

Resource for London

Report and Financial Statements

31 December 2022

Resource for London Report and Financial Statements 31 December 2022

Resource for London

Contents

For the year ended 31 December 2022

	Page
Reference and administrative details	3 - 4
Report of the Trustees	5 – 11
Independent Auditor's report	12 - 14
Statement of financial activities	15
Balance sheet	16
Cash flow statement	17
Notes to the financial statements	18 - 24

Resource for London

Reference and administrative details

For the year ended 31 December 2022

Company number	02676631
Charity number	1015305
Registered office	4 Chiswell Street London EC1Y 4UP
Operational address	356 Holloway Road London N7 6PA
Trustees	Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows: Lynda Stevens (Chair) Stephen Burns Sarah Hadland Pandora Haydon Denise Joseph Rushmi Katyal Kevin Pease Michael Raibin Wilf Weeks (resigned 26 April 2022)
Company Secretary	Heather Taylor (appointed 21 July 2022) Carol Harrison (resigned 21 July 2022)
Centre Manager	Mark Deakin
Auditors	Crowe U.K. LLP 55 Ludgate Hill London EC4M 7JW

Resource for London Report and Financial Statements 31 December 2022

Solicitors

Farrer & Co LLP
66 Lincoln's Inn Fields
London
WC2A 3LH

Birketts LLP
22 Station Road
Cambridge
Cambridgeshire
CB1 2JD

Hewitsons LLP
Exchange House
482 Midsummer Boulevard
Central Milton Keynes
MK9 2EA

Bankers

Lloyds Bank plc
39 Threadneedle Street
London
EC2R 8AU

Resource for London

Report of the Trustees

For the year ended 31 December 2022

The Trustees present their report and the audited financial statements for the year ended 31 December 2022.

Reference and administrative information set out on page 3 forms part of this report. The financial statements comply with current statutory requirements, the articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP FRS102).

Foreword

Resource for London continued to recover from Covid-19 throughout 2022 with new organisations moving into the Centre and a much higher level of meetings taking place compared to 2021. Our social impact projects benefitting London's voluntary sector had another strong year with many local groups supported as attention moved on from the pandemic and onto the cost of living crisis. Thanks to a significant grant from Trust for London we were able to invest in the building fabric which will benefit many charities and other not for profits in the years ahead.

The Trustees have a clear vision and plan for Resource for London in the years ahead and this Report gives us the opportunity to review our achievements in 2022 and to look forward with our plans for the future.

Overview

Resource for London provides office space and meeting rooms to London based charitable organisations at an affordable rent at 356 Holloway Road, London N7 under a fifteen-year lease granted in 2018 by Trust for London, (UK registered charity 205629). Resource for London is a wholly owned subsidiary of Trust for London (the Trust), the largest independent charitable foundation funding work tackling poverty and inequality in the capital.

The Centre is managed on a day-to-day basis by The Ethical Property Company who work closely with the Board.

Objectives and Activities

We have given due consideration to the Charity Commission's published guidance on the Public Benefit requirements under the Charities Act 2011 when reviewing our aims and objectives and in planning our future activities.

Resource for London promotes and improves the efficiency and effectiveness of charitable organisations. In delivering this object Resource for London's Centre provides office space and meeting rooms to London based charities at affordable rents and charges. It is where London's voluntary sector comes together to work, meet, train and exhibit – a key hub for the sector for over 30 years. It delivers outstanding social impact for the voluntary sector in the capital.

Achievements and Performance

Our Tenants

Resource for London is home to organisations addressing poverty and inequality in the capital both by campaigning or providing services and support. Our Tenants currently include Race On The Agenda, Hibiscus, Student Action for Refugees and the St Giles Trust. The Ethical Property Company, who manage the Centre for Resource for London, worked hard throughout the year to find new tenants. and

we recently welcomed Rosa Fund and Healing Justice. We also provide free desk space as part of our grant funded Enhance project. During the year the Enhance desk space gave many small and start up community groups space to work from as well as support around governance and fundraising.

As with offices throughout the UK and beyond the post-Covid world is one where many more people work from home for part of the week. Although we continued to see a trend of people returning to offices pre-pandemic levels have not yet been achieved. We started the year with 65% occupancy and despite some turnover of tenants during the year, occupancy of 70% was achieved from 1st January 2023. There are 18 tenants currently in the building and we are finding that smaller units are proving more attractive to potential tenants.

Throughout 2022, Resource for London continued its positive action to retain and support our tenants. This included free fundraising and business planning sessions resulting in some securing new funding streams and two new collaborations on projects between tenants.

Conference and Meeting Space

Resource for London continued to see a good rebound in demand for meeting space post-pandemic. This may mean that whilst demand for office space is only steadily increasing, working from home appears to generate a higher demand for meeting rooms. In particular, organisations providing training or organising seminars for the not-for-profit sector have returned to the Centre. We have continued to engage with our key customers to retain their commitment to Resource for London and our marketing efforts also attracted many new customers.

One of our ground floor shop front spaces was used as an NHS Vaccination Centre until June 2022 and the National Health Blood Transfusion Service continued to run an average of two sessions a month; they see us as a valuable, even essential resource.

Maytree, providers of residential facilities for people in suicidal crisis and the Samaritans have continued to use the Centre in 2022 and Barnardo's are now regular users of our meeting space. Through these organisations, Resource for London has continued to make a significant contribution to the wellbeing of Londoners.

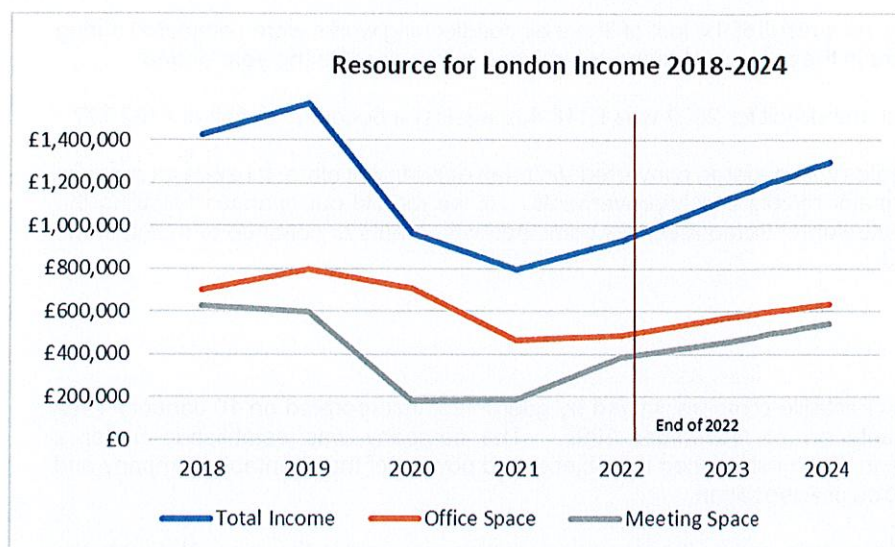
A large proportion of the smaller meetings that would have taken place at Resource for London pre-2020 have now migrated online. We have therefore had to rethink our model and many organisations now use a hybrid model that provides both face-to-face and online options for attendees. All of our meeting rooms as well as the Conference Hall are now equipped to offer hybrid meetings and we have continued to invest in sound equipment and other resources to meet the increasing expectations of our customers.

As always, the diversity of not-for-profit organisations that choose Resource for London for their events is striking ranging from small community groups to major national charities and health and social care public sector bodies local, regional and national.

Our café was closed throughout the pandemic and this was much missed by both tenants and meeting room users. During the year St Giles Trust reopened the café as a social enterprise enabling them to train and employ clients.

We are looking forward to a positive year in 2023 with a good level of forward bookings for meeting space.

The following graph illustrates our continued recovery from the pandemic with projections for the next two years.



Social Impact and Projects

Good progress has been made over the year with the Enhance project. This provided capacity building support for London's voluntary and community sector (VCS) with a focus on small and medium sized BAMER, LGBTQ+, Traveller and women's community organisations.

2022's activities have been resourced through the second of a major five-year funding commitment by the City Bridge Trust. Enhance is also funded by other grant makers.

Enhance has funded a number of important conferences during 2022 such as Economic (In)Justice: Understanding inequality and galvanising change. This included the launch of a new documentary The Long Shadow of Class timed to take place during Eradication of Poverty Week. In addition, the project has also supported many training events and seminars. Often these are the result of partnering with Resource for London tenants such as Race on the Agenda, EachOther and the YPF Trust which supports supplementary schools nationally. We worked with the latter and UNICEF on a 'Train the Trainer' programme around children's rights in out-of-school settings.

Our exhibitions and events programme included a collaboration with City & Islington College and we have secured funding to expand this part of our work in 2023.

In 2023 Resource for London plans to launch a new website 'London Calling' that will list events, funding and news for London's third sector. London Calling will enable CVSs, the GLA, London Funders and others to promote their events, grants programmes and much more.

During the year we have been carrying out research and producing a report focused on the state of voluntary and community sector capacity building in London. "Changing Capacity" is a review of the sector's needs and where there are gaps. We have been interviewing funders, CVS organisations and academics and the report will be launched to the media and third sector in 2023.

Finally, we have partnered with a new charity based at Resource for London, the Islington BAMER Advice Alliance, on a major new project called I-CAN Do. To secure funding we produced an eight minute video about the project which involved interviewing local refugees and advice workers from BAMER community groups who are on the frontline of the cost of living crisis.

Financial Report

Resource for London's income in 2022 was £1,172,578 against expenditure of £1,121,010. Unrestricted funds were £300,742 at the year end. The 2022 figures were greatly assisted by grants secured. These included grants from the local authority towards business rates relief, City Bridge Trust towards the Enhance Project and a major grant from the Trust for London of £170,000 towards the costs of major

capital works at the Centre. As a result of the last of these air conditioning works were completed during 2022 and both the lifts were in the process of being refurbished or replaced as the year ended.

Excluding the Trust's grant, the deficit for 2022 was £118,432 against a budgeted deficit of £122,777.

Resource for London operates within a large converted Victorian department store. It needs an average of £250,000 annually for major repairs and improvements. As we rebuild our finances following the pandemic we have committed unrestricted reserves combined with grants to continue to maintain the building to a high standard

Governance

Resource for London is a charitable company limited by guarantee, incorporated on 10 January 1992 and registered as a charity on 23 November 1992. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

All Trustees give freely of their time and no Trustee remuneration was paid in the year. Note 3 to the accounts provides the nil disclosure for Trustee remuneration and related party transactions. Trustees are required to disclose all relevant interests and withdraw from decisions where a conflict of interest arises in accordance with policy. New Trustees that join the Resource for London Board have a full induction programme and are supported by a Trustee mentor. Trustees are recruited based on their professional and community background, and their commitment to Resource for London's objectives.

All new Board members are appointed on five-year terms, normally with a maximum of two terms. Resource for London is focused on delivering its five year strategic plan which sets out the ways in which the charity will continue to recover its activities and finances following the pandemic. This includes the need to achieve and demonstrate even greater levels of social impact. A Social Impact Working Group was established with this remit in 2022 and this has so far led to a theory of change and a new section on the charity's website detailing our projects

Resource for London's Board is also working with the Trust for London to review the Charity's mission given the changes to office working practices brought about by the pandemic and their effect on the serviced office and meeting room markets.

The Trustees use the Charity Governance Code to assess and review the charity's effectiveness around decision making, inclusion and accountability. Resource for London has given due consideration to the Code of Fundraising Practice and Charity Commission Guidance on Fundraising and notes that the Charity had no fundraising activities requiring disclosure under S162A of the Charities Act 2011.

Risk Management

The Trustees are responsible for risk management at Resource for London, reviewing and updating the register of risks, monitoring risks and establishing control measures to mitigate the likelihood and impact of these risks. Major risks are monitored at each meeting of the Board. The risks are reviewed under governance, operational, financial, external, compliance and environmental. The most significant risk identified is the Charity's dependence on its income sources, namely the charitable and voluntary sector. This risk is mitigated by close monitoring of the cashflow, the budget and the market. The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen the risks.

The most significant risks are as follows:

Dependency on Income Sources – Office voids and tenancy turnover in the changing market for offices, and meeting room demand; lettings and bookings are monitored and reviewed regularly by the Board so that appropriate action can be promptly taken.

Cashflow sensitivities and reserves – Resource for London’s reserves policy is linked to the Charity’s business plan and is reviewed annually by the Board. The cashflow is monitored monthly and projections are based on a prudent approach to income and expenditure.

Risk of recession – the Board only commits to expenditure if the cashflow supports it and adjusts staffing levels to reflect demand for meeting and office space.

Competition from similar organisations - Resource for London’s Board monitors customer service feedback to ensure high levels of satisfaction are maintained. Office rents and meeting room charges are periodically benchmarked against the wider market to ensure Resource for London’s social impact objective of providing affordable office and meeting space is achieved.

Failure to maintain building in a good condition. The Board commissioned a 10-year condition survey by an independent specialist in 2015 which was updated in 2019. This programme and reports from The Ethical Property Company are used to prioritise major repairs and improvement works each year and to monitor planned maintenance works.

Impact of Ukraine War - the Board have ensured that additional equipment supplies have been purchased as critical spares due to the ongoing disruption in supply chains.

Increasing utility costs – the Charity has agreed a three-year electricity contract to ensure stable pricing and is planning to invest in the Centre that will lower energy bills.

Loss of management or catering contractors – there are lengthy notice periods in place in contracts that would facilitate a change in contractor if needed.

Reserves policy

Total funds at 31 December 2022 amounted to £489,201 compared to £437,633 in 2021. Restricted funds at 31 December 2022 totalled £188,459 (including £170,000 for building improvement works), leaving £300,742 unrestricted reserves. Free reserves, after discounting the net book value of fixed assets and restricted reserves are £3,273 (2021: £246,534).

General reserves

Resource for London has a target to build unrestricted reserves to a level sufficient to ensure adequate working capital for the operations of the business without recourse to external capital. The working capital requirements have been identified as three months of operating costs. This is considered sufficient to safeguard the Charity under challenging operating conditions. This is calculated as 25% of unrestricted expenditure included in the 2023 budget, being £288,747. In addition to working capital, the Charity aims to rebuild its property reserves to £300,000 by continuing to increase occupancy levels and recovering meeting room bookings to pre-pandemic levels.

Going Concern

After reviewing the Charity’s forecasts and projections, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity therefore continues to adopt the going concern basis in preparing its financial statements.

Throughout 2022 Resource for London’s operations continued its recovery from the pandemic. A number of actions were taken to ensure that were sufficient financial resources in place to meet the day to day needs of the Charity. The Charity also provided support to Tenants in financial difficulty to assist them in their recovery and long term sustainability.

The financial statements have been prepared on a going concern basis on the grounds that Trust for London, the ultimate parent charity, will continue to support Resource for London by providing flexibility around the timing of rental payments due under the agreed lease.

Plans for Future Periods

The Trustees' vision is for Resource for London is to continue to be a vibrant hub for activities addressing inequality. Our actions are designed to support joint working between office tenants and those organising their meetings at the Centre and to offer capacity building support for London's voluntary sector. We will continue to build partnerships and develop projects with organisations that share our vision and objectives so that together we can help to build a stronger not for profit sector in the capital. Looking ahead to 2023 the Charity has exciting plans to deliver talks, art exhibitions and education focused projects to engage people across London around poverty and inequalities issues. This work is resourced through grants from trusts and we will continue to raise grants for existing and new projects.

The planned maintenance and improvement survey of the building informs the annual programme to maintain and improve the building to ensure that Resource for London continues to be the first choice for organisations planning their meetings, training sessions and conferences. The Board will continue to invest in the fabric of the Centre in line with the priorities identified in the survey and the expectations of the building users. The budget for 2023 includes completing the major investment works including the new lifts, retrofitting the remaining lighting to LEDs, work to the air handling systems and repairs to the roof. Where possible the Charity will seek grant funding to help resource these plans.

Everyone involved with Resource for London including The Ethical Property Company and Trust for London, remain committed to realising the potential for the Centre. The Board is focused on ensuring that the Centre returns to generating sufficient annual surpluses to invest the required sums in the building. Whilst meeting this objective, the charges for office and meeting space will always be designed to be affordable for the voluntary sector.

Disclosure of Information to Auditors

The Trustees who held office at the date of approval of this Trustees' report confirm that, so far as they are aware, there is no relevant audit information of which the Charity's auditors are unaware; and the Trustees have taken all the steps that they ought to have taken as Trustees to make themselves aware of any relevant audit information and to establish that the Charity's auditors are aware of that information.

Statement of responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law they have are required to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the excess of expenditure over income for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charitable company and to prevent and detect fraud and other irregularities.

In so far as each Trustee is aware, there is no relevant audit information (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and each Trustee has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the Charity guarantee to contribute an amount not exceeding £1 to the assets of the Charity in the event of winding up. The total number of such guarantees at 31 December 2022 was 1 (2021 - 1). The Trustees are not members of the Charity therefore they have no entitlement to voting rights. The Trustees have no beneficial interest in the Charity.

Conclusion

2022 has been a further year of recovery and Resource for London would not have achieved what it has without the support of City Bridge Trust and Trust for London and the hard work by The Ethical Property Company team. Resource for London has taken a big stride toward a full recovery and we believe that, despite the economic headwinds, this will take a further year.

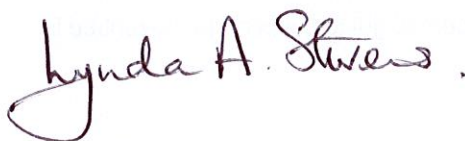
It is also evident that life will be much harder for communities in the capital that were already experiencing the highest levels of poverty and disadvantage. Since the start of the pandemic and now the cost of living crisis there has been a surge in new community organisations being set up across London to meet basic needs. Our role as a key capacity builder for London's VCS and a catalyst for activities that support the hardest hit communities means that Resource for London remains an essential resource for the capital.

This report is prepared in accordance with the provisions of the Companies Act applicable to small entities.

Auditor

Crowe U.K. LLP has indicated its willingness to be reappointed as statutory auditor for the next financial year.

Approved by the Trustees on 20th April 2023 and signed on their behalf by



Lynda Stevens
Chair

Independent auditor's report to the Members of Resource for London

Opinion

We have audited the financial statements of Resource for London (the "charitable company") for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement 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).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion based on the work undertaken in the course of our audit

- the information given in the Trustees' report, which includes the directors' prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees' report.

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

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on pages 10-11, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were relevant health and safety and other legislation in connection with operating as a commercial landlord.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of rent and service charge income, authorisation and approval of expenditure transactions and the override of controls by management. Our audit procedures to respond to these risks included enquiries of the managing partner, The Ethical Property Company, and the Board about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Tina Allison
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor

Resource for London

Statement of financial activities

For the year ended 31 December 2022

	Note	2022 Unrestricted Funds £	2022 Restricted Funds £	2022 Total £	2021 Total £
Income					
Income and endowments from:					
Charitable activities	2	964,042	208,500	1,172,542	796,087
Investments		36	-	36	7
Total Income		964,078	208,500	1,172,578	796,094
Expenditure					
Expenditure on:					
Charitable activities	3	867,751	50,395	918,146	509,489
Other	3	202,864	-	202,864	201,210
Total Expenditure	3	1,070,615	50,395	1,121,010	710,699
Net income		(106,537)	158,105	51,568	85,395
Reconciliation of funds					
Funds brought forward at 1 January		407,279	30,354	437,633	352,238
Funds carried forward at 31 December	9	300,742	188,459	489,201	437,633

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above.

The notes on pages 18 to 24 form part of these financial statements

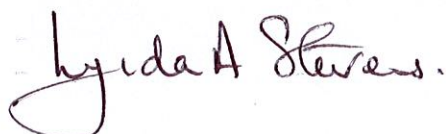
Resource for London
Company Number 02676631
Balance sheet

For the year ended 31 December 2022

	Note	2022 £	2021 £
Fixed assets:			
Tangible assets	5	297,469	160,746
Total fixed assets		297,469	160,746
Current assets:			
Debtors	6	179,359	149,961
Cash at bank and in hand		286,854	552,596
Total current assets:		466,213	702,557
Liabilities			
Creditors: Amount falling due within one year	7	(134,481)	(285,670)
Net current assets		331,732	416,887
Creditors: Amount falling due after one year	8	(140,000)	(140,000)
Total net assets		489,201	437,633
The funds of the charity	10		
Restricted income funds		188,459	30,354
Unrestricted funds		300,742	407,279
Total charity funds		489,201	437,633

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies.

Approved by the Trustees on 20th April 2023 and signed and authorised for issue on their behalf by



Lynda Stevens
Chair

The notes on pages 18 to 24 form part of these financial statements.

Resource for London
Cash flow statement
For the year ended 31 December 2022

	2022 £	2021 £
Cash flows from operating activities:		
Net cash (used in)/provided by operating activities	<u>(103,131)</u>	<u>135,015</u>
Cash flows from investing activities:		
Bank interest	36	7
Purchase of property, plant and equipment	<u>(162,647)</u>	<u>-</u>
Net cash (used in)/provided by investing activities	<u>(162,611)</u>	<u>7</u>
Cash flows from financing activities:		
Repayment of loan to parent charity	<u>-</u>	<u>-</u>
Change in cash and cash equivalents in the reporting period	(265,742)	135,022
Cash and cash equivalents at the beginning of the reporting period	<u>552,596</u>	<u>417,574</u>
Cash and cash equivalents at the end of the reporting period	<u>286,854</u>	<u>552,596</u>

	2022 £	2021 £
Reconciliation of net income to cash flow from operating activities		
Net income for the year ended 31 December	51,568	85,395
Adjustments for:		
Depreciation charges	25,923	27,027
Bank interest	(36)	(7)
(Increase) in debtors	(29,398)	(4,191)
(Decrease)/Increase in creditors	<u>(151,188)</u>	<u>26,791</u>
Net cash (used in)/provided by operating activities	<u>(103,131)</u>	<u>135,015</u>

	2022 £	2021 £
Analysis of cash and cash equivalents and net debt		
Cash in hand	<u>286,854</u>	<u>552,596</u>
Total cash and cash equivalents and net debt	<u>286,854</u>	<u>552,596</u>

Resource for London

Notes to the financial statements

For the year ended 31 December 2022

Entity Details

Resource for London is a charitable company limited by guarantee, incorporated within England and Wales on 10 January 1992 and registered as a charity on 23 November 1992 and is a Public Benefit Entity.

Company Number : 02676631

Charity Number : 1015305

Registered Address : 4 Chiswell Street, London, EC1Y 4UP.

All decisions are made by the Trustees of Resource for London. Some day to day decisions are delegated to The Ethical Property Company.

1. Accounting policies

a) Basis of Accounting

The accounts (financial statements) have been prepared in accordance with the Charities SORP applicable to charities preparing their accounts in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Companies Act 2006.

The financial statements have been prepared on a going concern basis.

We have prepared a revised cash forecast to the end of April 2024 which considers our cash position, sources of income and planned expenditure. This forecast considers recovery in income from meeting rooms and occupancy. A five year plan has also been prepared looking at the period 2023 to 2027 showing recovery in the short to medium term. The Board has scrutinised the key assumptions within this forecast and plan, and is satisfied that the cash reserves are adequate to meet the Charity's obligations as they fall due.

The financial statements have been prepared on a going concern basis on the grounds that Trust for London, the ultimate parent charity, will continue to support Resource for London by providing flexibility around the timing of rental payments due under the agreed lease.

Having regard to the above, the Trustees are satisfied that there are no material uncertainties around the decision to adopt the going concern basis of accounting in preparing these financial statements.

b) Charitable activities income - rents, hiring, service charge income and similar income

Rents, hiring, service charge income and similar income are shown exclusive of value added tax (VAT). rental income, conference income and service charge income is recognised on a daily basis in line with the use of the facilities. Deposit income from hiring is deferred to the extent that it is receivable in relation to a future booking.

c) Investment income

Interest income is accounted for on a receivable basis.

d) **Rents payable and reserves**

Included in expenditure is rents payable to Trust for London. A rent is paid to Trust for London for the premises. Further rent can then be payable based on the surplus in the audited annual accounts, as adjusted to allow for capital expenditure, working capital, recovery of unrestricted reserves and any other adjustments agreed with Trust for London. Liabilities are recognised as a constructive obligation arises.

Costs relating to central operations are classed as Charitable Activities. Costs relating to the buildings service charge are classed under other; these costs are charged to tenants through the Service Charge as per their lease. Resource for London splits costs under the following headings in the management accounts; Services, Staff and Management, and Administration Costs.

e) **Fund accounting**

General funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds have donor-imposed restrictions and are used accordingly.

f) **Taxation**

Resource for London satisfies the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 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 exclusively to charitable purposes.

g) **Tangible fixed assets**

Tangible fixed assets costing more than £1,000 are capitalised and included in historic costs. Depreciation is provided to write off the cost of tangible fixed assets by equal instalments over their estimated economic useful lives as follows:

Leasehold improvements	4%
Fixtures and fittings	20%
Computer equipment	25%

h) **Operating lease**

Operating leases are charged to the Statement of Financial Activities on a straight line basis over the lease term.

i) **Income recognition policy**

Grant income is recognised when the charity becomes unconditionally entitled to the grant. Grants receivable which are subject to donor imposed restrictions are recorded as restricted funds in the statement of financial position. Rent and service charge income are recognised after the start of a lease and a tenant has moved in.

j) **Accounting judgements and sources of estimation**

In the application of the charity's accounting policies, which are described above, the Trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an on-going basis and revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects the current and future periods.

2. Other trading activities

	2022 £	2021 £
Unrestricted Funds		
Rents, hiring and similar income	393,613	385,498
Room bookings	375,372	186,334
Service charge income	195,057	141,469
	<u>964,042</u>	<u>713,301</u>
Restricted Funds		
Grant Income	38,500	82,786
Donation from Trust for London received during the year	170,000	-
	<u>208,500</u>	<u>82,786</u>

£170,000 donation was received from the Trust for London in 2022 (2021: nil) to fund building improvements. A further £38,500 received from City Bridge Trust (2021: £42,500). A £40,286 grant received from Islington Council in 2021 as part of a Covid-19 support scheme was not repeated in 2022.

3. Expenditure

	Depreciation	Direct Costs	2022 Total	2021 Total
	£	£	£	£
Charitable activities - centre operations	25,923	892,223	918,146	509,489
Other - service charge expenses	-	202,864	202,864	201,210
	<u>25,923</u>	<u>1,095,087</u>	<u>1,121,010</u>	<u>710,699</u>

The staff at the Centre are employed by The Ethical Property Company, the managing agent. Resource for London does not employ any members of staff.

The Trustees received no remuneration in the year (2021: none).

The Trustees received no expenses in the year (2021: none)

Fees payable in relation to the statutory audit in 2022 were £9,340 (2021: £6,100)

4. Taxation

Resource for London is exempt from corporation tax as all its income is charitable and applied for charitable purposes.

5. Tangible fixed assets

	Leasehold Improvements £	Fixtures and Fittings £	Computer Equipment £	Total £
Cost				
At 1 January 2022	152,484	1,549,186	181,281	1,882,951
Additions	161,738	-	908	162,646
Disposals	-	-	-	-
At 31 December 2022	<u>314,222</u>	<u>1,549,186</u>	<u>182,189</u>	<u>2,045,597</u>
Depreciation				
At 1 January 2022	21,747	1,544,996	155,462	1,722,205
Charge for the year	6,099	4,190	15,634	25,923
Eliminated on disposal	-	-	-	-
At 31 December 2022	<u>27,846</u>	<u>1,549,186</u>	<u>171,096</u>	<u>1,748,128</u>
Net book value				
At 31 December 2022	<u>286,376</u>	<u>-</u>	<u>11,093</u>	<u>297,469</u>
At 31 December 2021	<u>130,738</u>	<u>4,190</u>	<u>25,819</u>	<u>160,747</u>

All fixed assets are held for charitable purposes.

Included within leasehold improvements is additions of £161,738 relating to assets under construction which have not been depreciated in the year. As at 31 December 2022 £110,794 has completed and will be depreciated in 2023 with £50,944 remaining as assets under construction.

6. Debtors

	2022 £	2021 £
Trade debtors	18,118	29,260
Prepayments	90,130	99,681
Accrued income	37,241	486
VAT debtor	33,870	20,534
	<u>179,359</u>	<u>149,961</u>

Debtors shown net of a provision for doubtful debts of £16,718 (2021: £23,823).

7. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	44,628	93,253
Other creditors	53,849	52,030
Accruals	34,484	33,964
Deferred income	1,520	16,423
Amounts owed to parent charity	-	90,000
	<u>134,481</u>	<u>285,670</u>

8. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Amounts owed to parent charity	140,000	140,000

Amounts owed to parent charity represent rent due under a collections agreement.

9. Deferred income

	£
Brought forward at 1st January 2022	16,423
Received during the year	1,520
Release of deferred income in the year	(16,423)
Carried forward at 31st December 2022	<u>1,520</u>

10. Restricted funds

	2022	2021
	£	£
Enhance Project		
Restricted funds balance at 1 January	30,354	12,969
Grant received during the year	38,500	42,500
Expenditure	(50,395)	(25,115)
Restricted funds balance at 31 December	<u>18,459</u>	<u>30,354</u>

The Enhance Project funds capacity support for London's voluntary and community sectors.

Building Improvement Works

Restricted funds balance at 1 January	-	-
Donation from Trust for London received during the year	170,000	-
Restricted funds balance at 31 December	<u>170,000</u>	<u>-</u>

Net assets split between funds

2022	Unrestricted	Restricted	Total
Fixed assets	297,469	-	297,469
Net current assets	143,273	188,459	331,732
Creditors: amounts falling due after one year	(140,000)	-	(140,000)
	<u>300,742</u>	<u>188,459</u>	<u>489,201</u>
2021	Unrestricted	Restricted	Total
Fixed assets	160,746	-	160,746
Net current assets	386,533	30,354	416,887
Creditors: amounts falling due after one year	(140,000)	-	(140,000)
	<u>407,279</u>	<u>30,354</u>	<u>437,633</u>

11. Operating lease commitments

A - Operating lease commitment to parent charity.

	2022 Land and Building £	2021 Land and Building £
Total rental payable commitments under operating leases which expire:		
Under 1 year	300,000	300,000
Between 1 – 5 years	1,200,000	1,200,000
Over 5 years	1,675,068	2,042,071

Lease payments are recognised in the statement of financial activities in 2022. These were waived in 2021 (£300,000).

B - Operating lease commitments from tenants.

	2022 Land and Building £	2021 Land and Building £
Rental commitments receivable under operating leases which expire or tenant break dates if sooner:		
Under 1 year	154,214	154,416
Between 1 - 5 years	-	-

12. Capital commitments

Capital commitments totalled £108,427 at the end of 2022 (2021: nil). This relates to the lift replacement works and will be spent before the end of 2023.

13. Share Capital

The company has no share capital and is a private company limited by guarantee. The sole member's liability under the guarantee is limited to £1.

14. Ultimate parent undertakings

In the opinion of the Trustees Resource for London is a subsidiary of Trust for London. Resource for London prepares separate accounts as it is a limited company. Trust for London is a charity registered with the Charity Commission for England and Wales. Trust for London's charity number is 205629. The accounts for Trust for London can be obtained from the Chief Executive at 4 Chiswell Street London EC1Y 4UP. Trust for London's main objective is to tackle poverty and inequality in London and to support the Church of England.

15. Related party transactions

No payments were made to the Trustees during the year (2021: nil). Payments totalling £450,000 were made to Trust for London for rent during the year (2021: nil). The amounts due to Trust for London in 2022 totalled £140,000 (2021: £230,000). This was for deferred rent from 2020 (£90,000) and historic rent outstanding (£50,000).

Additionally, £23,987 was also paid to Trust for London for insurance cover (2021: £59,000). In 2022 a donation of £170,000 was received from Trust for London for building improvement works (2021: nil).

16. Comparative Financial Statements**Statement of financial activities**

	2021 Unrestricted Funds £	2021 Restricted Funds £	2021 Total £	2020 Total £
Income				
Income and endowments from:				
Charitable activities	753,587	42,500	796,087	963,984
Investments	7	-	7	20
Total Income	753,594	42,500	796,094	964,004
Expenditure				
Expenditure on:				
Charitable activities	484,374	25,115	509,489	927,290
Other	201,210	-	201,210	181,691
Total Expenditure	685,584	25,115	710,699	1,108,981
Net income/(expenditure)	68,010	17,385	85,395	(144,977)
Reconciliation of funds				
Funds brought forward at 1 January	339,269	12,969	352,238	497,215
Funds carried forward at 31 December	407,279	30,354	437,633	352,238