

# WYTHAM HALL

Annual Report 2016-2017



*Breaking the cycle of street homelessness*

*The front cover image is a detail from a painting that hangs in the foyer of our main building.  
This is the first painted image one would see when arriving at Wytham Hall.*

*‘The only real voyage of discovery consists not in seeking new landscapes, but in having new eyes’  
Marcel Proust*

# WYTHAM HALL ANNUAL REPORT

1st April 2016 – 31st March 2017

## CONTENTS

Wytham Hall – An Introduction.....	2
Board of Trustees .....	4
Members of Wytham Hall .....	5
Chairman's Report.....	6
Joint Manager's Message .....	7
Supported Housing Report.....	8
Residents' Contributions .....	9
Celebrating Positive Achievement .....	11
Residents' Participation .....	14
Visiting Students.....	15
Benefactors of Wytham Hall .....	16
Statistics.....	17
Financial Overview .....	18
Balance Sheet .....	19
Publications on Homelessness .....	20

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Wytham Hall is a Charitable Company Limited by Guarantee.

## ■ WYTHAM HALL - An Introduction

Wytham Hall is a charity supervised by a Board of Directors which provides supported accommodation to up to 25 people with a history of homelessness. Their homelessness may be characterised by actual rough sleeping, being discharged from, for example, a rehabilitation centre or prison with no home to return to or having arrived within the UK with no home in place. It should also be noted that the range of different backgrounds and experiences is extremely diverse. Our residents are housed within four properties in north Westminster, with one building divided into two separate housing areas. All residents are provided with their own bedroom and use of the shared facilities. They are supported by a staff team of four people. The project is abstinence-based.

We aim to help our residents to cope with the change to a housed, new or alien lifestyle and to develop their skills, relationships and confidence. We find that our residents often support each other and that they take an active part in the management of their home. We make our approach to support as bespoke as possible in an attempt to maximise the potential of each person. We also run the Assessment Quality Alliance (AQA) scheme, which brings residents together to learn new skills, for which they receive certification and a boost to their self-esteem.

We work closely with several organisations within Westminster and have particularly close links to the Great Chapel Street Medical Centre.

Wytham Hall has evolved over the years as the needs of those we help, and our resources, have changed. That evolution is described below. Whilst much has changed, the underlying principles that recognise the individual and seek ways to engage them in a way that is meaningful to them remains at the heart of what we do.

### HISTORY

Wytham Hall was founded in 1984 by a group of doctors and medical students who were keen on exploring the dynamics of interpersonal relationships, particularly in the doctor-patient relationship. It seemed most appropriate to apply these principles to those who, because of their fragility and the precariousness of their circumstances, were most in need – the homeless and the deprived. At that time, Dr El Kabir had, for several years, been running a medical centre for homeless people in Soho. (Great Chapel Street Medical Centre, [www.greatchapelst.org.uk](http://www.greatchapelst.org.uk)). This seemed an ideal starting point for the project.

A fine house was acquired through a number of donations Wytham Hall Recovery Unit was opened in 1984 as a unique and innovative project providing residential care to homeless patients with medical and psychiatric illnesses. Later donations and benefactions (Glaxo PLC as then known) enabled the purchase of other properties and the expansion of the work.

Wytham Hall's aims were to offer help, space, treatment and respite to those in need of it, and to help them lead a more fulfilling life. It had an extensive educational role, welcoming students from the UK, the USA, Hungary, the Czech Republic, the Slovak Republic, Ukraine, Uzbekistan and Israel. Its members have undertaken research on various aspects of homelessness, resulting in a number of publications.



*Dr. David El Kabir Principal*



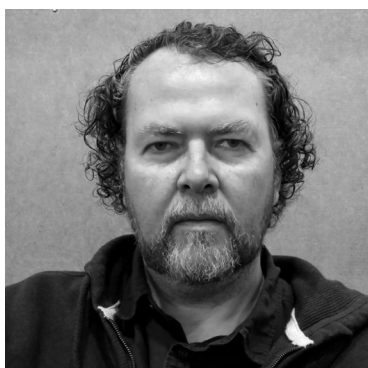
Wytham Hall originally functioned as a recovery unit with fourteen beds and sixteen further beds in move-on accommodation. In 2007 we changed to supported housing with 25 beds in total, enabling us to create small communities for people to run their own lives in these premises. The emphasis has shifted from acute treatment and stabilisation towards the longer-term recovery not only of physical but also psychological health. This has involved a re-evaluation of the way staff and resident members relate to residents. We take pains at our staff meetings to learn from the interactions and to search for the growth points. In this way we aim to enhance the process of evolution and understanding that is part of all our journeys through life and help our residents towards an integration of their personalities. We have, in over 30 years, admitted some 2500 individuals. We try to care for each of them as individuals with specific needs and capacities. We try to give them some of the dignity they need to look



*Dr. Philip Reid Director*

after themselves. Needless to say, we have not always succeeded. However, most of them have been able to gain some benefit from us. Some have indeed managed to reconstitute their lives.

*(Great Chapel Street's Annual Report available on request)*



Andrew Keck  
(Joint Manager)



Stephen Tufnell  
(Joint Manager)



Bridget McCarthy  
(Team Leader)



Magda Drozdowska  
(Supported Housing Worker)

## ■ BOARD OF TRUSTEES

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.  
Principal of Wytham Hall

Peter Barry, MBA (Cass), FCCA, Dip.M, I.M.I.S. FloD  
Finance Director, Meiko UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P.,  
F.R.C.G.P., F.F.P.H., F.Med.Sci.  
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,  
General Practitioner, (Vice-Principal)

Dr David Alexander Sturgeon, Consultant Psychiatrist at the UCL Psychological Therapies  
Service; formerly Consultant Liaison Psychiatrist at UCL Hospitals. (Vice-Chairman)

Dr Philip Joseph, B.Sc., M.D. (Lond), F.R.C.Psych.  
Senior Lecturer & Honorary Consultant in Forensic Psychiatry, St Mary's Hospital, London;  
Honorary Senior Lecturer in Forensic Psychiatry, Institute of Psychiatry, London

Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Edward Fox, O.B.E

Company Secretary:  
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,  
General Practitioner, (Vice-Principal)

## ■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)

David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.

Terry Bamford, O.B.E., M.A. (Oxon), Dip. Soc. Admin

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE

Auditors: Alliotts, Imperial House, 15 Kingsway, London, WC2B 6UN

Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

## ■ MEMBERS OF WYTHAM HALL

### ■ RESIDENT MEMBERS

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P. (Principal)

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G.,  
General Practitioner, (Vice-Principal)

### ■ NON-RESIDENT MEMBERS

Andrew Keck, B.A. Hons.  
Manager

Stephen Tufnell, B.Sc, MA., Dip.Couns.  
Manager

Bridget McCarthy, Cert. Therapeutic Counselling  
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care,  
Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Dr Petr Valasek, M.D., Ph.D. (Prague), Reader in Anatomy at First Medical Faculty,  
Charles University, Prague, General Practitioner

Danylo Yershov, M.D. (Prague) Junior Doctor, North Hampshire Hospital, Basingstoke

### ■ VISITING MEMBERS

Dr Desiree El-Kabir MA, MBBChir, MD (Lond), MRCP (Lond). Speciality Doctor, Sue Ryder  
Hospice, Nettlebed and Medical Member, First Tier Tribunal (Social Entitlement Chamber)

Jeremy El Kabir, M.B.,B.S. (Lond), F.R.C.S. F.R.C.S.(Urol)  
Consultant Urological Surgeon, Northwick Park Hospital; Honorary Consultant Surgeon,  
St. Mark's Hospital, Honorary Senior Lecturer in Surgery, Imperial College

Dr Daniel Lasserson MA, MBBS (Hons), MD (Cantab), FRCP (Edin), MRCPE, MRCGP.  
Professor of Ambulatory Care, Institute of Applied Health Research, University of Birmingham

George Osborne, F.C.C.A. Accountant

## ■ Chairman's Report

Wytham Hall continues to offer an abstinence-based environment and has enabled several residents to move on successfully. Social inclusion is encouraged through activities focusing on residents getting to know one another, promotion of social skills as well as communication/confidence building. Workshops are also held with a focus on Art, Budgeting and Cooking/Nutrition, Emotions/Motivation, Task Orientated/Problem Solving as well as Trips and Presentations.

The advantage we have as a small organisation being able to offer a personalised and consistent level of support. Each of our properties is different in character but all function most effectively when the residents develop supportive and positive relationships with each other. We aim to respect the basic values of dignity, fulfillment, choice, rights, independence and privacy in a safe environment, to encourage empowerment and promote independence for all residents. Wytham Hall specialises in Mental Health Support, Relationship and Social Skills Development, Individual Needs Support, Time to Reflect, Developing a Home, Emotional Support, Motivation and Purpose.

Our high occupancy rate has given us financial stability throughout the year whilst providing excellent value for money across the four properties that we run.

We have completed the external redecorations of Wytham Hall during this year and taken the opportunity to double glaze the building to improve its energy efficiency. This was achieved within budget. We also plan to carry out extensive internal redecorations of the two flats in Charfield Court, whose kitchens and communal areas are in need of attention. We have carried out a fire audit and had a successful inspection by the Fire Brigade.



We continue to have medical students visiting to meet residents and see how Wytham Hall works. Some of their reflections are included in this document and we are glad to be able to influence in some way the development of medical students and make them aware of the human, social and medical aspects of homelessness.

There have been a number of personnel changes. Bradley Redford resigned. Andrew Keck and Stephen Tufnell have taken over as joint managers. Stephen continues to develop the AQA, which adds to the range of support offered at Wytham Hall (see AQA report). We are pleased to welcome Magda Drozdowska to the team as a key worker.

We are grateful to our devoted, experienced and hard-working staff who support the residents and run the organisation on a day-to-day basis with such good humour and care.

Dr Philip Joseph has resigned as a Trustee but remains a Patron. We are grateful for his contribution over the years and his work at Great Chapel Street homeless surgery.

Our rather dated website is still undergoing a facelift and I hope you will find it more informative and attractive in the future.

*Peter Barry*



## ■ (Joint) Manager's Message

In January of 2017 we took on the shared role of managing Wytham Hall following the departure of the previous manager, Major Bradley Redford, who left to take on fresh challenges elsewhere. We wish him well for the future and in his endeavours.

We have taken over the reins during a time of rapid social and cultural upheaval. As society shifts, the homeless population shifts too. The instant gratification available in many areas of life means that an attitude of entitlement is increasingly pervasive. We are not immune to its impact here at Wytham Hall and we must find ways to support those residents that complain about what they see as inadequate wi-fi provision alongside those that do not own a mobile phone at all. It is important that in responding to developments, and in developing as an organisation generally, we ensure that we do not 'throw the baby out with the bathwater'. It is also crucial that we find a creative response to the fact that the 'baby' needs changing.

Wytham Hall recognises its rare environment and its ability to help residents to develop healthy relationships with each other. The ongoing AQA scheme contributes to increasing the amount of social interaction between residents from various properties who might not otherwise meet. In conjunction with AQA activities we have also run the occasional quiz which, used in conjunction with chocolate biscuits, has always proved to be the single most popular recurring event.

We have many fresh ideas that we hope will promote the wellbeing of all of our residents and also help them after they move on from Wytham Hall. With this in mind, we are currently developing what we have called the 'move on plan'. This has the aim of ensuring those that wish to take advantage of it are both better prepared with regards to the practicalities of living independently, and emotionally and psychologically ready for it. In both areas we hope to generate a degree of resilience to see residents through the challenges ahead. Current ideas include the use of training flats, ex-resident workshops and 'preparation for tenancy management' workshops. This approach will aim to help reduce the stress levels of residents as they progress towards the end of their time with us. Through the AQA Scheme, the 'move on plan' will also aim to target individual needs more efficiently and follow their progress through to their rehousing.

We are also beginning to focus some of our attention upon finding innovative solutions to the less obvious problems that are faced by our residents. For example, a carpeted empty room can appear cosy and a furnished room with rough paint spattered floorboards can appear cold and unfriendly, so we are planning to develop a relationship with a carpet manufacturer that might enable cheap access to offcuts and imperfect carpets as a stopgap solution that could well make the difference between a resident making a success of their independent living and abandoning the project and returning to the streets.

Although maintenance is carried out on an ongoing basis and fixtures and fittings are replaced as required, we have recognised the need for a general refurbishment of our properties and have already initiated this process. The works across the coming months and years will focus firstly on the two Charfield Court flats. The aim is to produce a homely place to live while recognising the need for a functional space to aid those that wish to study. While the costs involved in creating such an environment place limitations upon us, Wytham Hall recognises the impact the environment has on a person's outlook and so we will endeavour to create the best environments we can.

The cost to the Charity of creating new and crucial support methods for the residents is considerable. With this in mind the promotion of Wytham Hall's services and its benefits to the sector is vital. Such promotion includes a redesign of the website, presentations and fundraising, all of which are currently being developed.

Wytham Hall is thankful to the various organisations and individuals who have provided advice and support during the last year and would like to express our hope that they continue to do so. Our particular thanks and appreciation go to Miles Davis, Manager of Great Chapel Street Medical Centre, for his valued support during our fledgling management days.

Visitors to Wytham Hall hopefully recognise that in spite of the difficulties faced by both the staff and our residents there is much warmth and much laughter. If you feel that you would like to pay us a visit and get a feel for the place in person, then do not hesitate to make contact and we will do our best to accommodate such a visit. *Stephen Tufnell & Andrew Keck.*

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## ■ SUPPORTED HOUSING REPORT

Wytham Hall continues to provide supported housing for up to 25 residents who are housed over four properties. 21 of these rooms being part funded by Westminster City Council. The vast majority of our funding comes from rent collected, Housing Benefit payments making up the bulk. Other monies donated are typically utilised to fund specific projects.

The staff team of 4 are based in the main 'Wytham Hall' building, which also houses 9 of the residents.

Historically most contact between staff and residents has taken place within either the ground floor office space, or in the residents' homes. Recognising that none of such contact was occurring in neutral territory and that this might well have an impact upon any interaction, there has been a significant increase in the amount of contact away from both. Typically, this involves a walk, a coffee and very occasionally cake. The conversation may well no longer focus in on support needs at all, but it is surprising how often such general chatter has led to a revelation that has both transformed the relationship and identified heretofore hidden problems that are often at the heart of how someone has come to be homeless and in how they might most effectively be supported to take steps forwards.

The more formal 'key work' meetings remain in place for most residents, or in some cases a mixture of the two. In a few cases they have been replaced by ongoing informal contact which is typed up later.

The unsung heroes of Wytham Hall with regard to providing support and bringing about change are some of the residents themselves. With the best will in the world, the current staff team cannot match the levels of empathy offered by those that share direct experience of homelessness. Another area in which we can often easily be outshone is with regards to trust as, for some, we remain figures of authority despite our demeanour and approach.

We remain a drug and alcohol abstinent organisation and total abstinence is required from all of our residents (and their guests) during the duration of their time at Wytham Hall, regardless of whether they had an unhealthy relationship with alcohol in the past or not. Although this approach is central to Wytham Hall, it should not be interpreted as suggesting that we are a drug and alcohol focussed organisation. Any analysis would suggest that mental health is our most significant support need with physical health needs the next most common.

Therefore, we have been making efforts to attend far more cross sector events than historically, so that we can present a more accurate picture of our work. There has also been an increase in the number of external staff members invited to pay informal visits to Wytham Hall to gain a better feel for what goes on here.

People are admitted to Wytham Hall at a point in their time within the homeless sector where the next step will be to either full independence, or to significantly more independence than Wytham Hall allows, but with a safety net of low-level support remaining in place. Bearing this in mind we require of our residents the same standards of social interaction that we, as a staff team, expect of each other. This mutual respect goes a long way toward the relaxed atmosphere that by and large prevails.

The homeless population is extremely diverse and any attempt to rely solely on an inflexible programme that residents are required to pass through will in many cases fail miserably. Wytham Hall attempts to be reactive to our clients, needs as much as possible, whilst remaining within professional boundaries. That being said, we do aim to offer structured events and programmes that are available for those that feel they will benefit from them.

It should be recognised that residents do not enter Wytham Hall with a set of problems and depart with all their problems wholly resolved and ready to take their place back within the wider society as though this period of their life did not occur. Therefore, we make efforts to remain focussed in what is realistically achievable and to celebrate achievements regardless of their supposed size.

We continue to be very effective in providing support to those that have declined offers of support from other organisations. So that potential residents can get a feel for Wytham Hall before agreeing to a formal referral being made, we offer the option of an informal 'no name, no pack drill' visit, during which we tell something of the history of Wytham Hall and of our approach, and demonstrate via face to face contact and a walk around our main building that we may not be quite what the prospective resident might have imagined us to be.

The Wytham Hall 'ethos' is referred to quite often within the office. I, for one, am not wholly sure what our 'ethos' is. I quite like it like that.

*Andrew Keck.*

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## ■ CONTRIBUTIONS FROM OUR RESIDENTS

There are tangible benefits to be grateful for, of course.

A roof, a door, a bed.

Things that are hard to appreciate – until you have lacked them.

Physical shelter, physical safety, physical comfort.

But just as important, if not more, are the intangibles.

The things that come not from the place, but the people.

To have someone who listens, someone who cares, someone who understands.

To have that connection again.

That emotional, as well as physical support

For that, as well as all else many, many thanks.



I began learning photography while at Wytham Hall and find it an enjoyable challenge to try to make interesting and attractive pictures. Sometimes you want a photo of a place that has memories too. This is a photo of the inside of St Martin-in-the-Fields Church in Westminster, London. It is right next to Trafalgar Square and Connections and many homeless people in the area would recognise it. A nice peaceful place to relax and get away from the crowds, noise, and winter chills. ~ Wytham Hall resident

I am not proud of my past, but the honest truth is that I have used/abused recreational drugs and alcohol for as long as I can remember.

is the lowest point in my life when I had lost everything I became vulnerable, agitated and very aggressive.

When my Mother passed away two and half years ago, my low mood, anxiety, depression, drug and alcohol use got seriously out of control. During this period, my G.P. referred me to a drug and alcohol clinic, but unfortunately, I dropped out on three different occasions in two years until I became homeless and I had nowhere to go/hide. Eventually the game was up and I had to shamefully admit/accept that I could no longer manage my chaotic lifestyle.

Eventually after 5 months of sleeping rough I was admitted into a night shelter and referred to a 24-week drug and alcohol day programme, where I met similar addicts in a group environment and for the first time I felt safe to discuss and address my problem.

Due to my deteriorating illness, I had missed a vital court date for my eviction and I was eventually evicted from my property. By this time, I had nowhere to go and started sleeping rough around the Pimlico area. This

A week before the end of the drug and alcohol programme the Passage had found me Wytham Hall. I was shocked when I discovered that it was a dry house because it was exactly perfect for my recovery programme. Wytham Hall is the perfect place for recovering addicts because the residents and staff are very warm and friendly, but at the same time respect your privacy.



Since moving into Wytham Hall I have discovered the local park amenities, canal and Kilburn High Road for shopping. Sometimes when I'm having a bad day I could lie in bed, or go out for a walk by the canal or Regent's Park to relax under the sun. I am very grateful to have this beautiful place as a foundation to build the hope for my recovery and it will be exactly 1 year on June 12th 2017 since I have been clean.

Although my recovery has been slow it has been steady and without professional support and care at Wytham Hall all of the above wouldn't have been possible.

Every day I wake up in Wytham Hall I feel grateful I am alive and hope to have another chance in life. This hope has encouraged and motivated abled me to enrol in a drama course at City Lit college and in June 2017 I will be progressing to the Drama Foundation course.

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## ■ CELEBRATING POSITIVE ACHIEVEMENT

Many Wytham Hall residents need to battle both relationship and emotional difficulties and these can play an unavoidably large role in whether they are able to successfully take up their independence once more.

Wytham Hall's calm and stable atmosphere often allows these often suppressed thoughts and emotions to rise to the surface and can, at its best, also provide an environment which enables residents to address them. Our experiences suggests that it is often only at the point at which the subject of rehousing is raised that these difficulties emerge. Essentially, the mere knowledge that Wytham Hall is 'there' has enabled the resident to remain stable. The mere mention of the loss of this presence can be experienced as threatening and can trigger an unravelling of a resident's stability and the emergence of previously suppressed and now overwhelming emotions. Unless such anxieties are addressed the likelihood of successful rehousing is diminished and a return to street homelessness becomes increasingly likely.

Consequently, we are looking into ways to address these difficulties and to enhance the chances of a sustainable return to independence.

### **RELEVANT CASE STUDIES: A POSITIVE FUTURE**

'A' came to Wytham Hall in April 2015, following an extremely traumatic sequence of events. He had left Eritrea a few years



earlier in the company of his younger brother, who tragically drowned during a perilous sea crossing.

'A' had begun to experience suicidal ideation, a loss of self-confidence and the loss of purpose and direction in his life. A period of homelessness followed and he began to find it difficult to retain the hope that his life could be any different.

Having moved into Wytham Hall, 'A' slowly began to find it within himself to trust others once more and, with the support of mental health services, he began to develop new and significant relationships again. He began to examine his place within society and to consider how he might bring about a more positive future for himself. Given his caring nature he believed that the most positive





step forwards would be to attempt to enter a profession that would allow him to take advantage of and further develop that attribute. He settled on the idea of a career in nursing and began to seek out ways to move towards that objective.

'A' started attending courses to improve his Mathematics and English skills and a one entitled 'Understanding Mental Health'. He began working as a volunteer on the wards of St. Bartholomew's hospital in an attempt to gain some direct experience within the sector. He was subsequently able to use this experience to put towards an 'Access to Nursing' course starting in September 2017.

'A' has also worked hard to prepare for a move into more independent accommodation. He was recently accepted via a scheme managed within the homeless sector known as 'the Clearing House' and has now moved into a flat of his own. Although this experience has not been without its challenges, 'A' reports that he is "excited about this new chapter in life".

## NEW BEGINNINGS

'R', 'C' and 'G' have all recently been rehoused within the Lodge Project in Camden.



### 'R'

'R' found life extremely difficult following the loss of his wife to long-term illness and his physical and emotional health began to suffer as a result. This deterioration was compounded by the loss of many of his personal possessions whilst travelling on a night bus across London. Over time 'R' slowly began to come to terms with his loss and began to address his health problems. He began to restore his confidence through interacting with others and has begun to develop fresh and more optimistic ideas regarding his future.



### 'C'

'C' found life extremely hard whilst rough sleeping, but he remained sceptical about coming "indoors". After a period living in a Hostel environment with its attendant challenges, 'C' was encouraged to move

to Wytham Hall. He continued to find the development of new relationships difficult and was also suffering from a significant physical health condition. Progress was slow, but gradually 'C' began to develop the beginnings of a trusting relationship with Wytham Hall staff and thus began his journey back to fitness. He has more recently begun to re-establish relationships with his family and his recent move away from Wytham Hall stands as a testament to his progress.

#### **'G'**

'G' found life difficult after leaving his family home. He had been living with his mother up until her passing and it was at that point that he began to find himself ill equipped to manage his life independently. He found it difficult to engage with others and had lost all momentum. After accepting a place at Wytham Hall there began to be glimmers of an ability to trust once more and he now hopes that his recent move to the Lodge will enable him to progress even further.



### **A SETTLED LIFE**

#### **'C'**

After a mixed, but essentially very tough start in life, 'C' spent many years living on the streets and travelled a startlingly large number of miles until he found stability, support and care. He initially found himself living within the hostel system and began his journey to the fine example and role model that he is today. 'C' demonstrates commitment, determination and a remarkable generosity of spirit. Such qualities have enabled him to succeed well beyond anything that those involved in his

support, and especially himself, believed possible. He has found the drive and resilience to push himself forwards where would have fallen.

'C's stay at Wytham Hall has helped him to extend his abilities to form relationships with others and to develop his confidence to such an extent that he has begun to stretch the boundaries of what he can achieve even further. 'C' has now begun settling into a more independent existence away from Wytham Hall and is continuing to drive himself forwards and to further expand his horizons.

'C's move to independent accommodation was not without hesitancy, but he realised that this would be a great opportunity for him and one that he would ultimately enjoy. He was conscious of the risks of becoming isolated and has made efforts to ensure that he remains in contact with others. "C" said "when you move to your own place you are moving to a different environment and you are on your own, which can be daunting at first, but you begin to find your feet" and "I enjoyed the move, it was a new adventure, something I have never done before, and I am learning all the time".

'C' became conscious of how much there is to learn about moving home. He said "one of the biggest issues was how to move my things from Wytham Hall to my flat, which is something I didn't think about before". "I found furnishing the property quite difficult, but over time I saved enough money and received help, so that I could create a 'home'".

### **UTILISING NEW SKILLS**

Plans are being developed to find a way to effectively utilise something of the experiences of those that have made the 'leap' back into independence, through inviting them to become involved in future workshops and support sessions run by Wytham Hall.

*Stephen Tufnell*

## ■ RESIDENT PARTICIPATION

A return to employment and to taking up one's independence once more can be hampered by the period spent outside of mainstream society. CV's develop gaps and experience can become somewhat dated. In response Wytham Hall have begun to run an AQA scheme whereby residents can obtain contemporary certificated evidence of their efforts and achievements during their time here. This may include such as the development of communication skills, learning how to cook, how to balance a diet, develop and maintain a budget plan etc.



Over the last year, the AQA scheme has been further developed to encourage wider participation amongst our residents. Workshops and activities have included creative thinking (e.g. problem solving), coffee and quiz afternoons, computer/IT groups, stop motion animation groups and a film study club.

Residents also took part in a series of art projects. One, entitled 'Art Reflections', aimed to allow residents to express in 2 dimensions' something of their feelings about homelessness and their future.



Activities were not solely confined to within Wytham Hall itself. Group visits were arranged to the Wellcome Trust and the Tate Modern art gallery. Providing an opportunity for residents to get to know each other within a very different environment. Wytham Hall also introduced a newsletter which improved communication with residents generally. This provided both information on further events, reviews of previous activities and details of how residents could become involved.

## WYTHAM HALL OPEN AFTERNOON



Wytham Hall has held its second open afternoon. A presentation was made by one of the residents about his experiences during his time at Wytham Hall and participation in the AQA programme. The afternoon also provided residents with the opportunity to showcase their artwork and including one who showed their short video to provide support to the event. Wytham Hall plans to hold a similar event this year.



During the upcoming year, the AQA scheme will be developed further. Plans are in place to use the AQA scheme as the core of a 'Move-On Project' which aims to give residents personalised support to ensure their needs are met and to develop those skills allied to a successful move on. AQA Units, workshops and activities will be targeted to help develop the necessary skills such as communication, self-motivation and a degree of resilience.

*Stephen Tufnell*

## ■ STUDENT EXPERIENCE AT WYTHAM HALL

From the very beginning Wytham Hall has sought to provide opportunities for training, education and experience for students, predominantly medical students. We currently provide a half day visit for medical students from University College Hospital in their Homelessness and Health module to see Wytham Hall, understand its role and to meet some of the residents, giving the opportunity to understand their background and experiences, particularly of homelessness.

Here are some excerpts from the feedback they provided following their most recent visit:

- This was probably the placement that has had the biggest impact on me during this SSC and the one we chose to include in our presentation.
- We met two residents separately - the fact they had such different stories and backgrounds was eye-opening, challenging any preconceptions that may exist about there being a common, 'archetypal' homeless person or route to homelessness. The residents were extremely interesting and the experience was invaluable.
- The only thing I might change would be to perhaps have a tour of some of the accommodation that Wytham Hall provides although I'm not sure if this would have been possible as the residents' independence is important and the flats weren't part of the building that we visited.
- One thing I found particularly interesting was the fact that they were one of the only housing services for homeless people who had an abstinence policy, whereas other centres have fewer rules on alcohol consumption on site.

Hopefully these comments go some way to illustrating the value of showing students what we do and the people we help at an early stage in their training.

It should also be noted that our residents seem to get something positive out of the experience also.

*Andrew Keck*



## ■ **BENEFACTORS OF WYTHAM HALL**

**We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.**

### **FINANCIAL YEAR 2016 – 2017**

#### **Trusts and Statutory Bodies:**

The Eleanor Hamilton Trust

#### **Individuals:**

Mr. & Mrs. E. Jupp

Mr. & Mrs. Derx

Ms. S. Wilson

Mrs. A. Hougie

Dr. D. El Kabir

Dr. P. Reid

C. Tubb

Mr. S. Reid

Mr. D. J. Reid

Erica Glew

**We would also like to thank the following organizations with whom we regularly cooperate:**

CIT Photocopiers; Andrews Computers;

Atis Real Weatheralls Surveyors;

The Benefits Agency;

St Mungo's Broadway;

Browns Chemist;

Citizens Advice Bureau; Chubb;

The Connection at St. Martin's;

E K Mechanicals;

Great Chapel Street Medical Centre;

House of St Barnabas;

Central London Law Centre;

MAC Electrical Services;

The Metropolitan Police and Safer Neighborhood;

The Passage Day Centre;

St Mary's Hospital;

The Rough Sleeping Team;

Salvation Army;

Supporting People; Turning Point;

WAMH;

Waterview Centre;

Westminster Drug & Alcohol Project;

Westminster Housing Benefit;

Westminster Adult Education Service;

Woodfield Road Health Centre;

North Westminster Assessment and Brief Treatment Team;

Support 4 Volunteering;

Groundswell;

St Mungo's Clearing House Team;

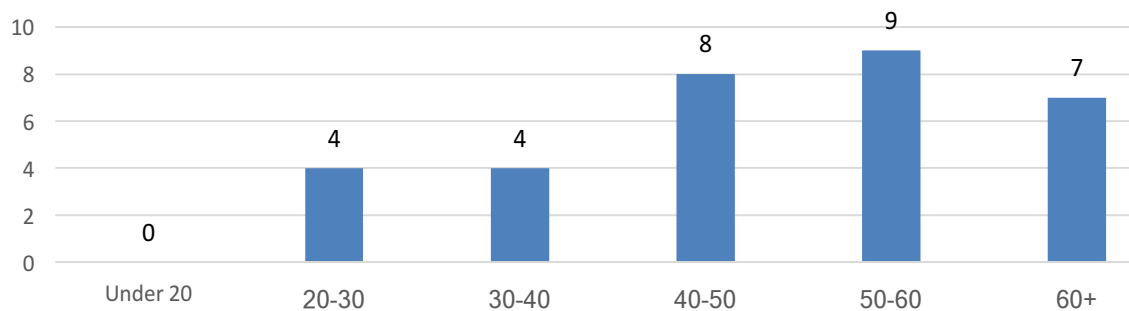
EASL.



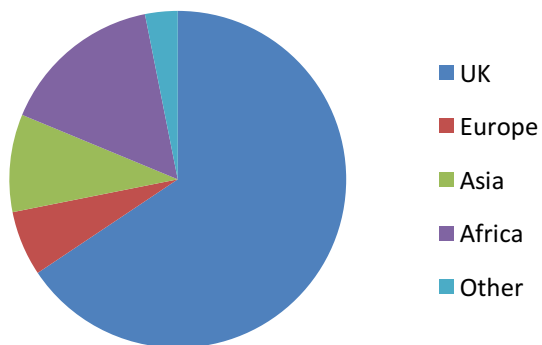
## ■ STATISTICS ON ADMISSION TO WYTHAM HALL

April 2010 to March 2017	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Total number of residents	28	33	35	38	32	29	32
Male	28	31	30	35	30	28	30
Female	0	2	5	3	2	1	2
Average age at end of period (yrs)	41.6	42.6	43.4	44.6	49.31	51.8	49.5
Overall occupancy	95%	92%	94%	92.8%	96.2%	94.3%	95%

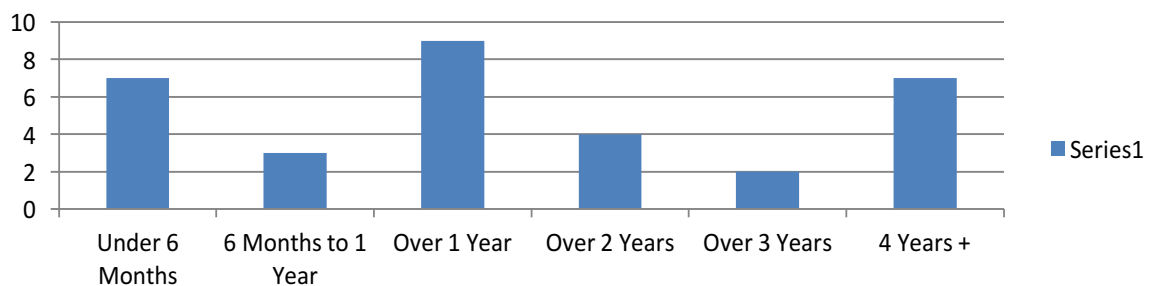
### AGE RANGE 2016-17



### ETHNICITY 2016-17



### LENGTH OF STAY 2016-17



# STATEMENT OF FINANCIAL ACTIVITIES

(Incorporating an income and expenditure account)  
for the year ended 31 March 2017

		Unrestricted funds	Unrestricted funds	Restricted funds	Total	Total
		General	Designated		2017	2016
	Notes	£	£	£	£	£
<b><u>Income from:</u></b>						
Donations and legacies	3	12,572	-	-	12,572	11,431
Charitable activities	4	283,993	-	-	283,993	283,136
Investments	5	223	-	-	223	(2,339)
<b>Total income</b>		<u>296,788</u>	<u>-</u>	<u>-</u>	<u>296,788</u>	<u>292,228</u>
<b><u>Expenditure on:</u></b>						
Raising funds	6	-	-	-	-	138
Charitable activities	7	<u>209,614</u>	<u>163,546</u>	<u>22,539</u>	<u>395,699</u>	<u>278,617</u>
<b>Total resources expended</b>		<u>209,614</u>	<u>163,546</u>	<u>22,539</u>	<u>395,699</u>	<u>278,755</u>
<b>Net incoming/(outgoing) resources before transfers</b>		87,174	(163,546)	(22,539)	(98,911)	13,473
Gross transfers between funds		<u>(149,015)</u>	<u>149,015</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net (expenditure)/income for the year/ Net movement in funds</b>		<u>(61,841)</u>	<u>(14,531)</u>	<u>(22,539)</u>	<u>(98,911)</u>	<u>13,473</u>
Fund balances at 1 April 2016		<u>391,859</u>	<u>19,370</u>	<u>563,313</u>	<u>974,542</u>	<u>961,069</u>
<b>Fund balances at 31 March 2017</b>		<u><u>330,018</u></u>	<u><u>4,839</u></u>	<u><u>540,774</u></u>	<u><u>875,631</u></u>	<u><u>974,542</u></u>

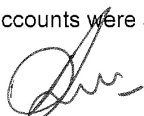
The statement of financial activities includes all gains and losses recognised in the year.

# BALANCE SHEET

at 31 March 2017

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Tangible assets	13		545,613		578,392
<b>Current assets</b>					
Debtors	15	3,751		3,178	
Cash at bank and in hand		337,784		402,777	
		<u>341,535</u>		<u>405,955</u>	
<b>Creditors: amounts falling due within one year</b>	16	<u>(11,517)</u>		<u>(9,805)</u>	
Net current assets			330,018		396,150
<b>Total assets less current liabilities</b>			<u>875,631</u>		<u>974,542</u>
<b>Income funds</b>					
Restricted funds	18		540,774		563,313
Unrestricted funds - Designated	19		4,839		19,370
Unrestricted funds - general			330,018		391,859
			<u>875,631</u>		<u>974,542</u>

The accounts were approved by the Council Of Management on 5 June 2017



P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD  
Trustee



Dr P Reid BA, MB, BS, MRCP, DRCOG  
Trustee

Company Registration No. 1777775

Charity Registration No. 289328

## ■ PUBLICATIONS ON HOMELESSNESS

Great Chapel Street Medical Centre  
El Kabir D J.

British Medical Journal, 1982; 284:480-1.

Tuberculosis among the central London single homeless

Ramsden S S, Baur S, El Kabir D J.

Journal of the Royal College of Physicians of London, 1988; 22:16-17.

Medical care of the homeless

Ramsden S S.

Royal College of General Practitioners Members' Reference Book, 1989; 362-4.

A mobile surgery for single homeless people in London

Ramsden S S, Nyiri P, Bridgewater J,

El Kabir D J.

British Medical Journal, 1989; 298:372-4.

St. Peter's and the Homeless

El Kabir D J.

St. Peter's College Record, 1990.

Mentally disordered homeless offenders - diversion from custody

Joseph P L A, Potter M.

Health Trends, 1990; 22:51-5.

A psychiatric clinic for the single homeless in a primary care setting in Inner London

Joseph P L A, Bridgewater J, Ramsden S S, El Kabir D J.

Psychiatric Bulletin, 1990; 14:270-1.

Approaches to medical care of homeless people in central London

Ramsden S S.

In: Smith S J, Knill-Jones R and McGuckin A, Eds. 'Housing for Health', 1991.

UK: Longman Group.

Electives at a sick bay for the homeless

El Kabir D J.

Community Based Teaching, Sharing Ideas 1, King's Fund Centre, 1992

Homelessness, Doctors, le Grand Siecle and St. Catharine's

El Kabir D J.

St. Catharine's College Society Magazine, 1992.

Book Review 'Homelessness: A national perspective'

Ed. Robertson M J., Joseph P.

British Medical Journal, 1992; 305:658.

Diversion revisited

Joseph P.

Journal of Forensic Psychiatry, 1992; 3:219.

Non-custodial treatment: can psychopaths be treated in the community?

Joseph P.

Criminal Behaviour and Mental Health, 1992; 2:192-200.

Diversion from Custody. I: Psychiatric Assessment at the Magistrates' Court

Joseph P, Potter M.

British Journal of Psychiatry, 1993;162:325-330.

Diversion from Custody. II: Effect on Hospital and and Prison Resources

Joseph P, Potter M.

British Journal of Psychiatry, 1993; 162:330-334.

Psychiatric assessment at the Magistrate's Court

Joseph P.

Report commissioned by the Home Office, 1992.

London: Home Office and the Department of Health.

British Journal of Psychiatry, 1994; 164: 722-4

Psychiatric court clinics in the United States

Joseph P.

Psychiatric Bulletin, 1992; 16:557-560.

The perception of emotion by schizophrenic patients

Joseph P, Sturgeon D, Leff J.

British Journal of Psychiatry, 1992; 161: 603-609.

Psychiatric morbidity and substance abuse among residents of a cold weather shelter

Reed A, Ramsden S, Marshall J, Ball J, O'Brien J,

Flynn A, Elton N, El Kabir D,

Joseph P.

British Medical Journal, 1992; 304:1028-9.

Quelques observations sur les sans-abris

El Kabir D J

Paris, Les Temps Modernes, 1993: 567

A pragmatic approach to the health care of the single homeless: its implications in terms of human resources

El Kabir D J, Ramsden S S.

Dimensions of Community Mental Health Care, ed Weller M, and Muijen M,

London: W B Saunders: 1993

A psychiatric bail bed in a residential sick bay: a one year pilot study

Joseph P. and Ford J.

The Journal of Forensic Psychiatry, 1995; 6:209-217

On creating a culture of care for the homeless

El Kabir D

Journal of Interprofessional Care, 1996; 3: 267-272

Primary care of the single homeless

Homelessness and Mental Health

Ed. Bhugra, Cambridge University Press.1996

Dr D El Kabir & Dr S Ramsden

*Copies of all papers and articles are available on request.*

*A waiter is not a waiter, in the way that an inkwell is an inkwell  
(Jean Paul Sartre - paraphrased)*





Photograph by a Wytham Hall resident

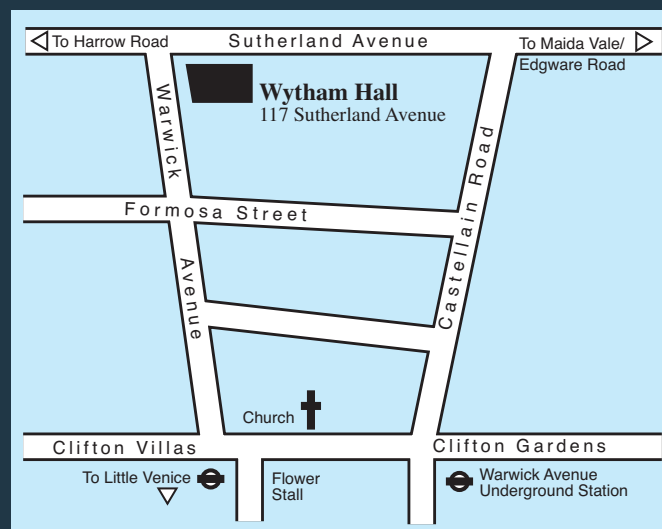
## MAKING A REFERRAL

Contact: Project Workers to discuss an initial referral  
Tel: 020-7289 1978

We provide support and housing for people with a history of homelessness in Westminster, who are not actively using alcohol or drugs. Support may include counselling, educational courses, but also simply living in a more settled way with the support of staff and other residents.

[www.wythamhall.co.uk](http://www.wythamhall.co.uk)

## Where to find us



Charity Registration No. 289328

Company Registration No. 1777775 (England and Wales)

**WYTHAM HALL LIMITED**  
**COUNCIL OF MANAGERMENTS' REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**

# WYTHAM HALL LIMITED

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Council Of Management</b>	P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG Dr D Sturgeon MA, BM, BCh, FRCPsych Lady J Reid MA (Oxon), MA (Cape Town) E Fox OBE
<b>Secretary</b>	Dr P Reid BA, MB, BS, MRCP, DRCOG
<b>Charity number</b>	289328
<b>Company number</b>	1777775
<b>Registered office</b>	117 Sutherland Avenue London W9 2QJ
<b>Auditor</b>	Alliotts 4th Floor Imperial House 15 Kingsway London WC2B 6UN

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# WYTHAM HALL LIMITED

## CONTENTS

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	<b>Page</b>
Council Of Managements' report	1 - 6
Independent auditor's report	7 - 8
Statement of financial activities	9
Balance sheet	10
Notes to the accounts	11 - 20

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# **WYTHAM HALL LIMITED**

## **COUNCIL OF MANAGERMENTS' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 31 MARCH 2017**

---

The Council of Management present their report and accounts for the year ended 31 March 2017.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016)

### **Objectives and activities**

#### **Objects of the Charitable Company**

- i) The provision at Wytham Hall and elsewhere within the City of Westminster and in Central London of free medical assistance and in particular care with supported housing for men and women who through poverty, homelessness or age cannot readily obtain such care;
- ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and
- iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

### **Aims**

We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

### **Objectives**

Our objective is to achieve the highest occupancy possible and to break even financially.

The Council of Management have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

### **Volunteers**

The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £48,963 (2016: £48,478), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

### **Achievements and performance**

The charitable company now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

34 residents were housed in our sheltered housing over the year at a cost of £7,582 each (2016 - 31 at £7,507 each) for an average of 8.5 months each.

95% occupancy (2016 — 95% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to find a replacement.



# WYTHAM HALL LIMITED

## COUNCIL OF MANAGERMENTS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

**FOR THE YEAR ENDED 31 MARCH 2017**

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### **Public benefit**

The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit.

### **Financial review**

A deficit of £98,911 (2016 - surplus of £13,473) was made for the year, from income of £296,788 (2016 - £292,228) and expenses of £395,699 (2016 - £278,755). The charity is sound financially with short term cash deposits of £174,431 (2016 - £174,323).

### **Reserves policy**

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2017, the charity held £330,018 of free reserves. This represents approximately 10 months of unrestricted expenditure.

### **Investment policy**

The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The Charitable Company has short term investments as a precaution due to the uncertainty of future income in community care. The Company is empowered by the Memorandum of Association to invest the monies of the charitable company not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

### **Risk statement**

Major risks to which Wytham Hall is exposed, as identified by the Trustees, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

# WYTHAM HALL LIMITED

## COUNCIL OF MANAGERMENTS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

**FOR THE YEAR ENDED 31 MARCH 2017**

---

### **Governance**

The Trustees regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Board to cover the operational, management and financial requirements of the Charitable Company.

### **Operational Risk**

Wytham Hall now exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £25,000 is received for 5 basement rooms at Wytham Hall. A Supporting People grant of £39,696 is received for 16 of the beds for providing support.

There is currently a full staff team of 3 supported housing workers. Management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Executive Committee regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

### **Finance Risk**

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed eight times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

### **Environmental and External Risk**

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. There is a fire risk assessment which is reviewed annually and a fire precautions policy. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

### **Reputational Risk**

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

### **Law and Regulation Compliance Risk**

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the Data Protection Act is complied with.

# WYTHAM HALL LIMITED

## COUNCIL OF MANAGERMENTS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

**FOR THE YEAR ENDED 31 MARCH 2017**

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We are aiming for 100% occupancy for our sheltered accommodation.

We are promoting Give as you Earn as a source of funding, initially by our trustees.

We are continuing to develop the AQA (Assessment and Qualifications Alliance) scheme to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living.

### **Structure, governance and management**

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year were:

P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD

Dr D El Kabir MBE, MA, DM, MB, B Chir,  
FRCGP

Sir B Jarman OBE, MA, PhD, MB, BS, FRCP,  
FRCGP

Dr P Reid BA, MB, BS, MRCP, DRCOG

Dr D Sturgeon MA, BM, BCh, FRCPsych

Dr P Joseph BSc, MB, BS, MD, FRCPsych, (Resigned 5 April 2017)  
Barrister

Lady J Reid MA (Oxon), MA (Cape Town)

E Fox OBE

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

# WYTHAM HALL LIMITED

## COUNCIL OF MANagements' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 MARCH 2017

---

The Charitable Company is run by the Council of Management (who are also the Trustees and directors for Companies Act purposes). The Executive Committee reports to the Council of Management. On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 10% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently eight Trustees from various professional backgrounds with a vast range of relevant skills. Four Council of Management meetings and four Executive Committee meetings are held annually, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

#### **Statement of Council of Managements' responsibilities**

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Managements' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# WYTHAM HALL LIMITED

## COUNCIL OF MANAGEMENTS' REPORT (CONTINUED)(INCLUDING DIRECTORS' REPORT)

***FOR THE YEAR ENDED 31 MARCH 2017***

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### **Auditor**

In accordance with the company's articles, a resolution proposing that Alliotts be reappointed as auditor of the company will be put at a General Meeting.

### **Disclosure of information to auditor**

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Managements' report was approved by the Board of Council Of Management.



Trustee

Dated: 5 June 2017



# WYTHAM HALL LIMITED

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF WYTHAM HALL LIMITED

---

We have audited the accounts of Wytham Hall Limited for the year ended 31 March 2017 set out on pages 9 to 20. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102.

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 and regulations made under that Act. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of Council of Management and auditor**

As explained more fully in the statement of Council of Managements' responsibilities set out on pages 1 - 6, the Council of Management, who are also the directors of Wytham Hall Limited for the purposes of company law, are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

### **Scope of the audit of the accounts**

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Council of Management; and the overall presentation of the accounts. In addition, we read all the financial and non-financial information in the Council Of Managements' Annual Report to identify material inconsistencies with the audited accounts and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### **Opinion on accounts.**

In our opinion the accounts:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2017 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.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Council Of Managements' Report for the financial year for which the accounts are prepared is consistent with the accounts.

# WYTHAM HALL LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF WYTHAM HALL LIMITED

---

### Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the accounts 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.



Ian Davies FCA (Senior Statutory Auditor)  
for and on behalf of Alliotts

Chartered Accountants  
Statutory Auditor

*5 June 2017*

4th Floor  
Imperial House  
15 Kingsway  
London  
WC2B 6UN

# WYTHAM HALL LIMITED

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2017

		Unrestricted funds	Unrestricted funds	Restricted funds	Total	Total
		General	Designated		2017	2016
	Notes	£	£	£	£	£
<b><u>Income from:</u></b>						
Donations and legacies	3	12,572	-	-	12,572	11,431
Charitable activities	4	283,993	-	-	283,993	283,136
Investments	5	223	-	-	223	(2,339)
<b>Total income</b>		<u>296,788</u>	<u>-</u>	<u>-</u>	<u>296,788</u>	<u>292,228</u>
<b><u>Expenditure on:</u></b>						
Raising funds	6	-	-	-	-	138
Charitable activities	7	209,614	163,546	22,539	395,699	278,617
<b>Total resources expended</b>		<u>209,614</u>	<u>163,546</u>	<u>22,539</u>	<u>395,699</u>	<u>278,755</u>
<b>Net incoming/(outgoing) resources before transfers</b>		87,174	(163,546)	(22,539)	(98,911)	13,473
Gross transfers between funds		<u>(149,015)</u>	<u>149,015</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net (expenditure)/income for the year/ Net movement in funds</b>		<u>(61,841)</u>	<u>(14,531)</u>	<u>(22,539)</u>	<u>(98,911)</u>	<u>13,473</u>
Fund balances at 1 April 2016		<u>391,859</u>	<u>19,370</u>	<u>563,313</u>	<u>974,542</u>	<u>961,069</u>
<b>Fund balances at 31 March 2017</b>		<u><u>330,018</u></u>	<u><u>4,839</u></u>	<u><u>540,774</u></u>	<u><u>875,631</u></u>	<u><u>974,542</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

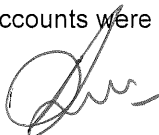
# WYTHAM HALL LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Tangible assets	13		545,613		578,392
<b>Current assets</b>					
Debtors	15	3,751		3,178	
Cash at bank and in hand		337,784		402,777	
		<u>341,535</u>		<u>405,955</u>	
<b>Creditors: amounts falling due within one year</b>	16	<u>(11,517)</u>		<u>(9,805)</u>	
Net current assets			330,018		396,150
<b>Total assets less current liabilities</b>			<u>875,631</u>		<u>974,542</u>
<b>Income funds</b>					
Restricted funds	18		540,774		563,313
Unrestricted funds - Designated	19		4,839		19,370
Unrestricted funds - general			330,018		391,859
			<u>875,631</u>		<u>974,542</u>

The accounts were approved by the Council Of Management on 5 June 2017



P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD  
Trustee



Dr P Reid BA, MB, BS, MRCP, DRCOG  
Trustee

Company Registration No. 1777775

Charity Registration No. 289328

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

#### Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

#### 1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

These accounts for the year ended 31 March 2017 are the first accounts of Wytham Hall Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

#### 1.2 Going concern

At the time of approving the accounts, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the accounts.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

#### 1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.



# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### 1.5 Resources expended

Resources expended are accounted for on an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

#### 1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### **1.10 Employee benefits**

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.11 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### **1.12 Funds**

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

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### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### Critical judgements

##### Tangible fixed assets

Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

##### Key sources of estimation uncertainty

##### Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

##### Impairment of debtor balances

The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

### 3 Donations and legacies

	Unrestricted funds £	Total 2017 £	Total 2016 £
Donations and gifts	12,572	12,572	11,431
<b>For the year ended 31 March 2016</b>	<b>11,431</b>		<b>11,431</b>

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 4 Charitable activities

	Sheltered accommodation £	Total 2017 £	Total 2016 £
Sales within charitable activities	226,485	226,485	217,440
Grants received	57,508	57,508	65,696
	<u>283,993</u>	<u>283,993</u>	<u>283,136</u>
<b>Analysis by fund</b>			
Unrestricted funds - general	<u>283,993</u>	<u>283,993</u>	
<b>For the year ended 31 March 2016</b>			
Unrestricted funds - general	<u>283,136</u>		<u>283,136</u>
	<u>283,136</u>		<u>283,136</u>

### 5 Income from investments

	Unrestricted funds £	Total 2017 £	Total 2016 £
Interest receivable	<u>223</u>	<u>223</u>	<u>(2,339)</u>
<b>For the year ended 31 March 2016</b>	<u>(2,339)</u>		<u>(2,339)</u>

### 6 Raising funds

	Unrestricted funds £	Total 2017 £	Total 2016 £
<u>Costs of generating voluntary income</u>			
Other fundraising costs	<u>-</u>	<u>-</u>	<u>138</u>
	<u>-</u>	<u>-</u>	<u>138</u>
<b>For the year ended 31 March 2016</b>			
Costs of generating voluntary income	<u>138</u>		<u>138</u>

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 7 Charitable activities

	Sheltered accommodation £	2017 £	2016 £
Staff costs	125,309	125,309	114,205
Sheltered accommodation overheads	62,483	62,483	69,765
	<u>187,792</u>	<u>187,792</u>	<u>183,970</u>
Share of support costs (see note 8)	197,894	197,894	94,647
Share of governance costs (see note 8)	10,013	10,013	-
	<u>395,699</u>	<u>395,699</u>	<u>278,617</u>
<b>Analysis by fund</b>			
Unrestricted funds - general	209,614	209,614	
Unrestricted funds - Designated	163,546	163,546	
Restricted funds	22,539	22,539	
	<u>395,699</u>	<u>395,699</u>	
<b>For the year ended 31 March 2016</b>			
Unrestricted funds - general	193,006		193,006
Unrestricted funds - Designated	63,072		63,072
Restricted funds	22,539		22,539
	<u>278,617</u>		<u>278,617</u>

### 8 Support costs

	Support costs £	Governance costs £	2017 £	2016 £	Basis of allocation
Staff costs	-	4,013	4,013	3,096	Staff activity level
Depreciation	32,974	-	32,974	33,359	Actual
Repairs and maintenance	164,920	-	164,920	52,252	Actual
Audit fees	-	6,000	6,000	5,940	Governance
	<u>197,894</u>	<u>10,013</u>	<u>207,907</u>	<u>94,647</u>	
Analysed between Charitable activities	<u>197,894</u>	<u>10,013</u>	<u>207,907</u>	<u>94,647</u>	



# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 9 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

<b>Fees payable to the charity's auditors:</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Audit of the annual accounts	6,000	5,940

### 10 Council Of Management

None of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

### 11 Employees

#### Number of employees

The average monthly number employees during the year was:

<b>2017</b>	<b>2016</b>
<b>Number</b>	<b>Number</b>
4	4

#### Employment costs

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Wages and salaries	110,943	109,348
Social security costs	10,094	7,953
Other pension costs	8,285	-
	129,322	117,301

There were no employees whose annual remuneration was £60,000 or more (2016: £nil).

### 12 Taxation

No provision for taxation arises on the income of the Charitable Company due to its charitable status.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 13 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
<b>Cost</b>					
At 1 April 2016	919,284	207,656	35,080	60,030	1,222,050
Additions	-	-	-	195	195
At 31 March 2017	919,284	207,656	35,080	60,225	1,222,245
<b>Depreciation and impairment</b>					
At 1 April 2016	485,862	77,765	32,320	47,711	643,658
Depreciation charged in the year	18,386	4,153	1,270	9,165	32,974
At 31 March 2017	504,248	81,918	33,590	56,876	676,632
<b>Carrying amount</b>					
At 31 March 2017	415,036	125,738	1,490	3,349	545,613
At 31 March 2016	433,422	129,891	2,760	12,319	578,392

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

### 14 Financial instruments

	2017 £	2016 £
<b>Carrying amount of financial assets</b>		
Debt instruments measured at amortised cost	3,751	3,178
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	9,020	9,805

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 15 Debtors

	2017 £	2016 £
<b>Amounts falling due within one year:</b>		
Trade debtors	3,292	2,402
Prepayments and accrued income	459	776
	<u>3,751</u>	<u>3,178</u>

### 16 Creditors: amounts falling due within one year

	2017 £	2016 £
Other taxation and social security	2,497	-
Accruals and deferred income	9,020	9,805
	<u>11,517</u>	<u>9,805</u>

### 17 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £8,285 (2016 - £0).

### 18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2016 £	Movement in funds		Balance at 31 March 2017 £
		Incoming resources £	Outgoing resources £	
Capital reserve	563,313	-	(22,539)	540,774
	<u>563,313</u>	<u>-</u>	<u>(22,539)</u>	<u>540,774</u>

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

### 19 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2016 £	Movement in funds		Transfers £	Balance at 31 March 2017 £
		Incoming resources £	Outgoing resources £		
Cyclical maintenance reserve	4,291	-	(153,306)	149,015	-
Fixed asset reserve	15,079	-	(10,240)	-	4,839
	<u>19,370</u>	<u>-</u>	<u>(163,546)</u>	<u>149,015</u>	<u>4,839</u>

Cyclical maintenance reserve

A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave and 40 Lanhill Road. During the year a transfer has been made from the unrestricted general reserve to cover expenditure in excess of funds brought forward.

Fixed asset reserve

This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

### 20 Analysis of net assets between funds

	Unrestricted funds £	Designated funds £	Restricted funds £	Total £
Fund balances at 31 March 2017 are represented by:				
Tangible assets	-	4,839	540,774	545,613
Current assets/(liabilities)	330,018	-	-	330,018
	<u>330,018</u>	<u>4,839</u>	<u>540,774</u>	<u>875,631</u>

### 21 Related party transactions

The two council resident members receive accommodation at 117 Sutherland Avenue for a nominal service charge, in return for providing managerial and out of hours cover. These transactions have been approved by the board of Trustees.

During the year the trustees made unrestricted donations to the charity totalling £4,020.