities, mentoring from staff and volunteers, health and wellbeing activities, educational/skills workshops, a literacy programme, employment advice and casework support. 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 service worked with 105 people, assisted by 12 volunteer mentors.

Homeline

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 304 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 those experiencing problems and needing additional support. Post pandemic, Homeline has carried out assessments of members' needs to ensure support is offered to the most isolated and vulnerable.

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. 33 volunteers and 3 staff made almost 12,000 telephone befriending calls to around 211 clients. Homeline had 58 client/volunteer home visiting/walking matches, held 154 social events with 950 attendances and staff helped with over 650 pieces of casework, supporting 138 members. There were 87 active volunteers who gave over 8000 hours of their time.

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. 91 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 187 properties. Home safety assessments were carried out for 98 households, fitting over 600 pieces of safety, security and fire safety equipment. 63 small jobs were completed, 42 'home essentials' tasks were carried out and we fitted draught proofing for 18 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 Rehabilitation Teams (e.g. Community Independence Services, 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. The service helped 76 people. This year Keep Active started a new strength and balance exercise class for clients and members of the community aged 60 plus. 37 classes were held with 264 attendances.

Financial Review

Income for the year was £962,964. This figure includes a Section 106 grant of £250,000 from LB Hammersmith & Fulham for the redevelopment of the basement. Excluding the impact of this grant for capital expenditure, underlying income was £712,964, an increase of £110,323 on 2022. Expenditure was £683,758, leaving a surplus of £29,206 when the Section 106 grant is excluded.

Including the £250,000 grant and net losses on investments of £81,214, the net surplus in the accounts came to £197,992 (2022: a net surplus of £202,264).

Investment Policy & Performance

The organisation continued with the investment policy originally formulated in 2006, reviewed by the trustees in February 2016. The value of the investments decreased by £21,214 during the year, a sign of volatility in the markets. The investment policy will be reviewed again later in 2023.

Fundraising Activity & Performance

Fundraised income was up £110,000 from the previous year, partly offset by the £69,901 increase in expenditure. This is a relatively good outcome in view of the economic climate.

The Creighton Centre 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 2022/23 were £420,911 in total (£322,900 and £118,053 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 £389,000. 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, £975,340 were property revaluation funds relating to the charity's freehold property and £1,340,000 were fair value reserves.

Despite the coronavirus pandemic (and the possibility of others) and economic issues since, trustees believe The Creighton Centre remains a going concern and there are no material uncertainties. Trustees believe that Creighton Centre 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 2023/24.
- 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, The Creighton Centre 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, £65,829 was held in the client bank account on behalf of clients.

Statement of responsibilities of the trustees

The trustees of The Creighton Centre (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 2023 was six (2022 : 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 15 November 2023 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 2023 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 2023 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 bank letters, 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.
- 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
20 November 2023

Bishop Creighton House Settlement

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

For the year ended 31 March 2023

		2023			2022		
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from :							
Donations and Legacies	2	19,016	4,015	23,031	18,101	4,161	22,262
Charitable Activities							
Community Centre	3a	42,291	19,782	62,073	32,556	29,661	62,217
Learning Disability Outreach	3b	-	104,146	104,146	-	81,070	81,070
Homeline	3c	-	108,691	108,691	-	100,012	100,012
Care and Repair	3d	95,135	41,720	136,855	59,857	41,750	101,607
Safer Homes	3e	3,399	60,036	63,435	4,571	65,006	69,577
Keep Active H&F	3f	-	48,520	48,520	-	41,613	41,613
Other Trading Activities	4	77,344	-	77,344	60,868	-	60,868
Investments	5	75,439	65	75,504	61,576	-	61,576
Other		13,365	-	13,365	1,839	-	1,839
Sub-total		325,989	386,975	712,964	239,368	363,273	602,641
Charitable activities-capital grants							
Property Redevelopment	3g	-	250,000	250,000	-	250,000	250,000
Total Income		325,989	636,975	962,964	239,368	613,273	852,641
Expenditure on :							
Raising Funds							
Cost of raising funds		22,691	-	22,691	21,326	-	21,326
Cost of trading and investment management		120,202	-	120,202	83,651	-	83,651
Charitable Activities							
Community Centre		42,291	15,624	57,915	32,556	18,119	50,675
Learning Disability Outreach		-	111,463	111,463	-	101,885	101,885
Homeline		-	132,851	132,851	-	125,102	125,102
Care and Repair		61,085	41,792	102,877	55,246	41,860	97,106
Safer Homes		3,399	80,830	84,229	4,571	76,758	81,329
Keep Active H&F		-	41,522	41,522	-	53,083	53,083
Property Redevelopment		-	10,008	10,008	-	-	-
Total Expenditure	6	249,668	434,090	683,758	197,350	416,807	614,157
Net income before net (losses)/gains on investments		76,321	202,885	279,206	42,018	196,466	238,484
Net (losses) / gains on investments	14	(21,214)	-	(21,214)	3,780	-	3,780
Unrealised (losses) on investment properties	13	(60,000)	-	(60,000)	(40,000)	-	(40,000)
Net (expenditure)/income for the year	7	(4,893)	202,885	197,992	5,798	196,466	202,264
Transfers between funds	19a	(48,814)	48,814	-	(52,732)	52,732	-
Net movement in funds		(53,707)	251,699	197,992	(46,934)	249,198	202,264
Reconciliation of funds :							
Total funds brought forward		2,810,000	287,886	3,097,886	2,856,934	38,688	2,895,622
Total funds carried forward	19	2,756,293	539,585	3,295,878	2,810,000	287,886	3,097,886

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 Mayor and Burgesses of the London Borough of Hammersmith and Fulham is for the redevelopment of the BCH building. It was received during financial year 2022/23 and most of it was expended in 2022/23. Total income for the projects in the year was £712,964.

Bishop Creighton House Settlement

Balance Sheet

As at 31 March 2023

Company no. 3217598		2023		2022	
	Note	£	£	£	£
Fixed assets					
Tangible assets	12		1,511,857		1,081,987
Investment Properties	13		1,340,000		1,400,000
Investments	14		136,595		155,093
			<u>2,988,452</u>		<u>2,637,080</u>
Current assets					
Debtors	15	76,534		34,905	
Cash at bank and in hand	21	457,103		528,885	
			<u>533,637</u>	<u>563,790</u>	
Liabilities					
Creditors : amounts falling due within one year	16	226,211		102,984	
Net current assets			307,426		460,806
Total net assets	18		<u>3,295,878</u>		<u>3,097,886</u>
The funds of the charity					
	19				
Restricted income funds			539,585		287,886
Unrestricted income funds					
Designated funds		322,900		284,700	
Property revaluation reserve		975,340		995,448	
Fair value reserve		1,340,000		1,400,000	
General		118,053		129,852	
Total unrestricted funds			<u>2,756,293</u>		<u>2,810,000</u>
Total charity funds			<u>3,295,878</u>		<u>3,097,886</u>

Approved by the trustees on 15 November 2023 and signed on their behalf by

Lee Smith

Jane Walker

Chair of Trustees

Treasurer

Reconciliation of net income to net cash flow from operating activities

	2023	2022
	£	£
Net income for the reporting period (as per the statement of financial activities)	197,992	202,264
Depreciation charges	30,770	28,141
Loss on disposal of fixed assets	505	-
(Losses) / Gains on investments	21,214	(3,780)
Losses on investment properties	60,000	40,000
Dividends, interest and rent from investments	(75,504)	(61,576)
Decrease / (Increase) in debtors	(41,629)	17,954
Increase in creditors	123,227	11,784
	<u>316,575</u>	<u>234,787</u>

	2023	2022
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	316,575	234,787
Cash flows from investing activities :		
Dividends, interest and rents from investments	75,504	61,576
Decrease in cash held by investment manager	(1,965)	434
Purchase of fixed assets	(461,145)	(25,711)
Proceeds from sale of investments	33,050	22,930
Purchase of investments	(33,801)	(21,976)
Net cash provided /(used) by investing activities	<u>(388,357)</u>	<u>37,253</u>
Change in cash and cash equivalents in the year	<u>(71,782)</u>	<u>272,040</u>
Cash and cash equivalents at the beginning of the year	528,885	256,845
Cash and cash equivalents at the end of the year	<u>457,103</u>	<u>528,885</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.

On completion of the building redevelopment, workshops, studios and new meeting space have generated income so we are now 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 based on the average number of staff involved in each activity.

• Community Centre	7%
• Learning Disability Outreach	17%
• Homeline	23%
• Care and Repair	20%
• Safer Homes	15%
• Keep Active H&F	7%
• Support costs	8%
• 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	7%
• Learning Disability Outreach	22%
• Homeline	27%
• Care and Repair	20%
• Safer Homes	13%
• Keep Active H&F	11%

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 – Huts	10% on cost
• Freehold Improvements – Basement	2% 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

	2023			2022		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	15,466	-	15,466	16,034	-	16,034
Other donations	3,550	4,015	7,565	2,067	4,161	6,228
	<u>19,016</u>	<u>4,015</u>	<u>23,031</u>	<u>18,101</u>	<u>4,161</u>	<u>22,262</u>

3 Income from charitable activities

	2023			2022		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	19,722	19,722	-	19,000	19,000
Coronavirus Job Retention Scheme	-	-	-	2,449	-	2,449
Locality	-	-	-	-	10,000	10,000
United in Hammersmith & Fulham	-	-	-	-	200	200
Room hire	42,291	-	42,291	30,107	-	30,107
Other income	-	60	60	-	461	461
a) Sub-total for Community Centre	<u>42,291</u>	<u>19,782</u>	<u>62,073</u>	<u>32,556</u>	<u>29,661</u>	<u>62,217</u>

LBHF – Adult Social Care Grant	-	20,000	20,000	-	20,000	20,000
The Girdlers Company	-	2,750	2,750	-	-	-
Groundwork London	-	4,179	4,179	-	-	-
Mrs L D Rope Third Charitable Trust	-	1,666	1,666	-	-	-
The Rest-Harrow Trust	-	500	500	-	-	-
W G Edwards Charitable Foundation	-	1,600	1,600	-	-	-
City Bridge Trust	-	39,679	39,679	-	34,621	34,621
The Edward Gostling Foundation	-	1,726	1,726	-	3,274	3,274
February Foundation	-	5,000	5,000	-	-	-
The Souter Charitable Trust	-	-	-	-	2,000	2,000
The Baily Thomas Charitable Trust	-	5,000	5,000	-	-	-
The 29 th May 1961 Charity	-	4,000	4,000	-	4,000	4,000
The Inman Charity	-	3,750	3,750	-	1,250	1,250
David Solomons Charitable Trust	-	750	750	-	-	-
The Sir James Roll Charitable Trust	-	750	750	-	-	-
Awards for all	-	6,580	6,580	-	-	-
Other income	-	6,216	6,216	-	15,925	15,925
b) Sub-total for Learning Disability Outreach	<u>-</u>	<u>104,146</u>	<u>104,146</u>	<u>-</u>	<u>81,070</u>	<u>81,070</u>

3 Income from charitable activities (continued)

	2023			2022		
	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
LBHF – 3 rd Sector Investment Fund	-	67,470	67,470	-	65,000	65,000
Masonic Charitable Foundation	-	7,127	7,127	-	-	-
The Field Family Charitable Trust	-	3,250	3,250	-	750	750
Drapers Charitable Trust	-	5,348	5,348	-	2,652	2,652
National lottery Community Fund	-	17,583	17,583	-	-	-
United in Hammersmith and Fulham	-	1,773	1,773	-	6,366	6,366
Mercers Charitable Trust	-	3,740	3,740	-	20,090	20,090
The Oliver Morland Charitable Trust	-	400	400	-	-	-
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	5,000	5,000
Other Income	-	2,000	2,000	-	154	154
c) Sub-total for Homeline	-	108,691	108,691	-	100,012	100,012
LBHF – Adult Social Care Grant	-	41,720	41,720	-	41,750	41,750
Fee Income	95,135	-	95,135	59,857	-	59,857
d) Sub-total for Care & Repair	95,135	41,720	136,855	59,857	41,750	101,607
LBHF – 3 rd Sector Investment Fund	-	51,900	51,900	-	50,000	50,000
Coronavirus Job Retention Scheme	-	-	-	2,549	-	2,549
Masonic Charitable Foundation	-	1,160	1,160	-	-	-
National Lottery Community Fund	-	2,618	2,618	-	-	-
United in Hammersmith & Fulham	-	174	174	-	300	300
Awards For ALL	-	-	-	-	2,617	2,617
Fee Income	3,399	-	3,399	2,022	-	2,022
Other income	-	4,184	4,184	-	12,089	12,089
e) Sub-total for Safer Homes	3,399	60,036	63,435	4,571	65,006	69,577
LBHF – Investment Fund	-	41,520	41,520	-	40,000	40,000
Woodroffe Benton Foundation	-	500	500	-	-	-
The Froggnal Trust	-	250	250	-	-	-
Edward Gostling Foundation	-	3,333	3,333	-	-	-
Dr Edwards and Bishop Kings Fulham Charity	-	2,917	2,917	-	-	-
The Innholders Charitable Foundation	-	-	-	-	1,500	1,500
Other Income	-	-	-	-	113	113
f) Sub-total for Keep Active H&F	-	48,520	48,520	-	41,613	41,613

3 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
The Band Trust	-	-	-	-	250,000	250,000
LBHF Section 106 Grant	-	250,000	250,000			
	-----	-----	-----	-----	-----	-----
g) Sub-total for Property Redevelopment Project	-	250,000	250,000	-	250,000	250,000
	-----	-----	-----	-----	-----	-----
Total Income from Charitable Activities	<u>140,825</u>	<u>632,895</u>	<u>773,720</u>	<u>96,984</u>	<u>609,112</u>	<u>706,096</u>

The grant of £250,000 from The Band Trust and grant of £250,000 from LBHF Section 106 Grant were for the redevelopment of the BCH building project commencing in March 2022 and ending in October 2022.

4 Income from other trading activities

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Office Rent	49,222	-	49,222	47,968	-	47,968
Workshop Licence	15,222	-	15,222			
Other Income	12,900	-	12,900	12,900	-	12,900
	-----	-----	-----	-----	-----	-----
	<u>77,344</u>	<u>-</u>	<u>77,344</u>	<u>60,868</u>	<u>-</u>	<u>60,868</u>

5 Income from investments

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Garden House rental income	64,464	-	64,464	57,967	-	57,967
Dividends	8,093	-	8,093	3,564	-	3,564
Bank interest	2,882	65	2,947	45	-	45
	-----	-----	-----	-----	-----	-----
	<u>75,439</u>	<u>65</u>	<u>75,504</u>	<u>61,576</u>	<u>-</u>	<u>61,576</u>

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities									2023 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 £	Property Redevelopment £	Governance costs £	Support costs £	
Staff costs (note 8)	4,580	808	25,803	62,511	86,549	77,930	41,911	28,479	5,955	-	132,976	467,502
Other staff costs	487	25	-	50	620	331	4,954	142	-	-	62	6,671
Volunteer costs	-	60	42	5	273	-	-	167	-	-	-	547
Beneficiary costs	-	-	-	9,455	3,488	-	2,471	-	-	-	-	15,414
Premises	-	54,164	2,896	-	-	-	-	-	-	-	18,931	75,991
Office costs	-	6,479	-	942	1,128	2,360	943	501	-	110	23,787	36,250
Legal & professional fees	-	12,514	-	-	-	(600)	15	-	-	10,442	2,008	24,379
Tools & materials	-	-	-	-	-	-	6,931	-	-	-	-	6,931
Insurance	1,300	1,904	-	-	-	963	-	-	-	200	6,947	11,314
Fundraising	1,872	-	-	107	3,165	79	273	1,737	-	100	889	8,222
Depreciation	410	22,106	-	240	-	462	3,500	-	4,053	-	-	30,771
Provision of doubtful debts	-	(2,943)	-	-	-	-	-	-	-	-	-	(2,943)
Others	-	188	88	-	48	696	71	53	-	-	546	1,690
Investment manager's fees	-	1,019	-	-	-	-	-	-	-	-	-	1,019
	<u>8,649</u>	<u>96,324</u>	<u>28,829</u>	<u>73,310</u>	<u>95,271</u>	<u>82,221</u>	<u>61,069</u>	<u>31,079</u>	<u>10,008</u>	<u>10,852</u>	<u>186,146</u>	683,758
Support costs	8,397	18,233	26,456	31,318	29,050	14,230	18,384	7,872	-	32,206	(186,146)	-
Governance costs	5,645	5,645	2,630	6,835	8,530	6,426	4,776	2,571	-	(43,058)	-	-
Total expenditure 2023	<u>22,691</u>	<u>120,202</u>	<u>57,915</u>	<u>111,463</u>	<u>132,851</u>	<u>102,877</u>	<u>84,229</u>	<u>41,522</u>	<u>10,008</u>	<u>-</u>	<u>-</u>	<u>683,758</u>
Total expenditure 2022	<u>21,326</u>	<u>83,651</u>	<u>50,675</u>	<u>101,885</u>	<u>125,102</u>	<u>97,106</u>	<u>81,329</u>	<u>53,083</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>614,157</u>

6b Analysis of expenditure (prior 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 £	Property Redevelopment £	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	-	58	322	-	46	425	-	-	-	1,047
Beneficiary costs	-	-	-	1,475	678	-	-	-	-	-	-	2,153
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
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
	<u>8,063</u>	<u>66,232</u>	<u>20,559</u>	<u>65,802</u>	<u>85,647</u>	<u>75,516</u>	<u>54,972</u>	<u>40,478</u>	-	<u>10,583</u>	<u>186,305</u>	<u>614,157</u>
Support costs	8,020	12,176	27,845	29,042	31,063	14,951	21,978	9,432	-	31,798	(186,305)	-
Governance costs	5,243	5,243	2,271	7,041	8,392	6,639	4,379	3,173	-	(42,381)	-	-
Total expenditure 2022	<u>21,326</u>	<u>83,651</u>	<u>50,675</u>	<u>101,885</u>	<u>125,102</u>	<u>97,106</u>	<u>81,329</u>	<u>53,083</u>	-	-	-	<u>614,157</u>

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2023	2022
	£	£
Depreciation	30,770	28,141
Lease payments on equipment	8,139	9,199
Interest receivable	2,947	45
Auditors' remuneration (excluding VAT) - Audit	8,150	7,950

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

Staff costs were as follows:

	2023	2022
	£	£
Salaries and wages	400,624	384,411
Social security costs	38,944	35,966
Employer's contribution to defined contribution pension schemes	18,670	17,947
Temporary staff and consultants remuneration	9,264	9,054
	<u>467,502</u>	<u>447,378</u>

No employee earned more than £60,000 during the year (2022: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £175,579 (2022: £185,593) which is incurred by 5 (2022: 5) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2022: £Nil) incurred by nil (2022: 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 :

	2023	2022
	No.	No.
Director and core staff	2.8	2.9
Community Centre	0.5	0.4
Care & Repair project	1.5	1.5
Homeline	2.0	2.1
Keep Active H&F	0.8	1.0
Learning Disability Outreach	1.6	1.6
Safe Homes	1.0	0.9
	<u>10.2</u>	<u>10.4</u>

The average number of staff on a head count basis in the year was 17 (2022: 16).

10 Related party transactions

Aggregate donations from the trustees were £ nil (2022: £90).

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 £ nil (2022: £246). 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	14,000	24,341	27,890	1,578,982
Additions	-	-	-	-	2,699	458,446	461,145
Transfers	-	486,336	-	-	-	(486,336)	-
Disposals	-	-	-	-	(1,008)	-	(1,008)
At the end of the year	1,377,500	566,511	55,076	14,000	26,032	-	2,039,119
Depreciation							
At the start of the year	382,052	80,173	11,119	1,458	22,193	-	496,995
Charge for the year	20,108	4,052	1,998	3,500	1,112	-	30,770
Disposal for the year	-	-	-	-	(503)	-	(503)
At the end of the year	402,160	84,225	13,117	4,958	22,802	-	527,262
Net book value							
At the end of the year	975,340	482,286	41,959	9,042	3,230	-	1,511,857
At the start of the year	995,448	2	43,957	12,542	2,148	27,890	1,081,987

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 £566,511 is an amount for buildings of £26,501 and for freehold improvements of £540,010.

All of the above assets are used for charitable purposes.

13 Investment properties

	2023	2022
	£	£
Fair value at the start of the year	1,400,000	1,440,000
(Decrease) in Fair value	(60,000)	(40,000)
	<u>1,340,000</u>	<u>1,400,000</u>

The properties were valued on 14 July 2023 by Lets Do Business.

14 Investments

	2023	2022
	£	£
Fair value at the start of the year	152,144	149,318
Additions in the year	33,801	21,976
Disposals at opening market value	(33,050)	(22,930)
Net (loss)/gain on change in fair value	(21,214)	3,780
	<u>131,681</u>	<u>152,144</u>
Cash held by investment broker pending reinvestment	4,914	2,949
	<u>136,595</u>	<u>155,093</u>
	<u>167,323</u>	<u>137,850</u>

Investments comprise :

	2023	2022
	£	£
Cash held for investments	4,914	2,949
Listed investments	131,681	152,144
	<u>136,595</u>	<u>155,093</u>

15 Debtors

	2023	2022
	£	£
London Borough of Hammersmith and Fulham	41,858	133
The Royal Borough of Kensington & Chelsea room hire	-	714
Trade debtors	17,354	16,668
Prepayments and accrued income	17,022	16,901
Other debtors	300	489
	<u>76,534</u>	<u>34,905</u>

16 Creditors : amounts falling due within one year

	2023	2022
	£	£
Trade creditors	7,574	9,172
Taxation and social security	18,551	10,585
Accruals	101,818	12,799
Deferred income (note 17)	70,036	60,373
Other creditors	28,232	10,055
	<u>226,211</u>	<u>102,984</u>

17 Deferred income

	2023	2022
	£	£
Balance at the beginning of the year	60,373	40,024
Amount released to income in the year	(58,426)	(40,024)
Amount deferred in the year	68,089	60,373
	<u>70,036</u>	<u>60,373</u>

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2023/24.

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

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	46,525	975,340	489,992	1,511,857
Investment Properties	-	1,340,000	-	1,340,000
Investments	136,595	-	-	136,595
Net Current Assets	(65,067)	322,900	49,593	307,426
Net Assets at the end of the year	<u>118,053</u>	<u>2,638,240</u>	<u>539,585</u>	<u>3,295,878</u>

18b Analysis of net assets between funds (prior 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	<u>129,852</u>	<u>2,680,148</u>	<u>287,886</u>	<u>3,097,886</u>

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

	At 1 April 2022	Income & gains	Expenditure & losses	Transfers	At 31 March 2023
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,728	65	(72)	-	2,721
Community Centre	18,792	19,782	(15,624)	-	22,950
Homeline	-	111,283	(132,851)	21,568	-
Learning Disability Outreach	-	104,232	(111,463)	7,231	-
Keep Active H&F	-	49,152	(41,522)	-	7,630
Property Redevelopment	250,000	250,000	(10,008)	-	489,992
Safer Homes	-	60,741	(80,756)	20,015	-
Safer Homes Client Support	4,624	-	(74)	-	4,550
Total Restricted Funds	287,886	636,975	(434,090)	48,814	539,585
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,600	9,400	-	-	63,000
Equipment Replacement Fund	36,100	-	(6,200)	-	29,900
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	5,000	-	-	20,000
Contingency Fund	70,000	30,000	-	-	100,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	284,700	44,400	(6,200)	-	322,900
Property Revaluation Reserve	995,448	-	(20,108)	-	975,340
Fair Value Reserves	1,400,000	-	(60,000)	-	1,340,000
General Funds	129,852	281,589	(244,574)	(48,814)	118,053
Total Unrestricted Funds	2,810,000	325,989	(330,882)	(48,814)	2,756,293
Total Funds	3,097,886	962,964	(764,972)	-	3,295,878

19b Movements in funds (prior 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	-
Safer Homes	-	65,466	(76,684)	11,218	-
Safer Homes Client Support	4,698	-	(74)	-	4,624
Property Redevelopment	-	250,000	-	-	250,000
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

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £65 interest earned and expenditure of £72 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 for basement improvement began in March 2022 and it was completed in October 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 and Safer Homes 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, £65,829 (2022: £15,934) 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

	2023	2022
	£	£
Less than one year	8,204	7,704
One to five years	14,935	20,544
	<u>23,139</u>	<u>28,248</u>

23 Capital commitments

Capital expenditure contracted for but not provided for in the financial statements is £nil (2022: £460,000) relating to the redevelopment of the community centre in the year 21/22.