

STAFFORD'S CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2017

Registered Charity No. 206770

STAFFORD'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

The Trustees present their report and the financial statements of the Charity for the year ended 31 December 2017. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and they comply with the Charity's Trust Deed, applicable law and the requirements of the Statement of Recommended Practice, "Accounting and Reporting by Charities" issued by the Charity Commission in July 2014.

REFERENCE AND ADMINISTRATIVE DETAILS

Stafford's Charity is regulated by a scheme dated 7 January 1890, subsequently varied by Schemes dated 27 January 1893, 30 June 1950, 9 July 1963, 7 November 1963, 9 June 1964, 22 November 1989 and 22 September 1998. Its registered charity number is 206770.

The principal office of the Charity is at 5 St Andrew Street, London EC4A 3AF.

TRUSTEES

The following are Trustees of the Charity:

The Rt Revd Jonathan Baker, Bishop of Fulham	<i>ex officio</i>
The Revd Christopher Smith	<i>ex officio</i>
The Rev John Valentine	<i>ex officio</i>
Miss Mary Wallis	co-opted
Mr Jeremy Simons	co-opted
Dr Brian Hanson CBE	co-opted
Mrs Jane Cruse	co-opted
Mr Graham Dunn	co-opted
Mr Brian Harris	co-opted

OFFICERS

The officers during the year ended 31 December 2017 were:

Director and Clerk to the Trustees	Mr Christopher Raper (to 31 August) Mr Nicholas Hills (from 1 September)
Grants Officer	Miss Anna Paterson
Building Manager	Mr Daniel Gallagher

ADVISORS

Surveyors/Property	Stanley Hicks 52 Bow Lane London EC4M 9ET	Knight Frank LLP 60 Sloane Avenue London SW3 3DD
Investment Managers:	Cazenove Capital Management 12 Moorgate London EC2R 6DA	
Auditors:	Knox Cropper Chartered Accountants 8/9 Well Court London EC4M 9DN	

STAFFORD'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

Bankers:	Lloyds Bank plc Holborn Circus Branch London EC1N 2HP
Solicitors:	Charles Russell Speechlys LLP 5 Fleet Place London EC4M 7RD

STRUCTURE, GOVERNANCE AND MANAGEMENT

Oversight of the Charity is in the hands of Trustees consisting of three *ex officio* Trustees and six co-opted Trustees under the Chairmanship of the Revd Father Christopher Smith.

The Trustees met on four occasions during the year. In addition, the Finance and Investment Sub-Committee is delegated to review financial and investment matters. The Sub-Committee met on two occasions.

Policy is set by the Trustees and implemented by the Director and Clerk to the Trustees.

Trustees are appointed in accordance with the governing document taking into account any skills gaps. Initial meetings are held with the Chairman, fellow Trustees, the Director and Clerk to the Trustees and the Grants Officer. The appointment of co-opted Trustees is approved at a meeting of the full Trustee board.

New Trustees are mentored by an existing Trustee and are provided with a Trustee file, which includes a copy of the governing document, a copy of the latest annual accounts and a copy of CC3 'The Essential Trustee' published by the Charity Commission. All Trustees have the opportunity to accompany the grants officer to meetings and appointments with prospective beneficiaries of the Charity and have the opportunity to attend trustee training.

Day-to-day administration of the grants and processing of applications prior to consideration by the Trustees is handled by the Grants Officer and overseen by the Director and Clerk to the Trustees.

The Trustees have given consideration to the major risks to which the Charity is exposed and satisfied themselves that systems and procedures are established to manage those risks. Risks are reviewed annually.

The Trustees are aware that the major risk to the grant giving ability of the Charity is a void in the income from the letting of the investment property at 24 Brompton Square. Following an extensive refurbishment in 2013 the property was successfully let on a three-year agreement from 2014. The agreement was renewed for a further two years from 23 December 2016. Both the Finance and Investment Committee and the full Trustee board review the property to ensure that it continues to meet the investment needs of the Charity.

The Trustees are aware of the risk in respect of the volatility of investment income restricting the ability to alleviate need in the area of benefit. The Finance and Investment Committee formally meets the Investment Managers twice a year. The Charity has adopted a balanced investment strategy with a medium risk tolerance.

The Trustees have also recognised the risk to the Grants Officer when visiting grant applicants alone. The Trustees continue to monitor this risk. The Grants Officer is encouraged to attend lone worker training and regular reviews are carried out.

STAFFORD'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

OBJECTIVES AND ACTIVITIES

The objectives of the Charity are the payment of Annual Awards and the relief of need within a defined geographical area in the Holborn locality, centred on the ancient parish of St Andrew Holborn now comprising of the Guild Church of St Andrew Holborn and the parishes of St George the Martyr Queen Square and St Alban the Martyr Holborn.

The long-term strategy of the Charity has been to sustain and develop its work for those in need in the area of benefit through annual awards, grants and project funding. The securing of a regular income flow is critical to this strategy.

The plans for the year were:

- To transfer the Charity's assets and liabilities to the St Andrew Holborn Charity.
- To engage with local businesses to build awareness of the needs of the area.
- To continue to support the local charities in the area of benefit.
- To continue to make annual awards to those in need in the area of benefit.

The Stafford Charity carries out internal reviews and where necessary appoints professional advisors to advise on the charity's strategies.

The significant achievement in the year was the payment of annual awards and grants to organisations.

The Trustees are very aware that they rely on the support of the dedicated and hardworking staff to discharge their responsibilities for the smooth running of the Charity. They are particularly grateful for the support provided by Annamaria Paterson in her role as Grants Officer. In addition, the Trustees would like to thank the maintenance team at St Andrew Holborn for their management of Brompton Square.

The Charity has joint contracts of employment with the 5 sister charities at St Andrew Holborn, and with St Andrew Holborn Trading and employment costs are shared on a time spent basis. The Finance and Investment Committee reviews salaries on an annual basis and considers these to be in line with similar organisations.

ACHIEVEMENTS AND PERFORMANCE

In 2017 the Stafford's Charity awarded annual awards and grants totalling £119,537. This consisted of £53,775 in annual awards and £65,762 to organisations.

In December 2016 the Trustees of the Charity and those of the St Andrew Holborn Charity agreed, to better further their common objectives, that they should be administered as one charity and, to that end, that the assets and liabilities of Stafford's Charity should be transferred to the St Andrew Holborn Charity (that charity having the larger area of benefit). Work continued during the reporting period to achieve this aim and it is expected that it will be completed early in 2018.

Public benefit

In 2017 the beneficiaries of an annual award received £750, £375 in May and £375 in November. At 31 December there were 72 Annual Awardees.

STAFFORD'S CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

ACHIEVEMENTS AND PERFORMANCE (Continued)

The Charity makes grants to organisations to support projects, core costs and, in a limited number of cases, capital funding. The Trustees work closely with the St Andrew Holborn Charity to support the projects in the area of benefit. In 2017 these grants totalled £65,762 (2016: £50,179) and were awarded to:

Action for Stammering Children – assessment costs	£1,600
Action Space - Peperfield Day Centre arts project	£3,000
Bengali Men's Project – lunch club and trips	£2,000
Calthorpe Project – early years research	£1,500
Coram's Fields – youth programme	£1,500
Family Action – mentorship project	£3,034
Holborn Community Association – admin post	£2,500
Holborn Community Association – befriending service	£5,000
Holborn Community Association – arts co-ordinator core costs	£7,500
Home Start Camden – family Co-ordinator core costs	£4,000
InterAct Stroke – hospital reading services	£4,500
KCBNA lunch club	£2,000
KCBNA older people's holiday	£3,128
Kids – home learning support	£7,500
October Gallery – youth programme	£2,000
St George the Martyr Church – youth worker core costs	£7,500
Women@thewell – core costs for housekeeper	£7,500

FINANCIAL REVIEW

The Charity ended the year with net income of £163,200, which includes realised and unrealised gains on investments of £120,054.

Grant making policy

Grants to organisations

The Charity awards grant to organisations working with people within the area of benefit and providing relief of need. All applicants are visited by the Grants Officer whose assessments and recommendations are considered by two Trustees for grants up to £1,500 and at a full meeting of the Trustees for grants over £1,500.

Grants to individuals

People eligible for grants are those living in the area of benefit who can prove that the items provided will improve the quality of their lives. All applicants are assessed by the Grants Officer who carries out a home visit. Proof of income is required and those with a low income are eligible for a grant.

Annual awards are awarded to the long term sick or those with a chronic illness who are on a low weekly income i.e. of less than £75 (for a single person) or £120 (for a couple). In 2017 the beneficiaries received £375 in May and £375 in November. At the end of the reporting period there were 72 Annual Awardees.

All recommendations by the Grants Officer for grants and awards are considered by two Trustees.

STAFFORD'S CHARITY**TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017**

FINANCIAL REVIEW (continued)**Investment policy**

The Stafford Charity's investment objective is to achieve a balance between sustainable levels of income and capital growth in order to preserve the value of the funds in real terms over the longer term. The Portfolio which comprises around one third of the assets of the Charity is managed on a total return basis, the remainder of the assets being a property at 24 Brompton Square.

From 2005, the investment portfolio has been managed by Schroders (now trading as Cazenove Capital Management) on an advisory basis. Reporting is quarterly and the overall investment portfolio is reviewed at intervals of not less than once a year.

The value of the portfolio at the end of 2017 was £2,347,626. During 2017 the portfolio generated a total return of 8.5% and generated income of £63,323 over the 12 months. The investment portfolio benefited from positive returns in equity and property markets. Over the long term, performance remains strong with a 5-year total return of +62% as compared to the benchmark of +54%. The portfolio remains invested mostly in equity markets, which provide inflation protection over the longer term. The trustees are able to tolerate volatility of capital value in pursuit of their long term investment objectives.

The Stafford's Charity does not have in place an exclusionary policy but from time to time individual investments may be excluded if perceived to conflict with the Stafford's Charity's purpose.

Reserves policy

As a Charity reliant on its endowments to provide the income for the Charity the Trustees will maintain a level of reserves to meet expected future commitments of the charity, together with an element of contingency provision against any significant, unforeseen need. The Trustees will continue to designate funds for future work on the investment property at 24 Brompton Square and aim to maintain a level of reserves to meet the administrative needs of the Charity and to hold a balance to cover the Annual Awards. At 31 December 2017 unrestricted reserves were £424,331.

PLANS FOR FUTURE PERIODS

In planning the activities for the year the Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit. In particular the Trustees consider how planned activities contribute to the aims and objectives that they have set.

The long-term strategy of the Charity has been to sustain and develop its work for those in need in the area of benefit through annual awards, grants and project funding. Critical to this is to secure a regular income flow both from the investment property and other investments managed on the Charity's behalf by Cazenove Capital Management.

As noted above, the Trustees of Stafford's Charity agreed in December 2016 to transfer all of the assets and liabilities of the Charity to the St Andrew Holborn Charity in order that the common objectives of both charities can better be met by administering the two charities as a single entity. It is expected that this will be completed early in 2018.

STAFFORD'S CHARITY**TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017****STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements giving a true and fair view, the Trustees should follow best practice and:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements;
- prepare financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and which enable them to ensure that the financial statements comply with relevant legislation and the trust deed. They are also responsible for safeguarding the assets of the Charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees and signed on their behalf by:



The Revd Christopher Smith
(Chairman)

Date: 19th June 2018

INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF STAFFORD'S CHARITY

Opinion

We have audited the financial statements of Stafford's Charity (the 'charity') for the year ended 31 December 2017 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, 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 Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken, so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report or for the opinions we have formed.

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2017 and of its incoming resources and application of resources 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 Charities Act 2011.

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 charity 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

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 we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITORS REPORT TO THE TRUSTEES OF STAFFORD'S CHARITY

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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 6, the trustees 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

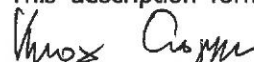
We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

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

**8/9 Well Court
London EC4M 9DN**

19th June 2018


**KNOX CROPPER
Chartered Accountants
Statutory Auditors**

Knox Cropper is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

STAFFORD'S CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2017

	Notes	Un- restricted Funds 2017 £	Endowment Funds 2017 £	Total Funds 2017 £	Un- restricted Funds 2016 £	Endowment Funds 2016 £	Total Funds 2016 £
INCOME FROM							
Donations		-	-	-	-	-	-
Investments	2	208,990	-	208,990	222,565	-	222,565
Other Income		-	-	-	-	-	-
Total Income		<u>208,990</u>	<u>-</u>	<u>208,990</u>	<u>222,565</u>	<u>-</u>	<u>222,565</u>
EXPENDITURE							
Raising Funds	3	28,982	-	29,892	39,396	-	39,396
Charitable Activities	4	135,952	-	135,952	116,914	-	116,914
Total Expenditure		<u>165,844</u>	<u>-</u>	<u>165,844</u>	<u>156,310</u>	<u>-</u>	<u>156,310</u>
		<u>44,146</u>	<u>-</u>	<u>43,146</u>	<u>66,255</u>	<u>-</u>	<u>66,255</u>
Gains/ (Losses) on Investment							
Property	5	-	-	-	-	950,000	950,000
Gains on Investments	6	<u>5,652</u>	<u>114,402</u>	<u>120,054</u>	<u>12,904</u>	<u>277,476</u>	<u>290,380</u>
Net Income and Net Movement In Funds		<u>48,798</u>	<u>114,402</u>	<u>163,200</u>	<u>79,159</u>	<u>1,227,476</u>	<u>1,306,635</u>
Total Funds Brought Forward		375,533	7,600,592	7,976,125	296,374	6,373,116	6,669,490
Total Funds Carried Forward		<u>£424,331</u>	<u>£7,714,994</u>	<u>£8,139,325</u>	<u>£375,533</u>	<u>£7,600,592</u>	<u>£7,976,125</u>

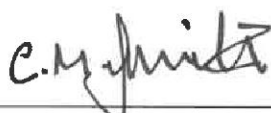
None of the Charity's activities was acquired or discontinued during the above two financial years.

STAFFORD'S CHARITY

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2017

	Notes	£	2017	£	£	2016	£
FIXED ASSETS							
Investment Property	5	5,750,000			5,750,000		
Investments	6	<u>2,347,026</u>			<u>2,161,979</u>		
				8,097,026			7,911,979
CURRENT ASSETS							
Debtors	7	22,055			17,007		
Cash at Bank		<u>55,649</u>			<u>58,167</u>		
		77,704			75,174		
Creditors: Amounts falling due within one year	8	<u>(35,405)</u>			<u>(11,028)</u>		
Net Current Assets				42,299			64,146
TOTAL NET ASSETS				<u>£8,139,325</u>			<u>£7,976,125</u>
FUNDS							
Endowment Funds	9			7,714,994			7,600,592
Unrestricted Funds - General	10	359,331			330,533		
- Designated	10	<u>65,000</u>			<u>45,000</u>		
				424,331			375,533
TOTAL FUNDS				<u>£8,139,325</u>			<u>£7,976,125</u>

Approved by the Board of Trustees on the 19th June 2017 and signed on its behalf by:

The Revd Christopher Smith
(Chairman)


Trustee

STAFFORD'S CHARITY
CASHFLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2017

	Note	2017 Total Funds £	2016 Total Funds £
Net Cash Provided by (used in) Operating Activities	A	(146,709)	(169,015)
Cash flows from investing activities			
Dividends interest and rents from investments		209,184	218,732
Movement in Investment Broker's Cash		(64,993)	27,167
Proceeds from sale of investments		15,812	-
Purchase of investments		(15,812)	(85,347)
Net cash provided by (used in) investing activities		144,191	160,552
Cash flows from financing activities		-	-
Net cash provided by (used in) financing activities		-	-
Change in cash and cash equivalents in the reporting period		(2,518)	(8,463)
Cash and cash equivalents at the beginning of the reporting period	B	58,167	66,630
Cash and cash equivalents at the end of the reporting period	B	55,649	58,167

A. Reconciliation of net income/expenditure) to net cash flow from operating activities

	2017 £	2016 £
Net income/(expenditure) for the reporting period (as per statement of financial activities)	163,200	1,306,635
(Gains)/Losses on Investments	(120,054)	(1,240,380)
Dividends, interest and rent from investments	(208,990)	(222,565)
(Increase)/decrease in debtors	(5,242)	(3,736)
Increase/(decrease) in creditors	24,377	(8,969)
Net cash provided by (used in) operating activities	£(146,709)	£(169,015)

B. Analysis of cash and cash equivalents

Cash in hand	55,649	58,167
Notice deposits (less than 3 months)	-	-
Overdraft facility repayable on demand	-	-
Total cash and cash equivalents	£55,649	£58,167

STAFFORD'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1. ACCOUNTING POLICIES

(a) **Basis of Accounting**

The Accounts have been prepared under the historical cost convention as modified by the revaluation of investments at market value and in accordance with applicable Accounting Standards. They have been prepared in accordance with the Statement of Recommended Practice (Accounting and Reporting by Charities) preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in July 2014, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 July 2015) and the Charities Act 2011. The Charity constitutes a public benefit entity as defined by FRS 102.

The accounts have been prepared to give a 'true and fair view' and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

The Trustees consider that there are no uncertainties about the Charity's ability to continue as a going concern.

The functional currency of the Charity is the £ Sterling.

(b) **Income**

Income is recognised in the year once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income is deferred only when the Foundation has to fulfil conditions before becoming entitled to it or the donor has specified that the income has to be spent in a future period.

(c) **Resources Expended**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on an accruals basis.

- **Costs of Raising Funds**

The cost of raising funds consists of costs associated with upkeep, maintenance, agents fees and insurance of investment properties.

- **Charitable Expenditure**

Costs of Charitable Activities include grants paid to individuals and organisations as well as governance costs. Governance costs comprise all costs involving the public accountability of the Foundation and its compliance with regulation and good practice. These costs include costs related to statutory audit.

STAFFORD'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1. ACCOUNTING POLICIES (continued)

(d) **Grants**

Grants payable are charged in the year in which the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled.

There are also individual grants which represent annual awards payable to eligible applicants as well as other one off payments to relieve hardship as approved by the trustees.

(e) **Fund Accounting**(i) *Unrestricted Funds:*

The unrestricted funds may be used by the charity in furtherance of its charitable objectives at the discretion of the Trustees.

(ii) *Permanent Endowment Funds:*

Permanent endowment funds are restricted capital funds where there is no power to convert the original capital to income.

(f) **Value Added Tax**

The Charity is not registered for VAT and accordingly where applicable, all expenditure incurred is inclusive of VAT.

(g) **Investments**

The Charity's 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. The statement of financial activities includes the net gains and losses arising on the revaluations and disposals throughout the year.

Realised gains and losses on investments are arrived at by comparing the net sale proceeds with the market value at the end of the previous financial year. Unrealised gains and losses represent the difference between the market value of investments still held at the end of the financial year with their value at the beginning of the year or with their cost if purchased subsequently.

Investment Management Fees and rebates are accounted for within realised gains on investments.

2. **INVESTMENT INCOME**

	2017	2016
	£	£
Rental Income	145,667	160,315
Investment Income	63,323	62,250
	<u>£208,990</u>	<u>£222,565</u>

3. **RAISING FUNDS**

Investment Managers Fees	586	-
Administration Cost Recharge	11,149	5,467
Professional Fees	-	17,262
Brompton Square Cost – Insurance, Repairs and Renewals	18,157	16,667
	<u>£29,892</u>	<u>£39,396</u>

STAFFORD'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

4. CHARITABLE ACTIVITIES

	2017 £	2016 £
<u>Direct Costs</u>		
Annual Awards to Individuals	53,775	57,900
Grants – Individuals	-	485
Grants – Organisation	65,762	50,179
	<u>119,537</u>	<u>108,564</u>
<u>Support Costs</u>		
Administration Cost Recharge	8,760	4,295
Office and Sundry Expenses	505	730
Trustees Expenses	-	15
Trustee Insurance	261	260
Professional Fees	4,369	600
Audit Fees	2,520	2,450
Total Costs	<u>£135,952</u>	<u>£116,914</u>
Grants awarded to organisations are shown below:		
Action Space	3,000	3,000
Calthorpe Project	1,500	-
Coram's Felds	1,500	-
KCBNA	5,128	12,649
Kids – Home Learning Support	7,500	-
Pan Intercultural Arts	-	5,000
Bengali Mens Project	2,000	-
Holborn Community Association	15,000	5,000
Age UK Camden	-	5,000
October Gallery	2,000	-
Women@thewell	7,500	6,000
Interact Stroke Support	4,500	5,000
Home Start Camden	4,000	4,000
Family Action	3,034	3,665
Action Stammering	1,600	800
St George the Martyr Church	7,500	-
St George the Martyr School	-	65
	<u>£65,762</u>	<u>£50,179</u>

Charitable Activities includes amounts payable to the auditors of £2,100 excluding VAT (2016: £2,042) and £1,662 excluding VAT (2016: £Nil) for non audit services.

STAFFORD'S CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

5. INVESTMENT PROPERTY

	2017	2016
	£	£
Investment property – at market value		
At 1 st January 2017	5,750,000	4,800,000
Revaluation in period	-	950,000
At 31 st December 2017	5,750,000	£5,750,000
Cost of Property	£6,000	£6,000

Freehold land and buildings were revalued on 11th October 2016 by Knight Frank, Chartered Surveyors, on an open market basis, on the assumption of vacant possession in accordance with the guidelines issues by the Royal Institution of Chartered Surveyors.

6. QUOTED INVESTMENTS

(a) Quoted Investments at Market Value	2,152,508	2,032,454
Cash with Investment Managers	194,518	129,525
Total Investments	£2,347,026	£2,161,979
(b) Movement in Investments		
Market value as at 1 st January 2017	2,032,454	1,656,727
Additions	15,812	85,347
Disposals	(15,812)	-
Realised Gains	172	-
Unrealised Gains	119,882	290,380
Market value at 31 st December 2017	£2,152,508	£2,032,454
Investments at Cost	£1,507,533	£1,506,445

Quoted investments with more than 5% of market value, which is considered material.

	% of Portfolio	£
Security		
Schroder Income Fund A Inc. Units	27.8	599,081
SISF Global QEP Global Active Value	19.7	424,171
Schroder Charity Equity Fund	9.9	214,977
Schroder UK Alpha Plus Fund A Inc. Units	17.4	374,872

7. DEBTORS AND PREPAYMENTS

	2017	2016
	£	£
Other Debtors	9,190	3,948
Interest Receivable	12,865	13,059
	£22,055	£17,007

STAFFORD'S CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

8. CREDITORS

St Andrew Holborn Church Foundation	1	2,649
Accruals & Deferred Income	35,404	8,379
	<u>£35,405</u>	<u>£11,028</u>

9. ENDOWMENT FUNDS**Permanent Endowments**

The funds were established in the 1650's under the Will of the late Alexander Stafford. Since that date further sums were bequeathed to the trustees by various individuals. Under the terms of the current scheme of the Charity the income is available to provide annual awards and grants to persons living within the Charity's area of benefit.

The fund is represented mainly by property and investments and the movement on the fund during the year represents gains and losses on these investments.

10. UNRESTRICTED FUNDS

	General	Designated	Total
	£	£	£
Balance at 1 st January 2017	330,533	45,000	375,533
Net Movement in Funds	48,798	-	48,798
Transfer	(20,000)	20,000	-
Balance at 31 st December 2017	<u>£359,331</u>	<u>£65,000</u>	<u>£424,331</u>

11. TRUSTEES' REMUNERATION AND EXPENSES

No remuneration, directly or indirectly, out of the funds of the Charity was paid or payable for the year to any Trustee or to any person or persons known to be connected with any of them. Trustees were reimbursed £Nil (2016: £15) for expenses for travelling to meetings.

12. TAXATION

Stafford's Charity is a registered charity and is potentially exempt from taxation in respect of income and capital gains received within the categories covered by Part II of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to charitable purposes.

STAFFORD'S CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

13. NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Endowment Funds	Total
	£	£	£
Fixed Assets	382,032	7,714,994	8,097,026
Current Assets	77,704	-	77,704
Liabilities	(35,405)	-	(35,405)
	<u>£424,331</u>	<u>£7,714,994</u>	<u>£8,139,325</u>

14. RELATED PARTIES

The Charity has joint contracts of employment with the 5 sister charities at St Andrew Holborn, and with St Andrew Holborn Trading and employment costs are shared on a time spent basis. This amounted to £19,909 (2016: £9,762). At the year end the Charity was due to reimburse St Andrew Holborn Church Foundation £1 (2016: £2,649).

15. POST BALANCE SHEET EVENT

The Trustees agreed in December 2016 to transfer all of the assets and liabilities of the Charity to the St Andrew Holborn Charity (registered charity no. 1095045) in order that the common objectives of both charities could better be met by administering the two charities as a single entity. This was completed at the beginning of 2018.

Stafford's Charity remains on the register of charities in order to be able to receive any gifts or legacies and is linked to the renamed St Andrew Holborn and Stafford's Charity on the register of charities.