

CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT

England & Wales · Charity number 1035200

Details

Other names PITSTOP, SKILLSHOP, ST LUKES

Status Registered

Legal form Charitable company

Company number [02898308](#)

Registered 1994-03-21

Register [View on the Charity Commission register](#)

Contact

Address St. Luke's Community Centre
89 Tarling Road
Canning Town
London
E16 1HN

Phone 02073666402

Email info@chctcrp.org.uk

Website www.chctcrp.org.uk

Activities

Objects: THE PROMOTION OF ANY CHARITABLE PURPOSES FOR THE BENEFIT OF PERSONS RESIDENT IN THE LONDON BOROUGH OF NEWHAM (IN PARTICULAR, BUT NOT LIMITED TO, THE AREAS OF CUSTOM HOUSE AND CANNING TOWN) AND INCLUDING (BUT NOT EXCLUSIVELY) THE FOLLOWING:1) THE RELIEF OF POVERTY; 2) THE ADVANCEMENT OF EDUCATION AND THE PROVISION AND ASSISTANCE IN THE PROVISION OF TRAINING; 3) THE PRESERVATION AND PROTECTION OF THE ENVIRONMENT OF THE AREA OF BENEFIT; 4) THE PROVISION OR ASSISTANCE IN THE PROVISION OF RECREATIONAL AND LEISURE TIME FACILITIES IN THE INTERESTS OF SOCIAL WELFARE WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE PERSONS RESIDENT IN THE AREA OF BENEFIT.

Activities: The Charity manages a loved listed building that houses useful functions such as; a community halls, nursery, cafe, doctors surgery and office space for businesses and charities. With surpluses from rent income it provides cheap use of the halls to small community initiatives, directly runs mental health and

elderly projects and provides a corporate umbrella for developing community groups.

Classification

- **How:** Makes Grants To Organisations, Provides Human Resources, Provides Buildings/facilities/open Space, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** CUSTOM HOUSE AND CANNING TOWN.
- Newham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£262,746	£275,584	-	-
2024-06-30	£272,380	£276,147	-	-
2023-06-30	£269,655	£283,487	-	-
2022-06-30	£298,239	£256,628	-	-
2021-06-30	£252,022	£311,626	-	-

Trustees

Name	Role	Appointed
SARAH RUIZ	Chair	
Adrian Hodgson		2018-12-10
Amala Charles		2015-10-26
Dr FRANK ROSILLO-CALLE		2011-03-23
Freda Ayres		2013-12-19
Lee Francis		2025-10-22

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England & Wales - Charity number 1035200

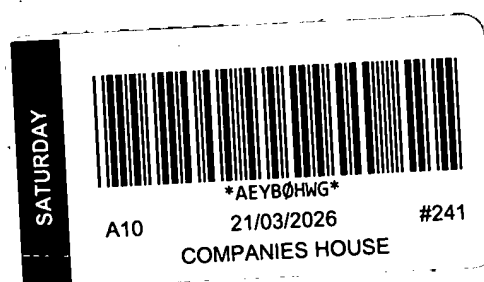
Accounts

Company No. 02898308
Charity No. 1035200

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2025



Custom House and Canning Town Community Renewal Project

Index To Financial Statements

For the year ended 30 June 2025

	Page
Reference & administrative information	1
Report of the management committee	2 - 9
Independent Examiner's report	10
Statement of financial activities	11
Balance Sheet	12
Cash Flow Statement	13
Notes to the financial statements	14 - 23

Custom House and Canning Town Community Renewal Project

Reference & administrative information

For the year ended 30 June 2025

Status	The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.		
Governing document	The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.		
Management Committee	Sarah J. Ruiz	Chair	
	Amala R. Charles	Treasurer	
	Janet A. Moffatt		
	Lorraine Starke		resigned 18 March 2026
	Dr Fransisco Rosillo-Calle	Vice Chair	
	Freda Ayres		
	Adrian P. Hodgson		
	Dr John McNeill		appointed 19 September 2024
Website	www.chctcrp.org.uk		
General Manager	John McNeill		
Company number	02898308		
Charity number	1035200		
Registered office and operational address	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN		
Independent Examiner	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD		
Bankers	National Westminster Bank East Ham Branch 37 High Street North London E6 1HS		

The trustees present their report and the financial statements for the year ended 30 June 2025, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Committee members serving during the year, and those currently serving, are shown on page 1. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reigns of governance. At any given time, the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community cafe, a community hall and offices for charities and small businesses.

How The Charity's activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham.

25 years of financial stability

Since 2000 the Charity has let office space at St. Luke's making it a secure, independent, and self-sustaining project in this poor part of London. At the time of writing 95% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances is able to work on projects that benefit the community. The greater the surpluses generated the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

150 years of St Luke's

After 25 years the custodians of the Old St. Luke's, the CH&CTCRP, has looked after the Grade II listed building for a 1/6 of its life. The Trustees called for events to mark the full history 150 years of St. Luke's and an exhibition of St. Luke's in the community was devised and displayed for 4 months of 2025. The exhibition is available on the Charity's website www.chctcrp.org.uk.

In July a very well attended and much enjoyed 150th Celebration took place in the Grounds of St. Luke's and Keir Hardie Rec. That day the parish priest Rev. Stott blessed the newly named Fr. Goose Hall in recognition of the revered local cleric.

In September a solemn and moving memorial was the first activity to take place in the newly restored Apse. The event was in remembrance of the Hallsville Tragedy of 10th September 1940 when, in a air raid, a school sheltering children and mothers, was hit causing many casualties. St. Luke's was also struck. The unforgettable event included poetry, names, testimony, was attended by children from Hallsville School and interspersed by arias from a magnificent young soprano,

Staff

The Charity has 6 direct staff numbers. These are headed by the General Manager responsible to the trustees. He is supported by a Financial Administrator and Building Manager for St. Luke's. Two staff are with Parkside and there is an over 50s worker. In recent years the General Manager and the Financial Administrator were able to cut their working days to 3.

Community Space

Maintaining the community hall and cafe area, letting that space at a heavily subsidised rate to groups that serve the local community is, an important part of the Charity's capacity building work. In this way the Charity can assist the establishment of smaller groups or attract them to the area. The subsidised use of the hall is equivalent to financial support of over £40,000 a year.

The subsidised use of hall and the cafe helps: a mothers and toddlers group, a youth club, the over 50s club and lunch, Powerhouse (2 days a week), a bingo club, a food bank, a chat group and a sowing group. The University of the 3rd Age has used the facilities too. Cheap time zones are available for children's parties. Furthermore, the hall is available for private functions for local people at a rate which cannot be beaten.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fetes. In July a joint event with the Parish and the Council bought great numbers to a funday to celebrate 150 Years of St. Luke's.

Whilst the British Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended in November 2025.

The Cafe

The cafe and its seating area were used for food preparation and storage (in freezers) during the virus period. This activity was maintained continuously from early April 2020 to June 2021. Since then the cafe has been used by the well-attended Over 50's Club who have a meal there every Wednesday. In 2024 a secure storage facility was added to store cloths for a new clothes bank and two induction cooker/ovens replaced the old gas appliance in the kitchen. The café is also a food bank distribution point every Thursday and the room is used as a meeting place.

The Over 50's Club

In January 2019 the Charity created the new part time post of Over 50s development worker to lay on a variety of laid back activities to attract a range of elderly people. This worked well and the Friday day sessions remain well attended. The virus brought new challenges and the over 50s worker maintained and developed contact with the elderly and frail. Staff hours were increased from 2.5 to 4 days a week.

In June 2022 the Over 50's club ran a second hand clothes stall and this proved to be a great success. The Charity agreed to a regular clothes stall as a response to rising living costs. The secure cloths storage is now built in the cafe seating area and run by the Over 50s club.

The Club has been successful in getting corporate support for its activities on several special occasions including: Christmas dinner cooked and served by HSBC staff and sponsored trips out. Connections with the English National Ballet have been maintained. The ENB provides special bi weekly keep fit sessions for the club and offers occasional visits to full. A partnership with Rosetta Arts to enhance a section of the grounds at St. Luke's with accessible planters has been well received and involved the Club making colourful outdoor mosaics. A link up with West Ham Foundation to do 1 to 1s about benefit entitlement 8 of which have been undertaken. The club has attracted committed volunteers two of whom help with every session.

St. Luke's Thursday

The local parish of St. Luke's (Victoria Dock) received grant funding to develop social activities for local people and so got together with the Charity. April 2022, saw the start of a successful mothers and toddlers group which continues meeting every Thursday morning. Then in June 2023 a new youth club was launched and that meets every Thursday evening. In 2024 amid day chat group for anyone interested was launched and whilst the group is small it is a valuable resource. In the preliminary discussions with the parish the Charity was assured that the activities the Parish put on would be done in a secular manner and so conform the CH&CTCRP's constitution.

Community Outdoor Group(COG)

COG, offers young people, including those with special needs, BMX and cycle training. The project needed a Newham base and a Newham body to provide corporate support. The Charity's Trustees agreed to take on this role with COG and so in 2023 began a very well appreciated and popular project based at Gooseley Green.

COG delivered over 150 sessions and worked with 20 schools, colleges and specialist educational provision targeting at risk youths. It attracted a minimum of 300 young people. In 2025 financial and staff resources could not be found for a major scheme but smaller one offs took place. However, the facilities are still in place and the hope is 2026 will see more activity.

Parkside

The Parkside Gardening Project has been supported since 2007 in assisting referred people suffering mental health difficulties in a horticultural context. In 2025 there were 13 supported volunteers. The project involves maintaining a sensory garden, plant propagation, clearance, composting, soil preparation and planting. Parkside increases social opportunities, self-esteem, confidence, physical fitness, a varied weekly routine and a warm space in winter.

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In 2016 Powerhouse scaled down it's office to free desk and storage space and has subsequently been able to deliver the same level of service at St. Luke's where it benefits from subsidised use of the Father Goose Hall.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important in situ art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP acquired the building. The Charity took steps to clean and cover the damage and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. In 2025 works to remove the scaffolding and make some final improvements, made the Apse ready for use as a bespoke venue.

The Apse is now a marvellous venue with unique acoustics. Its first modern use was as the setting for a special moving memorial service to remember the Hallsville Tragedy, attended by children from Hallsville School and interspersed by arias from a magnificent young soprano.

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The completion of the work on the apse after 25 years in the custody of the CH&CTCRP means that all the space on the ground floor of St. Luke's is available to communities.

In early spring 2025, following lengthy planning the whole South Face of St. Luke's was repaired with some bright yellow stocks and repointed in using traditional mortar. At the same time coping stones were replaced. The whiteness of the lime mortar looks out of place but it is how St. Luke's would have appeared in 150 years earlier.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn – for a couple of years the Charity has been trying to formally secure this legal entitlement. The building remains let to a Lithuanian community organisation who use the whole building for childcare activities.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer keeps tabs and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would be expensive. The Charity's Directors and Trustees receive no remuneration, monetary or otherwise.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there is little need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers and the over 50s Club has been greatly aided by volunteers. So the Charity has created a volunteer form to properly engage with volunteers. The charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's and central to the Charity's policy is to encourage volunteers to set up and run their independent activities. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and so the Charity works to improve and enlarge the area's voluntary sector and a good environment for the voluntary sector and volunteering.

Standard decanting was out and demolition to make way for overwhelmingly private flats was in. To pave the way for the developer whole blocks were cleared too early and the empty dwellings became a scandal. The Council's solution was to lease the blocks to a private landlord who used insecure tenancies so clearance could take place at short notice whenever without a Council duty to rehouse. The private rents were doubled with housing benefit stepping in.

The Charity's General Manager helped local tenants to represent themselves. The residents made some gains but were soon de-recognised. Subsequently, the Charity learned that the Council had warned that the Charity's General Manager will not be spoken to. The Charity was an enemy and sustained collateral damage.

In 2018 the new Mayor inherited a mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by the new Mayor, won significant changes. The contract with the private landlord was terminated and the private tenants put into the vacated blocks as assured council tenants.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices have again inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year decreased by £9,634 from £272,380 to £262,746 a 3.54% decrease. Expenditure decreased by £563 from £276,146 to £275,584, an decrease of 0.26%. There was a deficit for the year of £12,838 (2023/24 : deficit £3,767). This deficit is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value as based on their historic construction costs, and no further valuations have been conducted regarding their current valuation.

The total funds held by the charity decreased during the year from £2,356,673 to £2,343,835. These funds are divided for accounting purposes into restricted funds, which represent the unexpended balances of donations and grants held on trust for specific purposes, and unrestricted funds that are available for the general purposes of the charity. During the year, there was a decrease in the total value of the restricted funds from £350,880 to £340,219 and a decrease in unrestricted funds from £2,005,793 to £2,003,615

The principal financial policies adopted during the year are (i) the accounts are prepared under the historical cost convention; (ii) incoming resources relating to grants and material donations are recognised in the period to which they are receivable and (iii) resources expended are recognised on the accruals basis and on the basis that consideration has been received for the expenditure. Full details of the accounting policies adopted during the year are shown in note 1 to the Accounts.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £28,649 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition, the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2024-2025, a net -£1,933 (2023-2024- £28,489) was deducted from the building reserve. The sinking fund balance at the year end is £376,768. By the time of writing the Charity increased its secure investment deposits to £748,095. It is also assured that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2025

Responsibilities of the management committee

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

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

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

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

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner is unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

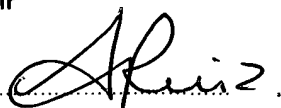
Public Benefit Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Patrick Gray ACCA Chartered Accountant as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on  2026 and signed on its behalf.

SARAH RUIZ
Chair



**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2025 set out on pages 10 to 23.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Custom House and Canning Town Community Renewal Project for the purposes of company law are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants of Scotland.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;
- have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed

Patrick J. Gray

Date

20 March 2016

Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2025

		Unrestricted	Restricted	2025 Total	2024 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income		-	-	-	213
Investment income		21,619	-	21,619	18,371
Nursery rent and recharges		236,739	-	236,739	240,651
<i>Incoming resources from charitable activities</i>					
Over 50's Club		2,948	-	2,948	3,262
COG cycling scheme		-	-	-	9,883
Parkside Gardening Project		939	-	939	-
150th (Charity)		500	-	500	-
Total incoming resources	2	262,746	-	262,746	272,380
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Youth Club		-	-	-	-
COG-BMX		-	2,262	2,262	10,967
Parkside Gardening Project		11,990	-	11,990	10,788
St Luke's and Abraham's		224,569	9,299	233,868	226,534
Over 50s Project		22,951	-	22,951	25,033
Other Community Projects		1,078	-	1,078	(386)
<i>Governance costs</i>		3,435	-	3,435	3,210
Total resources expended	3	264,024	11,561	275,584	276,147
Net (Expenditure)/Income for the year		(1,278)	(11,561)	(12,838)	(3,767)
Transfers between funds	11	(900)	900	-	-
Net movement in funds for the year		(2,178)	(10,661)	(12,838)	(3,767)
Total funds brought forward		2,005,793	350,880	2,356,673	2,360,440
Funds carried forward	12	2,003,615	340,219	2,343,835	2,356,673

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)

Balance sheet

As at 30 June 2025

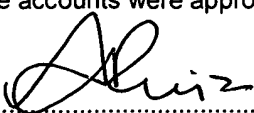
	Note	£	2025 £	2024 £
Tangible fixed assets	7		1,465,432	1,521,517
Term Deposits	8		<u>748,095</u>	<u>656,059</u>
			2,213,526	2,177,575
Current assets				
Debtors	10	54,948		51,884
Cash at bank and in hand		<u>115,357</u>		<u>165,876</u>
		170,305		217,760
Creditors				
Amounts falling due within one year	11	<u>(39,997)</u>		<u>(38,662)</u>
Net current assets			<u>130,308</u>	<u>179,097</u>
Total Assets less current liabilities			<u>2,343,834</u>	<u>2,356,673</u>
The funds of the charity:				
Unrestricted funds				
General funds			521,559	475,019
Designated funds			1,482,056	1,530,774
Restricted funds			<u>340,219</u>	<u>350,880</u>
Total funds	12		<u>2,343,834</u>	<u>2,356,673</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2025. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

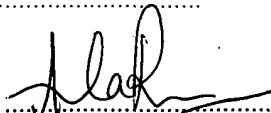
The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 



Sarah J. Ruiz
Chair



Amala R. Charles
Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2025

	2025 £	2024 £
Surplus/(deficit) for the year	(34,458)	(22,138)
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,085	56,085
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	(3,064)	(8,112)
Decrease/(Increase) in creditors	1,335	(3,450)
Investments (Increase)/decrease	(92,036)	(6,059)
Cash generated from Operations	(72,138)	16,326
Cash from Other sources		
Interest Received	21,619	18,371
Change in cash and cash equivalents in the year	(50,519)	34,697
Cash and cash equivalents at the beginning of year	165,876	131,179
Cash and cash equivalents at the end of year	115,357	165,876
Consisting of :		
Cash at bank and in hand	115,357	165,876

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : Statement of Recommended Practice, applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have paid for the assets.
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

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.

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

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.
- o) **Subsidiary**
- The Charity has a subsidiary but group accounts are not prepared because its results, assets and Liabilities are not material to the Charity.
- p) These accounts for the year ended 30 June 2025 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) 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. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) 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.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees 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.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2025

Incoming Resources

	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	150th (Charity)	General Fund	2025 Total	2024 Total
Restricted Funds									
Grants		939.32		1,000	0	500		2,439	-
COG Cycling Summer Play Scheme		-			0.00			-	6,650
London Borough of Newham		-	-		-			-	-
Other Sales Income		-		404				404	1,000
Training Services	-	-	-	-	-		-	-	3,233
Sub Total	-	939	-	1,404	-	500	-	2,844	10,883
Unrestricted Funds									
Cafe Income	-		-	1,424	-		-	1,424	1,644
Investment income	-	-	-	-	-		21,619	21,619	18,371
Small Grants								-	-
Rental Income	228,737	-	-	-	-		-	228,737	231,545
Utility recharges	4,500	-	-	-	-		-	4,500	5,467
Donations	-	-	-	-	-		-	-	-
Other Incoming resources	208	-	-	120	-		-	328	1,106.05
Other Sales Income	-	-	-	-	-		-	-	175
Telephone Income	3,294	-	-	-	-		-	3,294	3,190
Sub Total	236,739	-	-	1,544	-	-	21,619	259,902	261,497
Total Incoming Resources	236,739	939	0	2,948	0	500	21,619	262,746	272,380

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2025

Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2025 Total	2024 Total
Cost directly allocated to activities										
Staff costs	Staff time	78,595	9,595	-	18,101	-	-	-	106,291	107,256
Recruitment	Direct	-	-	-	-	-	-	-	-	-
Staff Training	Direct	-	-	-	-	2,255	-	-	2,255	8,322
Staff Travel & Meetings	Direct	11	-	-	228	-	-	-	239	961
Depreciation	Direct	56,085	-	-	-	-	-	-	56,085	56,085
Materials	Direct	42	767	-	79	7	46	-	940	277
Office Costs	Direct	97	109	-	4	-	0	-	202	276
Refreshments/Subsistence	Direct	15	290	-	2,987	-	614	-	3,906	3,268
Insurance	Usage	15,393	-	-	-	-	-	-	15,393	14,882
Internet	Usage	696	-	-	-	-	-	-	696	904
Publicity	Direct	150	-	-	-	-	-	-	150	173
Social Events	Direct	-	-	-	175	-	-	-	175	-
Rent and Rates	Direct	5,141	-	-	-	-	-	-	5,141	4,948
Heat & Light	Usage	24,669	-	-	11	-	-	-	24,680	30,987
Telephone	Usage	2,222	-	-	30	-	-	-	2,252	1,826
Cleaning	Usage	4,127	34	-	89	-	-	-	4,251	3,910
Equipment & Maintenance	Direct	26,312	195	-	217	-	378	-	27,102	16,555
Donations	Direct	1	-	-	-	-	40	-	39	-
Accountancy Fees	Direct	-	-	-	-	-	-	3,435	3,435	3,210
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	51	-	-	-	-	-	-	51	342
Legal and professional fees	Usage	2,020	-	-	-	-	-	-	2,020	960
Bank Charges	Usage	218	-	-	-	-	-	-	218	281
Sundry Expenses	Usage	35	-	-	40	-	-	-	75	35
Staff Costs	Staff time	17,990	999	-	999	-	-	-	19,988	21,240
Total resources expended		233,868	11,990	0	22,951	2,262	1,078	3,435	275,584	276,147

Notes to the financial statements

For the year ended 30 June 2025

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2024).

5. Staff costs and numbers

Staff costs were as follows:

	2025 £	2024 £
Salaries and wages	120,708	122,704
Social security costs	3,432	3,685
Pension Costs	2,140	2,107
	<u>126,280</u>	<u>128,496</u>

No employee earned more than £60,000 during the year.

The charitable company 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 income and expenditure account in respect of defined contribution schemes was £2,140 (2024 - £2,107)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2025 No.	2024 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	0.5
Over 50's Club	0.8	0.8
Support	-	-
	<u>4.3</u>	<u>4.3</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2025

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	<u>2,339,293</u>	<u>597,994</u>	<u>190,493</u>	<u>3,127,780</u>
Depreciation				
At the start of the year	1,161,822	253,948	190,493	1,606,263
Charge for the year	46,786	9,299	-	56,085
At the end of the year	<u>1,208,608</u>	<u>263,247</u>	<u>190,493</u>	<u>1,662,348</u>
Net Book Value				
At the end of the year	<u>1,130,685</u>	<u>334,747</u>	<u>-</u>	<u>1,465,432</u>
At the start of the year	<u>1,177,471</u>	<u>344,046</u>	<u>-</u>	<u>1,521,517</u>

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community center : this is the cost of depreciable assets which at 30 June 2025 amounted to £3,127,780 (2024 :£3,127,780)

8. Fixed Asset Investment

	2025 £	2024 £
Investment in subsidiary	100	100
Deposits	748,095	656,059
	<u>748,195</u>	<u>656,159</u>

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil (2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2025

9. Financial instruments	2025 £	2024 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>54,948</u>	<u>51,883</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>40,144</u>	<u>28,594</u>
10. Debtors	2025 £	2024 £
Trade Debtors	54,948	51,883
Staff Loans	-	-
Prepayments	<u>1</u>	<u>1</u>
	<u>54,949</u>	<u>51,884</u>
11. Creditors : amounts falling due within one year	2025 £	2024 £
Trade creditors	8,694	8,782
Taxation and social security	(147)	10,068
Other creditors	1,756	2,255
Accruals	24,392	13,560
Rent Deposit from tenants	5,302	3,997
	<u>39,997</u>	<u>38,662</u>

Notes to the financial statements

For the year ended 30 June 2025

12. Movements in funds

	At 1 July 2024 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2025 £
Restricted funds:					
Abrahams Point	349,518	-	9,299	-	340,219
COG cycling scheme	1,362	-	2,262	900	-
Total restricted funds	350,880	-	11,561	900	340,219
Designated funds :					
Fixed assets fund	1,152,074		46,786		1,105,288
Sinking Fund	378,700	20,000	21,933	0	376,768
	<u>1,530,774</u>	<u>20,000</u>	<u>68,719</u>	<u>-</u>	<u>1,482,056</u>
General Funds	<u>475,019</u>	<u>242,746</u>	<u>195,304</u>	<u>(900)</u>	<u>521,559</u>
Total funds	<u>2,356,673</u>	<u>262,746</u>	<u>275,584</u>	<u>-</u>	<u>2,343,834</u>

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Charity's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	340,219	1,873,307	2,213,526
Current assets	52,674	117,631	170,305
Creditors: amounts falling due within one year	<u>(52,674)</u>	<u>12,677</u>	<u>(39,997)</u>
Net assets at 30 June 2025	<u>340,219</u>	<u>2,003,615</u>	<u>2,343,834</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2025

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2024 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2025 (2024- Nil)

CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT

England & Wales - Charity number 1035200

Accounts

Company No. 02898308
Charity No. 1035200

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2024

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COMPANIES HOUSE

Custom House and Canning Town Community Renewal Project

Report and accounts

	Page
Reference & administrative information	1
Report of the management committee	2 - 8
Independent Examiner's report	9
Statement of financial activities	10
Balance Sheet	11
Cash Flow Statement	12
Notes to the financial statements	13 - 22

Custom House and Canning Town Community Renewal Project

Reference & administrative information

Status	The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.	
Governing document	The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.	
Management Committee	Sarah Ruiz Amala Corera Janet Moffatt Lorraine Starke Frank Rosillo-Calle Freda Ayres Adrian Hodgson Elizabeth Booker	Chair Treasurer Vice Chair Resigned 20th March 2024
Website	www.chctcrp.org.uk	
General Manager	John McNeill	
Company number	02898308	
Charity number	1035200	
Registered office and operational address	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN	
Independent Examiner	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD	
Bankers	National Westminster Bank East Ham Branch 37 High Street North London E6 1HS	

The trustees present their report and the financial statements for the year ended 30 June 2024, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Committee members serving during the year, and those currently serving, are shown on page 1. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reins of governance. At any given time, the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's inception.

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community cafe, a community hall and offices for charities and small businesses. The only space remaining to be developed is the Apse (the historic altar area at the north end of the building) where long term plans exist to convert that space into a performance space.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

How The Charity's activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham.

24 years of financial stability

Since 2000 the Charity has let office space at St. Luke's making it a secure, independent, and self-sustaining project in this poor part of London. At the time of writing 100% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances is able to work on projects that benefit the community. The greater the surpluses generated the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

Staff

The Charity has 6 direct staff numbers. These are headed by the General Manager responsible to the trustees. He is supported by a Financial Administrator and Building Manager for St. Luke's. 2 staff are with Parkside and there is 1 over 50s worker. In recent years the General Manager and the Financial Administrator working days were cut to 3 per week and so the Charity has saved around £20,000 per year.

Community Space

Maintaining the community hall and cafe area and letting that space at a heavily subsidised rate to groups that serve the local community is an important part of the Charity's capacity building work. In this way the Charity is able to assist the establishment of smaller groups or attract them to the area. The subsidised use of the hall is equivalent to financial support of £44,000 a year.

The subsidised use of hall and the cafe is available to a number of groups: a mother and toddlers' group, a youth club, a special needs youth club, the over 50s club and lunch, Powerhouse (2 days a week), a bingo club, a food bank a sowing group and for children's parties. Furthermore, the hall is available for private functions for local people at a rate which cannot be beaten.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fetes. An event was held in June 2022 to mark the Queen's 70th Jubilee.

Whilst the Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended in November 2024.

The Cafe

The cafe and its seating area were used for food preparation and storage (in freezers) during the virus period. This activity was maintained continuously from early April 2020 to June 2021. Since then the cafe has been used by the well-attended Over 50's Club who have a meal there every Wednesday. In 2024 a secure storage facility was added to store cloths for a new clothes bank and two induction cooker/ovens replaced the old gas appliance in the kitchen. The café is also a food bank distribution point every Thursday and the room is used as a meeting place.

The Over 50's Club

In January 2019 the Charity created the new part time post of Over 50s development worker to lay on a variety of laid back activities to attract a range of elderly people. This worked well and the all day Friday day sessions remain well attended. The virus brought new challenges and the over 50s worker maintained and developed contact with the elderly and frail. Staff hours were increased from 2.5 to 4 days a week. In 2020 the Club started working with Bikeworks who used their open air electric cycle taxis to ferry members to and from the club. This was immensely popular and Bikeworks remained a valuable partner to the Club until it ran into money difficulties.

In June 2022 the Over 50's club ran a second hand clothes stall and this proved to be a great success. The Charity agreed to a regular clothes stall as a response to rising living costs. The secure cloths storage is now built in the cafe seating area and run by the Over 50s club.

The Club has been successful in getting corporate support for its activities on several special occasions including: Christmas dinner cooked and served by HSBC staff and sponsored trips out. Connections with the English National Ballet have been maintained. The ENB provides occasional visits to full rehearsals and they provide biweekly keep fit sessions at the Friday club. A partnership with Rosetta Arts to enhance a section of the grounds at St. Luke's with accessible planters has been well received and involved the Club making colourful outdoor mosaics. A link up with West Ham Foundation to do 1 to 1s about benefit entitlement 8 of which have been undertaken. Last but by no means least the club has attracted committed volunteers two of whom help with every session.

St. Luke's Thursday

The local parish of St. Luke's (Victoria Dock) received grant funding to develop social activities for local people and so got together with the Charity. The result, in April 2022, was the start of a highly successful mothersand toddlers' group which continues meeting every Thursday morning. Then in June 2023 a new youth club was launched and that meets every Thursday evening. This too is a successful project that has embedded itself quickly. In the preliminary discussions with the parish the Charity was assured that the activities the Parish put on would be done in a secular manner and so conform to the CH&CTCRP's constitution.

COG

COG, an initiative run by the Charity offers young people including those with special needs with BMX and cycle training. The project was looking for a Newham base and a Newham body to provide corporate and financial control. The Trustees agreed to take on this role with COG and so in 2023 began a very well appreciated and popular project based at Gooseley Green and also operated at King George the 5th park. There have been holiday schemes and other sessions provided. COG has received grants that cover its expenditure.

COG has delivered over 150 sessions and worked with 20 schools, colleges and specialist educational provision targeting at risk youths including a maintenance project based at St. Luke's. It has attracted a minimum of 300 young people. The project has been acclaimed.

Parkside

The Parkside Gardening Project has been supported since 2007 in assisting referred people suffering mental health difficulties in a horticultural context. In 22/23 there were 13 supported volunteers. The project involves maintaining a sensory garden, plant propagation, clearance, composting, soil preparation and planting. Parkside increases social opportunities, self-esteem, confidence, physical fitness, a varied weekly routine, and a warm space in winter.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In recent times funding support has grown tighter for all small charities including Powerhouse so in 2016 the decision was taken to allow Powerhouse free desk and storage space in the CH&CTCRP office at St. Luke's to help Powerhouse make ends meet. The arrangement has worked well and continues. Powerhouse also benefits from a large subsidy to its regular use of the hall.

The virus

The staff unanimously agreed they would continue to attend work and do whatever the Charity thought best and they stuck to this stance doggedly and maintained their stations throughout.

In April 2020 the Charity's Trustees agreed a general plan to make all the public spaces in St. Luke's available to any authority who might need them and for the building to be used in some way to help alleviate the anticipated food deprivation in the community. The Over 50's worker's hours were increased to 4 days a week and money was made available from reserves. The staff all mucked in, put the cafe into use and shared the regular cooking of food (delivered by the Council and purchased by the Charity) that was frozen for distribution. That effort delivered over 150 meals a week.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important works of art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP moved in. The Charity has taken steps to clean and cover the damage and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. Now the Charity plans to remove the scaffolding and make some final improvements to make the Apse ready for use as a bespoke venue. The Committee recently agreed to re-erect the scaffolding and use it to repair the outside coping stones at the top of the south face of the building.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn – this entitlement has been applied for through legal channels. The building remains let to a Lithuanian community organisation who use the whole building for childcare activities.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer oversees all payments and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would cost a tidy sum. The Charity's Directors and Trustees receive no remuneration, monetary or otherwise.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there has been little need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers and the over 50s Club has been greatly aided by volunteers. In response to this the Charity has created a volunteer form to properly avail volunteers a more secure and better managed way of operating. The charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's and central to the Charity's policy is to encourage volunteers to set up and run their independent activities such as the youth club and the elders' afternoons. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and to counter this, the Charity works to improve and enlarge the area's voluntary sector. This way the Charity has helped to create a long term environment for more volunteering.

The area's regeneration

The Charity's working area remained in one of the most stubbornly poorest areas of East London. Years of "regeneration" barely dented the situation. The Council had got nowhere and in a frustrated moment one of its chief housing officers dubbed the locals as being "not normal".

In 1999 the Jubilee Line came to Canning Town: that brought long term consequences. Property prices, buoyed by the better transport links, in 2000 spurred Newham Council developed a regeneration plan involving the demolition of 2000 council built homes and the building of 10,000 private dwellings.

Local people, mainly secure council tenants, approved so long as their rights were to be observed and the demolished council homes replaced. They thought the regeneration was a fair swap for having their existing blighted homes replaced in situ with a standard decanting operation with phases of demolition followed by new build for those tenants to be rehoused and so on. They thought they had signed up to a "right to return".

In practice the word "return" somehow morphed to mean that tenants could "return" as council tenants as if they had ever stopped being council tenants. Tenants were offered accommodation somewhere else, indeed anywhere else so long as it was out of the area.

Standard decanting was out and demolition to make way for overwhelmingly private flats was in. To pave the way for the developer whole blocks were cleared too early and the empty dwellings became a scandal. The Council's solution was to lease the blocks to a private landlord who used insecure tenancies so the homes could be cleared at short notice whenever the land was required without a Council duty to rehouse them. The private landlord doubled the rent: with the difference paid by the taxpayer via housing benefit.

The Charity's General Manager helped local tenants to represent themselves. The residents made some gains but were soon de-recognised. Subsequently, the Charity learned that the Council had insisted that the Charity's General Manager shall not be spoken to. The Charity was treated as an enemy of the Council until a new mayor was elected.

In 2018 the new Mayor inherited a mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by a new Mayor, won significant changes. The contract with the private landlord was terminated and the private tenants put into the vacant blocks declared assured council tenants.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices are again being inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

PEACH

In 2012 the Lottery (Big Local) funded a 10 year £1 million grant for Custom House community priorities. The People's Empowerment Alliance of Custom House (PEACH) was formed in 2013 and the CH&CTCRP became the "Local Trusted Organisation" (LTO) responsible for the initiative's corporate existence. PEACH developed community run participation and focused on housing issues in Custom House.

However, the CH&CTCRP grew to understand that its role, particularly as the PEACH employer (2/3 of CH&CTCRP staff), left the Charity with all the legal responsibilities yet with little authority. These legal issues were a long term problem and a fundamental and as yet unresolved design flaw in the structure of the Big Locals. In 2020 PEACH had set up its own corporate structure and when its own way. It continues to function.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year increased by £2,725 from £269,655 to £272,380 a 1.1% increase. Expenditure decreased by £7,340 from £283,487 to £276,147, an decrease of 2.6%. There was a deficit for the year of £3,767 (2022/23 : deficit £13,832). This deficit is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value as based on their historic construction costs, and no further valuations have been conducted regarding their current valuation.

The total funds held by the charity decreased during the year from £2,360,440 to £2,356,673. These funds are divided for accounting purposes into restricted funds, which represent the unexpended balances of donations and grants held on trust for specific purposes, and unrestricted funds that are available for the general purposes of the charity. During the year, there was a decrease in the total value of the restricted funds from £361,279 to £350,880 and a increase in unrestricted funds from £1,999,161 to £2,005,793

The principal financial policies adopted during the year are (i) the accounts are prepared under the historical cost convention; (ii) incoming resources relating to grants and material donations are recognised in the period to which they are receivable and (iii) resources expended are recognised on the accruals basis and on the basis that consideration has been received for the expenditure. Full details of the accounting policies adopted during the year are shown in note 1 to the Accounts.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £28,649 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition, the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2023-2024, a net £26,490 (2022-2023- £2,715) was added to the building reserve. The sinking fund balance at the year end is £387,700. By the time of writing the Charity increased its secure investment deposits to £656,059. It is also assured that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

Responsibilities of the management committee

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

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

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

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

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner is unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

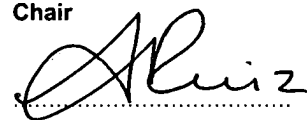
Public Benefit Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Conways Chartered Accountants as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 12/03/2025 and signed on its behalf .

SARAH RUIZ
Chair



**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2024 set out on pages 10 to 22.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Custom House and Canning Town Community Renewal Project for the purposes of company law are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants of Scotland.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

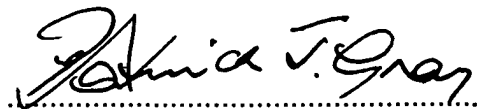
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

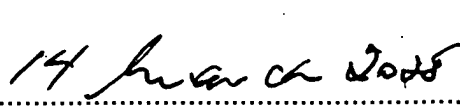
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed 

Date 

Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2024

		Unrestricted	Restricted	2024 Total	2023 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income		213	-	213	-
Investment income		18,371	-	18,371	6,775
<i>Incoming resources from charitable activities</i>					
Over 50's Club		3,262	-	3,262	4,370
COG-BMX		-	9,883	9,883	25,800
Parkside Gardening Project		-	-	-	175
St Luke's and Abraham's					
Nursery rent and recharges		240,651	-	240,651	231,885
Other Community Projects		-	-	-	650
Total incoming resources	2	<u>262,497</u>	<u>9,883</u>	<u>272,380</u>	<u>269,655</u>
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Youth Club		-	-	-	261
COG-BMX		-	10,967	10,967	23,353
Parkside Gardening Project		10,788	-	10,788	10,969
St Luke's and Abraham's		217,235	9,299	226,534	217,690
Over 50s Project		25,033	-	25,033	26,880
Other Community Projects		(386)	-	(386)	1,124
<i>Governance costs</i>		<u>3,210</u>	<u>-</u>	<u>3,210</u>	<u>3,210</u>
Total resources expended	3	<u>255,880</u>	<u>20,266</u>	<u>276,147</u>	<u>283,487</u>
Net (Expenditure)/Income for the year		6,616	(10,383)	(3,767)	(13,832)
Transfers between funds	11	15	(15)	-	-
Net movement in funds for the year		6,631	(10,398)	(3,767)	(13,832)
Total funds brought forward		<u>1,999,161</u>	<u>361,279</u>	<u>2,360,440</u>	<u>2,374,272</u>
Funds carried forward	12	<u>2,005,793</u>	<u>350,880</u>	<u>2,356,673</u>	<u>2,360,440</u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)**Balance sheet****As at 30 June 2024**

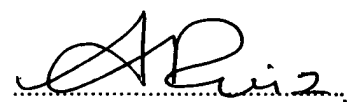
	Note	£	2024 £	2023 £
Tangible fixed assets	7		1,521,517	1,577,602
Term Deposits	8		<u>656,059</u>	<u>650,000</u>
			2,177,575	2,227,602
Current assets				
Debtors	10	51,884		43,772
Cash at bank and in hand		<u>165,876</u>		<u>131,179</u>
		217,760		174,951
Creditors				
Amounts falling due within one year	11	<u>(38,662)</u>		<u>(42,113)</u>
Net current assets			<u>179,097</u>	<u>132,838</u>
Total Assets less current liabilities			<u><u>2,356,673</u></u>	<u><u>2,360,440</u></u>
The funds of the charity:				
Unrestricted funds				
General funds			475,019	450,090
Designated funds			1,530,774	1,549,071
Restricted funds			<u>350,880</u>	<u>361,279</u>
Total funds	12		<u><u>2,356,673</u></u>	<u><u>2,360,440</u></u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2024. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 12 March 2025



Sarah Ruiz
Chair



Amala Corera
Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2024

	2024 £	2023 £
Surplus/(deficit) for the year	(22,138)	(20,607)
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,085	56,305
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	(8,112)	7,793
Decrease/(Increase) in creditors	(3,450)	(10,632)
Investments (Increase)/decrease	(6,059)	(304,433)
Cash generated from Operations	<u>16,326</u>	<u>(271,574)</u>
Cash from Other sources		
Interest Received	<u>18,371</u>	<u>6,775</u>
Change in cash and cash equivalents in the year	34,697	(264,799)
Cash and cash equivalents at the beginning of year	131,179	395,978
Cash and cash equivalents at the end of year	<u><u>165,876</u></u>	<u><u>131,179</u></u>
Consisting of :		
Cash at bank and in hand	<u><u>165,876</u></u>	<u><u>131,179</u></u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : Statement of Recommended Practice, applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have paid for the assets.
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

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.

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

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

o) Subsidiary

The Charity has a subsidiary but group accounts are not prepared because its results, assets and Liabilities are not material to the Charity.

- p) These accounts for the year ended 30 June 2024 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) 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. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) 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.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees 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.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2024

Incoming Resources

							2024	2023
	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Total	Total
Restricted Funds								
East Ham Neighbourhood Community Assembly					0		-	14,700
COG Cycling Summer Play Scheme		-			6,650.00		6,650	8,600
London Borough of Newham		-	-		-		-	-
Other Sales Income		-		1,000			1,000	-
Training Services	-	-	-	-	3,233	-	3,233	-
Sub Total	-	-	-	1,000	9,883	-	10,883	23,300
Unrestricted Funds								
Cafe Income	-	-	-	1,486	-	158	1,644	1,459
Investment income	-	-	-	-	-	18,371	18,371	6,776
Small Grants							-	500
Rental Income	231,545	-	-	-	-	-	231,545	224,406
Utility recharges	5,467	-	-	-	-	-	5,467	3,547
Donations	-	-	-	-	-	-	-	6,339
Other Incoming resources	275	-	-	776	-	55	1,106	100.00
Other Sales Income	175	-	-	-	-	-	175	30
Telephone Income	3,190	-	-	-	-	-	3,190	3,198
Sub Total	240,651	-	-	2,262	-	18,584	261,497	246,355
Total Incoming Resources	240,651	0	0	3,262	9,883	18,584	272,380	269,655

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2024

Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2024 Total	2023 Total
Cost directly allocated to activities										
Staff costs	Staff time	80,781	9,532	-	16,943	-	-		107,256	111,319
Recruitment	Direct								-	-
Staff Training	Direct	-	-	-	-	8,322	-		8,322	11,296
Staff Travel & Meetings	Direct	232	4	-	480	246	-		961	349
Depreciation	Direct	56,085	-	-	-	-	-		56,085	56,305
Materials	Direct	-	4	-	273	-	-		277	273
Office Costs	Direct	105	19	-	-	-	(400)		(276)	187
Refreshments/Subsistence	Direct	113	158	-	2,982	-	14		3,268	4,445
Insurance	Usage	14,882	-	-	-	-	-		14,882	13,827
Internet	Usage	904	-	-	-	-	-		904	984
Publicity	Direct	173	-	-	-	-	-		173	640
Social Events	Direct	-	-	-	-	-	-		-	287
Rent and Rates	Direct	4,948	-	-	-	-	-		4,948	1,626
Heat & Light	Usage	30,902	-	-	85	-	-		30,987	25,521
Telephone	Usage	1,776	-	-	50	-	-		1,826	1,430
Cleaning	Usage	3,881	4	-	25	-	-		3,910	3,722
Equipment & Maintenance	Direct	11,017	5	-	3,132	2,400	-		16,555	26,616
Donations	Direct	-	-	-	-	-	-		-	85
Accountancy Fees	Direct							3,210	3,210	3,210
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	342	-		-	-	-		342	47
Legal and professional fees	Usage	960	-		-	-	-		960	13
Bank Charges	Usage	281	-		-	-	-		281	291
Sundry Expenses	Usage	35	-		-	-	-		35	45
Staff Costs	Staff time	19,116	1,062		1,062	-	-		21,240	20,970
Total resources expended		<u>226,534</u>	<u>10,788</u>	<u>0</u>	<u>25,033</u>	<u>10,967</u>	<u>(386)</u>	<u>3,210</u>	<u>276,147</u>	<u>283,487</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2023).

5. Staff costs and numbers

Staff costs were as follows:

	2024 £	2023 £
Salaries and wages	122,704	125,772
Social security costs	3,685	4,298
Pension Costs	2,107	2,220
	<u>128,496</u>	<u>132,290</u>

No employee earned more than £60,000 during the year.

The charitable company 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 income and expenditure account in respect of defined contribution schemes was £2,107 (2023 - £2,220)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2024 No.	2023 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	0.5
Over 50's Club	0.8	0.8
Support	-	-
	<u>4.3</u>	<u>4.3</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	<u>2,339,293</u>	<u>597,994</u>	<u>190,493</u>	<u>3,127,780</u>
Depreciation				
At the start of the year	1,115,036	244,649	190,493	1,550,178
Charge for the year	46,786	9,299	-	56,085
At the end of the year	<u>1,161,822</u>	<u>253,948</u>	<u>190,493</u>	<u>1,606,263</u>
Net Book Value				
At the end of the year	<u>1,177,471</u>	<u>344,046</u>	<u>-</u>	<u>1,521,517</u>
At the start of the year	<u>1,224,257</u>	<u>353,345</u>	<u>-</u>	<u>1,577,602</u>

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community center : this is the cost of depreciable assets which at 30 June 2024 amounted to £3,127,7803 (2023 :£2,339,293)

8. Fixed Asset Investment

	2024 £	2023 £
Investment in subsidiary	100	100
Deposits	656,059	650,000
	<u>656,159</u>	<u>650,100</u>

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil(2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

9. Financial instruments	2024 £	2023 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u><u>51,883</u></u>	<u><u>43,771</u></u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u><u>28,594</u></u>	<u><u>31,680</u></u>
10. Debtors	2024 £	2023 £
Trade Debtors	51,883	43,771
Staff Loans	-	-
Prepayments	<u>1</u>	<u>1</u>
	<u><u>51,884</u></u>	<u><u>43,772</u></u>
11. Creditors : amounts falling due within one year	2024 £	2023 £
Trade creditors	8,782	12,142
Taxation and social security	10,068	10,433
Other creditors	2,255	2,277
Accruals	13,560	13,560
Rent Deposit from tenants	<u>3,997</u>	<u>3,701</u>
	<u><u>38,662</u></u>	<u><u>42,113</u></u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

12. Movements in funds

	At 1 July 2023 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2024 £
Restricted funds:					
Abrahams Point	358,817	-	9,299	-	349,518
COG-BMX	2,447	9,883	10,967	-	1,362
British Royal legion	15	-	-	(15)	-
Total restricted funds	361,279	9,883	20,266	(15)	350,880
Designated funds :					
Fixed assets fund	1,198,860		46,786		1,152,074
Sinking Fund	350,211	28,649	160	0	378,700
	<u>1,549,071</u>	<u>28,649</u>	<u>46,946</u>	<u>-</u>	<u>1,530,774</u>
General Funds	450,090	233,848	208,935	15	475,019
Total funds	<u>2,360,440</u>	<u>272,380</u>	<u>276,147</u>	<u>-</u>	<u>2,356,673</u>

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Charity's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	349,518	1,828,057	2,177,575
Current assets	52,674	165,086	217,760
Creditors: amounts falling due within one year	(51,312)	12,650	(38,662)
Net assets at 30 June 2024	<u>350,880</u>	<u>2,005,793</u>	<u>2,356,673</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2023 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2024 (2023- Nil)

CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT

England & Wales - Charity number 1035200

Accounts

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2023

Custom House and Canning Town Community Renewal Project

Report and accounts Contents

	Page
Reference & administrative information	1
Report of the management committee	2 - 8
Independent Examiner's report	9
Statement of financial activities	10
Balance Sheet	11
Cash Flow Statement	12
Notes to the financial statements	13 - 22

Custom House and Canning Town Community Renewal Project

Reference & administrative information

For the year ended 30 June 2023

Status The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.

Governing document The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.

Management Committee	Sarah Ruiz	Chair
	Amala Corera	Treasurer
	Janet Moffatt	
	Lorraine Starke	
	Frank Rosillo-Calle	Vice Chair
	Freda Ayres	
	Adrian Hodgson	
	Elizabeth Booker	

Website www.chctcrp.org.uk

General Manager John McNeill

Company number 02898308

Charity number 1035200

Registered office and operational address The St Luke's Community Centre
89 Tarling Road
Canning Town
London
E16 1HN

Independent Examiner Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Bankers National Westminster Bank
East Ham Branch
37 High Street North
London
E6 1HS

The trustees present their report and the financial statements for the year ended 30 June 2023, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Committee members serving during the year, and those currently serving, are shown on page 1. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reins of governance. At any given time, the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's inception.

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community cafe, a community hall and offices for charities and small businesses. The only space remaining to be developed is the Apse (the historic altar area at the north end of the building) where long term plans exist to convert that space into a performance space.

How The Charity's activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham and beyond.

23 years of financial stability

Since 2000 the Charity has let office space at St. Luke's making it a secure, independent, and self-sustaining project in this poor part of London. At the time of writing 100% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances is able to work on projects that benefit the community. The greater the surpluses generated the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

Staff

The Charity has 6 direct staff numbers. These are headed by the General Manager responsible to the trustees. He is supported by a Financial Administrator and Building Manager for St. Luke's. 2 staff are with Parkside and there is 1 over 50s worker. In recent years the General Manager and the Financial Administrator working days were cut to 3 per week and so the Charity has saved around £20,000 per year.

Community Space

Maintaining the community hall and cafe area and letting that space at a heavily subsidised rate to groups that serve the local community is an important part of the Charity's capacity building work. In this way the Charity is able to assist the establishment of smaller groups or attract them to the area. The subsidised use of the hall is equivalent to financial support of £44,000 a year.

The subsidised use of hall and the cafe is available to a number of groups: a mother and toddlers' group, a youth club, a special needs youth club, the over 50s club and lunch, Powerhouse (2 days a week), a bingo club, a food bank a sowing group and for children's parties. Furthermore, the hall is available for private functions for local people at a rate which cannot be beaten.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fetes. An event was held in June 2022 to mark the Queen's 70th Jubilee. In 2010 a group of students greatly improved the northern strip of land (fenced off by the Charity since 1996) but after 17 years of stewardship this plot was given to developers for an unused garden linked to 50 new flats.

Whilst the Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended in November 2023.

The Cafe

The cafe and its seating area were used for food preparation and storage (in freezers) during the virus period. This activity was maintained continuously from early April 2020 to June 2021. Since then, the cafe has been used by the well-attended Over 50's club who have a meal there every Wednesday. There is also a food bank distribution point every Thursday and the room is used as a meeting place. Plans are ready to install a cloths bank storage area in the seating area and a modern oven in the kitchen to improve community use of the space.

The Over 50's Club

In January 2019 the Charity created the new part time post of Over 50s development worker to lay on a variety of laid back activities to attract a range of elderly people. This worked well and the all day Friday day sessions were very well attended. The virus brought new challenges and the over 50s worker presented as a very good structure for maintaining and developing contact with the elderly and frail. Staff hours were increased from 2.5 to 4 days a week. In 2020 the Club started working with Bikeworks who used their open air electric cycle taxis to ferry members to and from the club. This proved to be immensely Popular and Bikeworks has remained a valuable partner to the Club and the work resumed smoothly in post virus environment when the popular Wednesday lunch club was started.

At the time of writing, a secure cloths storage is set to be built in the cafe seating area and run by the Over 50s club. In June 2022 the Over 50's club ran a second hand clothes stall and this proved to be a great success. The Charity agreed to a regular clothes stall as a response to rising living costs.

The Club has been successful in getting corporate support for its activities on several special occasions including: Christmas dinner cooked and served by banking staff and sponsored trips out. Also, connections with the English National Ballet have been forged and they are due to start regular keep fit sessions at the Friday club. A partnership has also developed with Rosetta Arts with the aim of enhancing a section of the grounds at St. Luke's.

St. Luke's Thursday

The local parish of St. Luke's (Victoria Dock) received grant funding to develop social activities for local people and so got together with the Charity. The result, in April 2022, was the start of a highly successful mothers and toddlers' group which continues meeting every Thursday morning. Then in June 2023 a new youth club was launched and that meets every Thursday evening. This too is a successful project that has embedded itself quickly. In the preliminary discussions with the parish the Charity was assured that the activities the Parish put on would be done in a secular manner and so conform the CH&CTCRP's constitution.

COG

COG is a new initiative run by the Charity that offers young people including those with special needs with BMX and cycle training. The project was looking for a Newham base and a Newham body to provide corporate and financial control. The Trustees agreed to take on this role with COG and so in 2023 began a very well appreciated and popular project based at Gooseley Green and also operated at King George the 5th park. There have been holiday schemes and other sessions provided. COG has received grants that cover its expenditure.

The project quickly developed add-ons such as separate cycle maintenance sessions. It has delivered over 150 sessions, worked with 19 schools and attracted a minimum of 300 young people. The project has been acclaimed.

Parkside

The Parkside Gardening Project has been supported since 2007 in assisting referred people suffering mental health difficulties in a horticultural context. In 22/23 there were 13 supported volunteers. The project involves maintaining a sensory garden, plant propagation, clearance, composting, soil preparation and planting. Parkside increases social opportunities, self-esteem, confidence, physical fitness, a varied weekly routine, and a warm space in winter.

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In recent times funding support has grown tighter for all small charities including Powerhouse so in 2016 the decision was taken to allow Powerhouse free desk and storage space in the CH&CTCRP office at St. Luke's to help Powerhouse make ends meet. The arrangement has worked well and continues. Powerhouse also benefits from a large subsidy to its regular use of the hall.

The virus

The staff unanimously agreed they would continue to attend work and do whatever the Charity thought best and they stuck to this stance doggedly and maintained their stations throughout.

In April 2020 the Charity's Trustees agreed a general plan to make all the public spaces in St. Luke's available to any authority who might need them and for the building to be used in some way to help alleviate the anticipated food deprivation in the community. The Over 50's worker's hours were increased to 4 days a week and money was made available from reserves. The staff all mucked in, put the cafe into use and shared the regular cooking of food (delivered by the Council and purchased by the Charity) that was frozen for distribution. That effort delivered over 150 meals a week.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important works of art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP moved in. The Charity has taken steps to clean and cover the damage and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. Now the Charity plans to remove the scaffolding and make some final improvements to make the Apse ready for use as a bespoke venue. The Committee recently agreed to re-erect the scaffolding and use it to repair the outside coping stones at the top of the south face of the building.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn – this entitlement has been applied for through legal channels. The building remains let to a Lithuanian community organisation who use the whole building for childcare activities.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer oversees all payments and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would cost a tidy sum. The Charity's Directors and Trustees receive no remuneration, monetary or otherwise.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there has been little need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers and the over 50s Club has been greatly aided by volunteers. In response to this the Charity has created a volunteer form to properly avail volunteers a more secure and better managed way of operating. The charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's and central to the Charity's policy is to encourage volunteers to set up and run their independent activities such as the youth club and the elders' afternoons. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and to counter this, the Charity works to improve and enlarge the area's voluntary sector. This way the Charity has helped to create a long term environment for more volunteering.

The area's regeneration

The Charity's working area remained in one of the most stubbornly poorest areas of East London. Years of regeneration barely dented the situation. The Council had got nowhere and in a frustrated moment one of its chief housing officers dubbed the locals as being "not normal".

In 1999 the Jubilee Line came to Canning Town: that brought long term consequences. Property prices, buoyed by the better transport links, in 2000 spurred Newham Council developed a regeneration plan involving the demolition of 2000 council built homes and the building of 10,000 private dwellings.

Initially local people, (mainly secure council tenants) approved so long as their rights were to be observed and the demolished council homes replaced. They thought the regeneration was a fair swap for having their existing blighted homes brought up to standard. They believed there would be a standard decanting operation where phases of demolition would be followed by new build for those tenants to be rehoused and so on. They thought they had signed up to a "right to return" to the area.

Then, with a new elected Mayor, the word "return" somehow morphed to mean that tenants could "return" as council tenants as if they had ever stopped being council tenants. Tenants were to be offered accommodation somewhere else, indeed anywhere else so long as it was out of the area.

Standard decanting was out and demolition to make way for overwhelmingly private flats (with the nearest walking distance from the tube) was in. In the rush to pave the way for the developer whole blocks were cleared too early and the empty dwellings it became a scandal. The Council's solution was to lease those blocks to a private landlord who used insecure tenancies so the homes could be cleared at short notice whenever the land was required without a Council duty to rehouse those families. In the interim the private landlord doubled the rent: the difference paid by the taxpayer via housing benefit.

The Charity's General Manager helped local tenants to represent themselves. The residents made some gains but were soon de-recognised. Subsequently, the Charity learned that the Council had insisted that the Charity's General Manager shall not be spoken to.

In 2018 there was a complete change in administration with a new executive Mayor elected. She inherited a mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by a new Mayor, won significant changes. The contract with the private landlord was terminated and the private tenants put into the vacant blocks declared assured council tenants. A Regeneration Steering Group was established by the Council and this gives a legitimate voice for residents.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices are again being inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

PEACH

In 2012 the Lottery (Big Local) funded a 10 year £1 million grant for Custom House community priorities. The People's Empowerment Alliance of Custom House (PEACH) was formed in 2013 and the CH&CTCRP became the "Local Trusted Organisation" (LTO) responsible for the initiative's corporate existence. PEACH developed community run participation and focused on housing issues in Custom House.

However, the CH&CTCRP grew to understand that its role, particularly as the PEACH employer (2/3 of CH&CTCRP staff), left the Charity with all the legal responsibilities yet with little authority. These legal issues were a long term problem and a fundamental and as yet unresolved design flaw in the structure of the Big Locals.

The Charity gave notice that it would not continue as the LTO and worked hard to help PEACH become a stable incorporated self-controlling body as of 30/06/20. Whilst over the years the CH&CTCRP expended resources far in excess of the 4% of turnover fee it earned its efforts guaranteed an independent long term project in the neighborhood which continues to date.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year fell by £28,584 from £298,239 to £269,655 a 9.58% decline. Expenditure increased by £17,561 from £265,927 to £283,487, an increase of 6.6%. There was a deficit for the year of £13,832 (2021/22 : surplus £32,312). This deficit is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value as based on their historic construction costs, and no further valuations have been conducted regarding their current valuation.

The total funds held by the charity decreased during the year from £2,3474,272 to £2,360,440. These funds are divided for accounting purposes into restricted funds, which represent the unexpended balances of donations and grants held on trust for specific purposes, and unrestricted funds that are available for the general purposes of the charity. During the year, there was a decrease in the total value of the restricted funds from £368,1321 to £361,279 and a decrease in unrestricted funds from £2,006,141 to £1,999,161

The principal financial policies adopted during the year are (i) the accounts are prepared under the historical cost convention; (ii) incoming resources relating to grants and material donations are recognised in the period to which they are receivable and (iii) resources expended are recognised on the accruals basis and on the basis that consideration has been received for the expenditure. Full details of the accounting policies adopted during the year are shown in note 1 to the Accounts.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £20,000 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition, the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2022-2023, a net £2,715 (2021-2022- £8,864) was added to the building reserve. The sinking fund balance at the year end is £350,210. By the time of writing the Charity increased its secure investment deposits to £650,000. It is also assured that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2023

Responsibilities of the management committee

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

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

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

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

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner is unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

Public Benefit Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Conways Chartered Accountants as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 20th March 2024 and signed on its behalf.

SARAH RUIZ
Chair



**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2023 set out on pages 10 to 22.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Custom House and Canning Town Community Renewal Project for the purposes of company law are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a CA.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;
- have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed



Date



Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2023

		Unrestricted	Restricted	2023 Total	2022 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income		-	-	-	-
Investment income		6,775	-	6,775	9,130
<i>Incoming resources from charitable activities</i>					
Over 50's Club		4,370	-	4,370	-
COG-BMX		-	25,800	25,800	-
Parkside Gardening Project		175	-	175	600
St Luke's and Abraham's					
Nursery rent and recharges		231,885	-	231,885	280,962
Other Community Projects		650	-	650	7,547
Total incoming resources	2	<u>243,855</u>	<u>25,800</u>	<u>269,655</u>	<u>298,239</u>
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Youth Club		261	-	261	4,475
COG-BMX		-	23,353	23,353	-
Parkside Gardening Project		10,969	-	10,969	10,729
St Luke's and Abraham's		208,391	9,299	217,690	223,573
Over 50s Project		26,880	-	26,880	22,430
Other Community Projects		1,124	-	1,124	1,429
<i>Governance costs</i>		<u>3,210</u>	<u>-</u>	<u>3,210</u>	<u>3,290</u>
Total resources expended	3	<u>250,835</u>	<u>32,652</u>	<u>283,487</u>	<u>265,927</u>
Net (Expenditure)/Income for the year		(6,980)	(6,852)	(13,832)	32,312
Transfers between funds	11	-	-	-	-
Net movement in funds for the year		(6,980)	(6,852)	(13,832)	32,312
Total funds brought forward		<u>2,006,141</u>	<u>368,131</u>	<u>2,374,272</u>	<u>2,341,960</u>
Funds carried forward	12	<u><u>1,999,161</u></u>	<u><u>361,279</u></u>	<u><u>2,360,440</u></u>	<u><u>2,374,272</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)

Balance sheet

As at 30 June 2023

	Note	£	2023 £	2022 £
Tangible fixed assets	7		1,577,602	1,633,906
Term Deposits	8		<u>650,000</u>	<u>345,568</u>
			2,227,602	1,979,474
Current assets				
Debtors	10	43,772		51,565
Cash at bank and in hand		<u>131,179</u>		<u>395,978</u>
		174,951		447,543
Creditors				
Amounts falling due within one year	11	<u>(42,113)</u>		<u>(52,745)</u>
Net current assets			<u>132,838</u>	<u>394,798</u>
Total Assets less current liabilities			<u>2,360,440</u>	<u>2,374,272</u>
The funds of the charity:				
Unrestricted funds				
General funds			450,090	412,999
Designated funds			1,549,071	1,593,142
Restricted funds			<u>361,279</u>	<u>368,131</u>
Total funds	12		<u>2,360,440</u>	<u>2,374,272</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2023. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 20 March 2024


 Sarah Ruiz
 Chair


 Amala Corera
 Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2023

	2023 £	2022 £
Surplus/(deficit) for the year	(20,607)	23,182
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,305	56,951
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	7,793	1,739
Decrease/(Increase) in creditors	(10,632)	3,899
Investments (Increase)/decrease	(304,433)	81,229
Cash generated from Operations	(271,574)	167,000
Cash from Other sources		
Interest Received	6,775	9,130
Change in cash and cash equivalents in the year	(264,799)	176,130
Cash and cash equivalents at the beginning of year	395,978	219,848
Cash and cash equivalents at the end of year	131,179	395,978
Consisting of :		
Cash at bank and in hand	131,179	395,978

Notes to the financial statements

For the year ended 30 June 2023

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : Statement of Recommended Practice, applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have paid for the assets.
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

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.

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

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.
- o) **Subsidiary**
- The Charity has a subsidiary but group accounts are not prepared because its results, assets and Liabilities are not material to the Charity.
- p) These accounts for the year ended 30 June 2021 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) 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. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) 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.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees 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.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2023

2. Incoming Resources

	St Luke's and Abraham's	Parkside Gardening	Over 50's Project	Youth Club	COG-BMX	General Fund	2023 Total	2022 Total
Restricted Funds								
East Ham Neighbourhood Community Assembly					14700		14,700	-
COG Cycling Summer Play Scheme		-			8600		8,600	-
London Borough of Newham		-		-	-		-	-
Other Sales Income		-	-				-	600
Sub Total	-	-	-	-	23,300	-	23,300	600
Unrestricted Funds								
Cafe Income			1,459				1,459	760
Investment income						6,776	6,776	9,130
Small Grants			-			500	500	5,000
Rental Income	224,406		-				224,406	267,947
Utility recharges	3,547						3,547	2,795
Summer Scheme							-	-
Donations	604	175	2,910	-	2,500	150	6,339	500
Other Incoming resources	100						100	3,050.49
Other Sales Income	30						30	265
Telephone Income	3,198						3,198	8,192
Sub Total	231,885	175	4,370	-	2,500	7,426	246,355	297,639
Total Incoming Resources	231,885	175	4,370	0	25,800	7,426	269,655	298,239

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2023

3. Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2023 Total	2022 Total
Cost directly allocated to activities										
Staff costs	Staff time	79,411	9,563	261	22,085	-	-	-	111,319	108,772
Recruitment	Direct	-	-	-	-	-	-	-	-	-
Staff Training	Direct	-	-	-	-	11,296	-	-	11,296	15
Staff Travel & Meetings	Direct	38	-	-	258	50	5	-	349	286
Depreciation	Direct	56,305	-	-	-	-	-	-	56,305	56,950
Materials	Direct	37	25	-	59	144	8	-	273	577
Office Costs	Direct	78	125	-	-	-	16	-	187	607
Refreshments/Subsistence	Direct	809	112	-	2,768	-	756	-	4,445	2,340
Insurance	Usage	13,827	-	-	-	-	-	-	13,827	11,735
Internet	Usage	984	-	-	-	-	-	-	984	1,252
Other Costs	Direct	-	-	-	-	-	-	-	-	123
Publicity	Direct	150	-	-	-	490	-	-	640	185
Social Events	Direct	-	-	-	-	-	287	-	287	629
Rent and Rates	Direct	1,626	-	-	-	-	-	-	1,626	3,530
Heat & Light	Usage	25,518	-	-	-	-	-	-	25,521	21,362
Telephone	Usage	1,358	-	-	3	-	-	-	1,430	3,107
Cleaning	Usage	3,703	-	-	72	-	-	-	3,722	3,177
Equipment & Maintenance	Usage	14,627	15	-	4	-	-	-	14,627	20,369
Donations	Direct	-	80	-	580	11,329	-	-	11,329	85
Accountancy Fees	Direct	-	-	-	-	-	85	-	85	34
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	8	-	-	-	-	-	3,210	3,210	3,290
Legal and professional fees	Usage	13	-	-	3	36	-	-	47	404
Bank Charges	Usage	291	-	-	-	-	-	-	13	7,081
Sundry Expenses	Usage	35	-	-	-	10	-	-	291	252
Staff Costs	Staff time	18,873	1,049	-	1,049	-	-	-	20,970	19,794
Total resources expended										
		217,690	10,969	261	26,880	23,354	1,124	3,210	283,487	265,927

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2022).

5. Staff costs and numbers

Staff costs were as follows:

	2023 £	2022 £
Salaries and wages	125,772	121,913
Social security costs	4,298	4,624
Pension Costs	2,220	2,030
	<u>132,290</u>	<u>128,567</u>

No employee earned more than £60,000 during the year.

The charitable company 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 income and expenditure account in respect of defined contribution schemes was £2,220 (2022 - £2,030)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2023 No.	2022 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	0.5
Over 50's Club	0.8	0.8
Support	-	-
	<u>4.3</u>	<u>4.3</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Notes to the financial statements

For the year ended 30 June 2023

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	2,339,293	597,994	190,493	3,127,780
Depreciation				
At the start of the year	1,068,250	235,350	190,274	1,493,874
Charge for the year	46,786	9,299	220	56,305
At the end of the year	1,115,036	244,649	190,493	1,550,178
Net Book Value				
At the end of the year	1,224,257	353,345	-	1,577,602
At the start of the year	1,271,043	362,644	219	1,633,906

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community center : this is the costs of depreciable assets which at 30 June 2023 amounted to £2,339,293 (2022 :£2,339,293)

8. Fixed Asset Investment

	2023 £	2022 £
Investment in subsidiary	100	100
Deposits	650,000	345,568
	650,100	345,668

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil(2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Notes to the financial statements

For the year ended 30 June 2023

9. Financial instruments	2023	2022
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>43,771</u>	<u>51,564</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>31,680</u>	<u>41,967</u>
10. Debtors	2023	2022
	£	£
Trade Debtors	43,771	50,864
Staff Loans	-	700
Prepayments	<u>1</u>	<u>1</u>
	<u>43,772</u>	<u>51,565</u>
11. Creditors : amounts falling due within one year	2023	2022
	£	£
Trade creditors	12,142	36,334
Taxation and social security	10,433	10,778
Other creditors	2,277	5,633
Accruals	13,560	-
Rent Deposit from tenants	<u>3,701</u>	<u>-</u>
	<u>42,113</u>	<u>52,745</u>

Notes to the financial statements

For the year ended 30 June 2023

12. Movements in funds

	At 1 July 2022 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2023 £
Restricted funds:					
Abrahams Point	368,116	-	9,299	-	358,817
COG-BMX	-	25,800	23,353	-	2,447
British Royal legion	15	-	-	-	15
Total restricted funds	368,131	25,800	32,652	-	361,279
Designated funds :					
Fixed assets fund	1,245,646		46,786		1,198,860
Sinking Fund	347,496	20,000	17,285		350,211
	<u>1,593,142</u>	<u>20,000</u>	<u>64,071</u>	<u>-</u>	<u>1,549,071</u>
General Funds	412,999	223,855	186,764	-	450,090
Total funds	<u>2,374,272</u>	<u>269,655</u>	<u>283,487</u>	<u>-</u>	<u>2,360,440</u>

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Charity's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	358,817	1,868,785	2,227,602
Current assets	52,674	122,277	174,951
Creditors: amounts falling due within one year	(50,213)	8,100	(42,113)
Net assets at 30 June 2023	<u>361,279</u>	<u>1,999,162</u>	<u>2,360,440</u>

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2022 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2023 (2022- Nil)

CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT

England & Wales - Charity number 1035200

Accounts

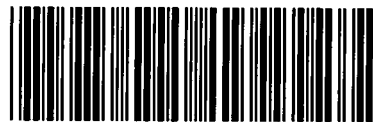
Company No. 02898308
Charity No. 1035200

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2022

THURSDAY



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COMPANIES HOUSE

Custom House and Canning Town Community Renewal Project

Index to Financial Statements

For the year ended 30 June 2022

	Page No.
Reference & administrative information	1
Trustees Annual Report (including Directors' Report)	2 - 8
Independent Examiner's report	9
Statement of financial activities	10
Balance Sheet	11
Cash Flow Statement	12
Notes to the financial statements	13-22

Custom House and Canning Town Community Renewal Project

Reference & administrative information

For the year ended 30 June 2022

Status The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.

Governing document The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.

Directors and Trustees

The Board of Trustees constitutes directors of the company for the purpose of company law and trustees for the purpose of charity law. The trustees serving during the year and since the year end were as follows :

Sarah Ruiz	Chair
Amala Corera	Treasurer
Janet Moffatt	
Lorraine Starke	
Frank Rosillo-Calle	
Freda Ayres	
Adrian Hodgson	
Elizabeth Booker	

The trustees are elected at the Annual General Meeting. No trustee received any remuneration for services during the year (2020-Nil), nor have any beneficial interest in any contract with the charity.

Website	www.chctcrp.org.uk
General Manager	John McNeill
Company number	02898308
Charity number	1035200
Registered office and operational address	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN
Independent Examiner	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD
Bankers	National Westminster Bank East Ham Branch 37 High Street North London E6 1HS

Custom House and Canning Town Community Renewal Project

Trustees Annual Report (Including Directors' Report)

For the year ended 30 June 2022

The trustees presents its report and the financial statements for the year ended 30 June 2022, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Charity is registered as a charitable company limited by guarantee and governed by its Memorandum and Articles of Association.

The Committee members serving during the year, and those currently serving, are shown on page 1. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reins of governance. At any given time the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The trustees has assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks. In 2015 the Trustees undertook a review of the Charity's financial standing orders.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's inception.

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community café, a community hall and offices for charities and small businesses. The only space remaining to be developed is the Apse (the historic altar area at the north end of the building) where long term plans exist to convert that space into a modern meeting space.

Activities and Achievements

How our activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham and beyond.

22 years of financial stability

Since 2000 the Charity has let office space at St. Luke's making it a secure, independent and self-sustaining project in this poor part of London. At the time of writing 95% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances is able to work on projects that benefit the community. The greater the surpluses generated the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

Staff

The Charity has 5 direct staff numbers.. These five are headed by the General Manager responsible to the trustees. He is supported by a Financial Administrator and Building Manager for St. Luke's. 2 staff are with Parkside and there is 1 over 50s worker.

The Virus

The unanimous staff view was that, conditions permitting, they would continue to attend work and do whatever the Charity thought best and it has to be said that to their credit they stuck to this stance doggedly and maintained their stations throughout.

In April 2020 the Charity's Trustees agreed a general plan to make all the public spaces in St. Luke's available to any authority who might need them and for the building to be used in some way to help alleviate the anticipated food deprivation in the community. The Over 50's worker's hours were increased to 4 days a week to further target the vulnerable and elderly and enhance the food relief effort. Money was made available from reserves. The staff all mucked in, put the café into use and shared the regular cooking of food (delivered by the Council and purchased by the Charity) that was frozen for distribution. That effort delivered over 150 meals a week.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important works of art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP moved in. The Charity has taken steps to clean and cover the damage appropriately and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. Now the Charity plans to remove the scaffolding and make some final improvements to make the Apse ready for use as a bespoke venue. The Committee recently agreed to re-erect the scaffolding and use it to repair the outside coping stones at the top of the south face of the building.

The Community Hall

During lockdown the hall was re-arranged to cater for up to 12 people sitting at a safe distance with room for physical activity. The hall continued to be used by a few groups but by and large lettings ceased and during the period of the lockdown the Charity did not earn any income from the hall. This was compensated by a generous and easily obtainable Government funded Retail & Hospitality grant.

The hall has recovered its bookings and is used by a variety of groups and for private hire by the local community. The Charity helps small local groups that serve the community by offering the hall at a subsidised rate. In the year to June 30th 2022 this subsidy was worth £34,000 enabling various groups (children, elderly, the disabled) to function.

The Café

The café and its seating area were used for food preparation and storage (in freezers) during the virus period. This activity was maintained continuously from early April 2020 to June 2021. Since then the café has been used by the Over 50's club, a food bank distribution point and as a meeting place.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn. The building is now let to a Lithuanian community organisation who use the whole building for childcare activities.

Parkside

In 2007 the Trustees agreed to assist the Parkside Gardening Project which continues to assist people suffering mental health difficulties into horticultural work experience. The project attracts funds irregularly and has survived at a basic level with financial and corporate support from the Charity. In 2013 new staff took over this valuable work and continue to do it to date. In 2015 Parkside boosted its workload by taking on an education function with a special school but the volatility of the school led to an end of that arrangement leaving Parkside more dependent on the Charity.

Over 50's – a new initiative

In January 2019 the Charity created the new part time post of Over 50s development worker. The aim was lay on a variety of laid back activities to attract a range of elderly people. This worked well and all day Friday day sessions have been very well attended. The virus brought new challenges and the over 50s worker presented as a very good structure for maintaining and developing contact with the elderly and frail. Therefore staff hours were increased from 2.5 to 4 days a week and she has continued to work well to develop the project in the new post virus environment. The Friday sessions resumed and a Wednesday lunch club was started and has proved to be popular.

In June 2022 the Over 50's club ran a second hand clothes stall and this proved to be a great success. This spurred the Charity to consider a regular clothes stall as a response to rising living costs. This proved difficult until secure storage of clothes is arranged and the trustees recently agreed that an enclosure be created in the café seating area.

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In recent times funding support has grown tighter for all small charities including Powerhouse so in 2016 the decision was taken to allow Powerhouse free desk and storage space in the CH&CTCRP office at St. Luke's to help Powerhouse make ends meet. The arrangement has worked well. Powerhouse also benefits from a subsidy to its regular use of the hall. Powerhouse's work in the hall was messed up by the virus but that work has resumed now.

PEACH

In 2012 the Lottery funded Big Local for Custom House for a £1,000,000 ten year scheme along community priorities. The Charity participated in the inaugural meetings and supported the "community organising" approach. The People's Empowerment Alliance of Custom House (PEACH) was formed in 2013 the CH&CTCRP became the "Local Trusted Organisation" (LTO) responsible for the initiative's finances and the employment of its staff. PEACH developed an impressive community run participation and development project focused on the housing issues in Custom House. In February 2017 PEACH again chose the CH&CTCRP as its LTO for a further three years to 31/12/19.

However, the CH&CTCRP grew to understand that its role, particularly as the PEACH employer (2/3 of CH&CTCRP staff), left the Charity with all the legal responsibilities yet with little authority to enforce them. The issues of staff and other corporate issues were a long term time problem for the CH&CTCRP and was a fundamental design flaw in the structure of the Big Locals that was never addressed.

Consequently the Charity gave notice that it could not continue as the LTO so PEACH set out to and become an incorporated self-controlling body as of 30/06/20. The CH&CTCRP did all it could to provide PEACH with as sound a corporate, financial and policy structure as was possible before it went its own way. Over the years the CH&CTCRP expended resources far in excess of the 4% of turnover fee it earned and so can claim a good result for its long term and charitable capacity building efforts.

Community Facilities

Letting the hall at a subsidised rate to groups that serve the local community is an important part of the Charity's work. The subsidised use of the hall is equivalent to financial support of £34,000 a year. However, the virus slashed hall income and subsidy to zero.

The St. Luke's Youth Club did resume after the virus but lost its key people and so after 16 years of operation closed. Now that gap has been filled by a youth club to be run by the local Parish. The Ambition Aspire Achieve club for SEN children survived the virus and operates on Wednesday evenings. Powerhouse uses the hall 2 days a week. The "Over 50's Club" meet there every Friday and the new Parish run mothers and toddlers meet every Thursday morning.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fêtes. An event was held in June 2022 to mark the Queen's 70th Jubilee. In 2010 a group of students greatly improved the northern strip of land (fenced off by the Charity since 1996) but after 17 years of stewardship this plot was given to developers for an unused garden linked to 50 new flats.

Whilst the Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended last November.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer oversees all payments and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would cost a tidy sum.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there has been little need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers and the over 50s Club has been greatly aided by volunteers. In response to this the Charity has created a volunteer form to properly avail volunteers a more secure and better managed way of operating. The charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's and central to the Charity's policy is to encourage volunteers to set up and run their independent activities such as the youth club and the elders' afternoons. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and to counter this, the Charity works to improve and enlarge the area's voluntary sector. This way the Charity has helped to create a long term environment for more volunteering.

The area's regeneration

The Charity's working area remained in one of the most stubbornly poorest areas of East London. Up to 2007 there had been 11 years of the Government's Single Regeneration Programme that barely dented the situation. The Council had got nowhere and in a frustrated moment one of its chief housing officers dubbed the locals as being "not normal".

In 1999 the Jubilee Line came to Canning Town: that brought long term consequences. Property prices, buoyed by the better transport links, in 2000 spurred Newham Council developed a regeneration plan involving the demolition of 2000 council built homes and the building of 10,000 private dwellings.

Initially local people, (mainly secure council tenants) approved so long as their rights were to be observed and the demolished council homes replaced with new stock. They thought the regeneration was a fair swap for having their existing blighted homes brought up to standard. They believed there would be a standard decanting operation where phases of demolition would be followed by new build for those tenants to be rehoused and so on. They thought they had signed up to a right to return to the area.

Then, soon into the process, there was a significant change of leadership in Newham with an elected Mayor taking the reins of the regeneration. The word "return" somehow morphed to mean that tenants could "return" as council tenants as if they had ever stopped being council tenants. From then on tenants were to be offered accommodation somewhere else, indeed anywhere else so long as it was out of the area.

It became clear that standard decanting was out and demolition to make way for overwhelmingly private flats (with the nearest walking distance from the tube) was in. In the rush to pave the way for the developer whole blocks were cleared too early and the empty dwellings it became a scandal. The Council's solution was to lease those blocks to a private landlord who used insecure tenancies so the homes could be cleared at short notice whenever the land was required without a Council duty to rehouse those families. In the interim the private landlord doubled the rent: the difference paid by the taxpayer via housing benefit.

Custom House and Canning Town Community Renewal Project

Report of the management committee (continued)

For the year ended 30 June 2022

The regeneration quickened after the credit crunch with tall blocks mushrooming near the station. This was when the Charity's General Manager helped local tenants to represent themselves. The residents made some gains but were soon de-recognised. Subsequently, the Charity learned that the Council had insisted that the Charity's General Manager shall not be spoken to.

In 2018 there was a complete change in administration when a new executive Mayor was elected in Newham. She and her colleagues inherited a big mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by a new Mayor, won significant changes. The contract with the private landlord was recently been terminated and the private tenants put into the vacant blocks declared assured council tenants. A Regeneration Steering Group was established by the Council and this gives a legitimate voice for residents.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices are again being inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year Increased by £46,217 from £252,022 to £289,239 a 18.34% increase. By contrast expenditure decreased by £45,699 from £311,626 to £265,927, a decline of 14.66%. There was a surplus for the year of £32,312 (2020/21 : deficit £59,604). This surplus is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value of the properties owned and no recent survey has been conducted regarding their current valuation.

The total funds held by the charity increased during the year from £2,341,960 to £2,374,272. These funds are divided for accounting purposes into restricted funds, which represent the unexpended balances of donations and grants held on trust for specific purposes, and unrestricted funds that are available for the general purposes of the charity. During the year, there was a decrease in the total value of the restricted funds from £377,430 to £368,131 and an increase in unrestricted funds from £1,964,530 to £2,006,141

The principal financial policies adopted during the year are (i) the accounts are prepared under the historical cost convention; (ii) incoming resources relating to grants and material donations are recognised in the period to which they are receivable and (iii) resources expended are recognised on the accruals basis and on the basis that consideration has been received for the expenditure. Full details of the accounting policies adopted during the year are shown in note 1 to the Accounts.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £20,000 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2021-2022, £8,864 (2020-2021 £14,483) was added to the building reserve. By the time of writing the Charity decreased its secure investment deposits to £345,568. It is also assured that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Statement of Trustees Responsibilities

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

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

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

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

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner are unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

Public Benefits Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Patrick Gray Chartered Accountants as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 28/3/2023 and signed on its behalf.

SARAH RUIZ
Chair

**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2022 set out on pages 9 to 21.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Imkaan for the purposes of company law are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a CA.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed Patrick J. Gray

Date 29 March 2023

Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2022

		Unrestricted	Restricted	2022 Total	2021 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income				-	-
Investment income		9,130		9,130	3,402
<i>Incoming resources from charitable activities</i>					
Peach		-	-	-	14,665
Covid 19		-	-	-	12,259
Parkside Gardening Project		600		600	-
St Luke's and Abraham's					
Nursery rent and recharges		280,962	-	280,962	220,971
Other Community Projects		7,547	-	7,547	725
Total incoming resources	2	<u>298,239</u>	<u>-</u>	<u>298,239</u>	<u>252,022</u>
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Peach		-	-	-	55,352
Covid 19		-	-	-	11,725
Parkside Gardening Project		10,729	-	10,729	11,892
Youth Club		4,475	-	4,475	-
St Luke's and Abraham's		214,274	9,299	223,573	210,107
Over 50s Project		22,430	-	22,430	11,053
Other Community Projects		1,429	-	1,429	8,051
<i>Governance costs</i>		<u>3,290</u>	<u>-</u>	<u>3,290</u>	<u>3,445</u>
Total resources expended	3	<u>256,628</u>	<u>9,299</u>	<u>265,927</u>	<u>311,625</u>
Net (Expenditure)/Income for the year		41,611	(9,299)	32,312	(59,603)
Transfers between funds	11	-	-	-	-
Net movement in funds for the year		41,611	(9,299)	32,312	(59,603)
Total funds brought forward		<u>1,964,530</u>	<u>377,430</u>	<u>2,341,960</u>	<u>2,401,563</u>
Funds carried forward	12	<u>2,006,141</u>	<u>368,131</u>	<u>2,374,272</u>	<u>2,341,960</u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)

Balance sheet

As at 30 June 2022

	Note	£	2022 £	2021 £
Tangible fixed assets	7		1,633,906	1,690,857
	8		<u>345,568</u>	<u>426,797</u>
			1,979,474	2,117,654
Current assets				
Debtors	10	51,565		53,304
Cash at bank and in hand		<u>395,977</u>		<u>219,848</u>
		447,543		273,152
Creditors :				
Amounts falling due within one year	11	<u>(52,745)</u>		<u>(48,846)</u>
Net current assets			<u>394,798</u>	<u>224,306</u>
Total Assets less current liabilities			<u><u>2,374,272</u></u>	<u><u>2,341,960</u></u>
The funds of the charity:				
Unrestricted funds				
General funds			412,999	335,738
Designated funds			1,593,142	1,628,792
Restricted funds			<u>368,131</u>	<u>377,430</u>
Total funds	12		<u><u>2,374,272</u></u>	<u><u>2,341,960</u></u>

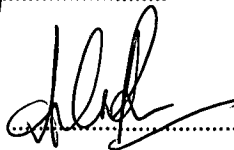
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2022. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 28/03/2023


 Sarah Ruiz
 Chair


 Amala Corera
 Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2022

	2022 £	2021 £
Surplus/(deficit) for the year	23,182	(63,006)
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,950	56,950
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	1,739	(10,393)
Decrease/(Increase) in creditors	3,899	8,444
Investments (Increase)/decrease	81,229	(171,797)
Cash generated from Operations	<u>167,000</u>	<u>(179,802)</u>
Cash from Other sources		
Interest Received	<u>9,130</u>	<u>3,402</u>
Change in cash and cash equivalents in the year	176,129	(176,400)
Cash and cash equivalents at the beginning of year	219,848	396,248
Cash and cash equivalents at the end of year	<u>395,977</u>	<u>219,848</u>
Consisting of :		
Cash at bank and in hand	<u><u>395,977</u></u>	<u><u>219,848</u></u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : Statement of Recommended Practice, applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have paid for
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

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.

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

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.
- o) **Subsidiary**
- The Charity has a subsidiary but group accounts are not prepared because its result's, assets and Liabilities are not material to the Charity.
- p) These accounts for the year ended 30 June 2022 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) 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. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) 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.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees 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.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2022

2. Incoming Resources

	St Luke's and Abraham's	Parkside Gardening	Peach	Over 50's Project	Youth Club	C19	General Fund	2022 Total	2021 Total
Restricted Funds									
Big Lottery Fund								-	-
Trust for London		-	-					-	13,775
London Borough of Newham		-			-	-		-	6,209
Other Sales Income		600	-	-				600	-
Sub Total	-	600	-	-	-	-	-	600	19,984
Unrestricted Funds									
Cafe Income				760				760	-
Investment income							9,130	9,130	3,402
Small Grants							5,000	5,000	890
Rental Income	267,947							267,947	212,952
Utility recharges	2,795							2,795	3,013
Summer Scheme								-	-
Donations					500			500	-
Other Incoming resources	1,763			766			521	3,050	-
Other Sales Income	265							265	1,108
Telephone Income	8,192							8,192	10,672
Sub Total	280,962	-	-	1,526	500	-	14,651	297,639	232,037
Total Incoming Resources	280,962	600	0	1,526	500	0	14,651	298,239	252,022

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2022

3. Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2022 Total	2021 Total
Cost directly allocated to activities										
Staff costs	Staff time	76,237	9,041	4,040	19,454	0	0		108,772	107,017
Recruitment									-	-
Staff Supervision	Direct								-	-
Staff Training	Direct	0	0	15	0	0	0		15	14
Staff Travel & Meetings	Direct	113	0	0	174	0	0		286	242
Depreciation	Direct	56,950							56,950	56,950
Materials	Direct	81	405	53	-	-	39		577	2,926
Office Costs	Direct	491	83	33	0	0	0		607	496
Refreshments/Subsistence	Direct	1	101	0	1,511	0	727		2,340	838
Insurance	Usage	11,735	0	0	0	0	0		11,735	13,850
Internet	Usage	1,252	0	0	0	0	0		1,252	1,104
Other Costs	Direct	123	-	-	-	-	-		123	22
Publicity	Direct	185	0	0	0	0	0		185	227
Social Events	Direct	0	0	0	0	0	629		628.99	-
Summer Project	Direct						-		0	4,500
Rent and Rates	Direct	3,530	0	0	0	0	0		3,530	4,804
Heat & Light	Usage	21,238	0	0	124	0	0		21,362	15,325
Telephone	Usage	3,027	0	0	80	0	0		3,107	5,927
Cleaning	Usage	3,145	32	0	0	0	0		3,177	3,547
Equipment & Maintenance	Direct	19,901	35	335	98	0	0		20,369	14,673
Donations	Direct	0	0	0	0	0	34		34	51
Grant Repayment (BLF)	Direct								0	23,077
Transfer to PEACH	Direct								0	32,276
Accountancy Fees	Direct							3,290	3,290	3,445
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	362	42		0	0	0		404	109
Legal and professional fees	Usage	7,081	0		0	0	0		7,081	438
Bank Charges	Usage	252	0		0	0	0		252	225
Sundry Expenses	Usage	56	0		0	0	0		56	35
Staff Costs	Staff time	17,815	990		990	-	-		19,794	19,509
Total resources expended		<u>223,573</u>	<u>10,729</u>	<u>4,475</u>	<u>22,430</u>	<u>0</u>	<u>1,429</u>	<u>3,290</u>	<u>265,927</u>	<u>311,626</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2021).

5. Staff costs and numbers

Staff costs were as follows:

	2022 £	2021 £
Salaries and wages	121,913	119,313
Social security costs	4,624	5,163
Pension Costs	2,030	2,051
	<u>128,567</u>	<u>126,526</u>

No employee earned more than £60,000 during the year.

The charitable company 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 income and expenditure account in respect of defined contribution schemes was £2,030 (2021 - £2,051)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2022 No.	2021 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	0.5
Over 50's Club	0.8	0.5
Support	-	-
	<u>4.3</u>	<u>4.0</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	<u>2,339,293</u>	<u>597,994</u>	<u>190,493</u>	<u>3,127,780</u>
Depreciation				
At the start of the year	1,021,464	226,051	189,409	1,436,924
Charge for the year	46,786	9,299	865	56,950
At the end of the year	<u>1,068,250</u>	<u>235,350</u>	<u>190,274</u>	<u>1,493,874</u>
Net Book Value				
At the end of the year	<u>1,271,043</u>	<u>362,644</u>	<u>219</u>	<u>1,633,906</u>
At the start of the year	<u>1,317,829</u>	<u>371,943</u>	<u>1,084</u>	<u>1,690,856</u>

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community centre: this is the costs of depreciable assets which at 30 June 2022 amounted to £2,339,293 (2021 :£2,339,293)

8. Fixed Asset Investment

	2022 £	2021 £
Investment in subsidiary	100	100
Deposits	345,568	245,000
	<u>345,668</u>	<u>245,100</u>

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil(2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

9. Financial instruments	2022	2021
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	51,564	53,303
Carrying amount of financial liabilities		
Measured at amortised cost	41,967	43,359
10. Debtors	2022	2021
	£	£
Trade Debtors	50,864	46,253
Staff Loans	700	3,777
Other debtors	-	3,273
Prepayments	1	1
	51,565	53,304
11. Creditors : amounts falling due within one year	2022	2021
	£	£
Trade creditors	36,334	17,707
Taxation and social security	10,778	5,487
Other creditors	5,633	25,548
Accruals	-	-
Rent Deposit from tenants	-	105
	52,745	48,846

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

12. Movements in funds

	At 1 July 2021 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2022 £
Restricted funds:					
Parkside Garden Project	-	-	-	-	-
Abrahams Point	377,415	-	9,299		368,116
Covid 19 - LBN	-	-	-	-	-
British royal legion	15	-	-		15
Total restricted funds	377,430	-	9,299	-	368,131
Designated funds :					
Fixed assets fund	1,292,432		46,786		1,245,646
Sinking Fund	336,360	20,000	8,864		347,496
	<u>1,628,792</u>	<u>20,000</u>	<u>55,650</u>	<u>-</u>	<u>1,593,142</u>
General Funds	335,738	278,239	200,978	-	412,999
Total funds	2,341,960	298,239	265,927	-	2,374,272

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Chariry's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

13. Movements in funds (continued)

Grants from Big Local/Local Trust (National Lottery) for the Peoples Empowerment Alliance for Custom House (PEACH) will be held in trust as a restricted fund.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2022

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	368,116	1,611,358	1,979,474
Current assets	52,674	394,869	447,543
Creditors: amounts falling due within one year	<u>(52,659)</u>	<u>(86)</u>	<u>(52,745)</u>
Net assets at 30 June 2022	<u>368,131</u>	<u>2,006,141</u>	<u>2,374,272</u>

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2021 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2022 (2021- Nil)

CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT

England & Wales - Charity number 1035200

Accounts

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2021

Custom House and Canning Town Community Renewal Project

Report and accounts Contents

	Page
Reference & administrative information	1
Report of the management committee	2 - 8
Independent Examiner's report	9
Statement of financial activities	10
Balance Sheet	11
Cash Flow Statement	12
Notes to the financial statements	13-22

Custom House and Canning Town Community Renewal Project

Reference & administrative information

For the year ended 30 June 2021

Status	The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.	
Governing document	The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.	
Management Committee	Sarah Ruiz Amala Corera Janet Moffatt Lorraine Starke Frank Rosillo-Calle Freda Ayres Adrian Hodgson Elizabeth Booker	Chair Treasurer
Website	www.chctcrp.org.uk	
General Manager	John McNeill	
Company number	02898308	
Charity number	1035200	
Registered office and operational address	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN	
Independent Examiner	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD	
Bankers	National Westminster Bank East Ham Branch 37 High Street North London E6 1HS	

The management committee presents its report and the financial statements for the year ended 30 June 2021, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Charity is registered as a charitable company limited by guarantee and governed by its Memorandum and Articles of Association.

The Committee members serving during the year, and those currently serving, are shown above. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reins of governance. At any given time the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The Management Committee has assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks. In 2015 the Trustees undertook a review of the Charity's financial standing orders.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's inception.

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community café, a community hall and offices for charities and small businesses. The only space remaining to be developed is the Apse (the historic altar area at the north end of the building) where long term plans exist to convert that space into a modern meeting space.

Activities and Achievements

How our activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham and beyond.

21 years of financial stability

Since 2000 the Charity has let office space at St. Luke's, making it a secure, independent and self-sustaining project in this deprived part of London. At the time of writing 90% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances, is able to work on projects that benefit the community. The greater the surpluses generated, the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

Staff

The Charity's direct staff numbers fell from 16 to 5 when PEACH flew the nest in June 2020. These five are headed by the General Manager responsible to the Management Committee. He is supported by a Financial Administrator and Building Manager for St. Luke's. 2 staff are with Parkside and there is 1 over 50s worker.

The Virus

The unanimous staff view was that, conditions permitting, they would continue to attend work and do whatever the Charity thought best and it has to be said that to their credit they have stuck to this stance doggedly and have maintained their stations throughout.

In April 2020 the Charity's Trustees agreed a general plan to make all the public spaces in St. Luke's available to any authority who might need to use them and or for the building to be used in some way to help alleviate the anticipated food deprivation in the community. It was agreed that the Over 50's worker's hours would be increased from 2.5 to 4 days a week to further target the vulnerable and elderly and enhance the food relief effort. £20,000 was made available from reserves to be spent as needed. The staff all mucked in to put the café into use and to share the regular cooking of food (delivered by the Council and purchased by the Charity) that is frozen for distribution. That effort, which was stood down in 2021 continued, amongst other things to deliver over 150 meals a week.

Should the situation worsen again the Charity will resume this activity.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important works of art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP moved in. The Charity has taken steps to clean and cover the damage appropriately and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. Now a plan is underway to remove the scaffolding and make some final improvements to make the Apse ready for use as a bespoke venue. One idea being worked on is to re-erect the scaffolding and use it to repair the outside coping stones at the top of the south face of the building.

The Community Hall

During lockdown the hall was re-arranged to cater for up to 12 people sitting at a safe distance with room for physical activity. The hall continued to be used by a few groups but by and large lettings ceased and during the period of the lockdown the Charity did not earn any income from the hall. This was compensated by a generous and easily obtainable Government funded Retail & Hospitality grant.

At the time of writing this report the hall had recovered its bookings and is used by a variety of groups and for private hire by the local community. The Charity helps small local groups that serve the community by offering the hall at a subsidised rate. In the last full year of hall use this subsidy which was worth over £38,000 a year and now that subsidised letting for groups (children, elderly, the disabled) has resumed. In 2017 a new floor surface and associated facilities were installed.

The Café

The café and its seating area were not being used at the start of the virus outbreak and before long it was decided that it should be a basis for food distribution. Once regular consignments of foods started arriving (care of Newham Council) it was decided to cook as much of the perishable and un-distributable food (augmented by our own purchases) and store it in suitable freezer containers. The cooking and freezing of meals and distribution to individuals and groups kept going continuously from early April 2020 to June 2021. Newham Council augmented this work by giving the charity a new freezer and a new fridge. Now there is a plan to develop a community café.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn. The building is currently leased to a Lithuanian community organisation who use the whole building for childcare activities.

Parkside

In 2007 the Trustees agreed to assist the Parkside Gardening Project which continues to assist people suffering mental health difficulties into horticultural work experience. The project attracts funds irregularly and has survived at a basic level with financial and corporate support from the Charity. In 2013 Jamie Smith and Jane Scott, took over this valuable work and continue to do it to date. In 2015 Parkside boosted its workload by taking on an education function with a special school but the volatility of the school led to an end of that arrangement leaving Parkside more dependent on the Charity.

Over 50's – a new initiative

In January 2019, with an improved financial situation, the Charity created the new part time post of Over 50's development worker. The aim was to try and fill the hall every week with a variety of different activities that attract a range of elderly people. This worked well and all day Friday day sessions have been very well attended. The virus brought new challenges and the over 50s worker presented as a very good structure for maintaining and developing contact with the elderly and frail. Therefore Alison's hours were increased from 2.5 to 4 days a week and she has continued to work well to develop the project in the new environment in which production of meals and distribution of food are important elements. The Friday sessions have resumed.

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In recent times funding support has grown tighter for all small charities including Powerhouse so in 2016 the decision was taken to allow Powerhouse free desk and storage space in the CH&CTCRP office at St. Luke's to help Powerhouse make ends meet. The arrangement has worked well. Powerhouse also benefits from a subsidy to its regular use of the hall. Powerhouse's work in the hall was disrupted by the virus but that work has resumed now.

PEACH

In 2012 Lottery money became available via Big Local for Custom House ward to run a £1,000,000 ten year scheme along community priorities. The Charity participated in the inaugural meetings and supported the initial development of "community organising" and community initiatives.

The People's Empowerment Alliance of Custom House (PEACH) was formed and from September 2013 the CH&CTCRP became the "Local Trusted Organisation" (LTO) responsible for the initiative's finances (held as a restricted fund) and the employment of its staff. PEACH developed an impressive community run participation and development project focused on the housing issues in Custom House. In February 2017 PEACH again chose the CH&CTCRP as its LTO for a further three years to 31/12/19.

However, PEACH having no more status than an unincorporated community group had its problems. The CH&CTCRP grew to understand that its role, particularly as the PEACH employer (2/3 of CH&CTCRP staff), was contradictory with the Charity having all the legal responsibilities yet little authority to enforce them. The issues of staff (contracts, supervision, discipline) and finance remained long term time consuming headaches for the CH&CTCRP. This problem is a fundamental flaw in the structure of the Big Local initiative that was never addressed.

Consequently the Charity gave notice that it could not continue as the LTO so PEACH set out to and become an incorporated self-controlling body as of 30/06/20. The CH&CTCRP did all it could to provide PEACH with as sound a corporate, financial and policy structure as was possible before it went its own way. Furthermore over the years the CH&CTCRP expended resources far in excess of the 4% of turnover fee it earned and so can claim a good result for its long term capacity building efforts.

Community Facilities

Letting the hall at a subsidised rate to groups that serve the local community is an important part of the Charity's work. The subsidised use of the hall is equivalent to financial support of over £38,000 a year. However, the virus has impacted greatly on Hall use. The income from letting the hall for private functions was slashed to zero.

The St. Luke's Youth Club met every Monday night for its 15th year of operation. The Club was very popular and is in constant need of support. From September there will be 4 different youth clubs at St. Luke's (our existing club, AAA club for SEN children, AAA club for older youths and the Sea Scouts) on different nights of the week. Powerhouse, a specialist group working with adult women with learning difficulties, used it twice a week. The "Over 50's Club" met every Friday.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fêtes. Another is planned for June 2022 to mark the Queen's 70th year on the throne. In 2010 a group of students greatly improved the northern strip of land (fenced off by the Charity since 1996) but after 17 years of stewardship this plot was given developers for an unused garden linked to 50 new flats.

Whilst the Legion branch has closed the Charity continues to organise the Remembrance service which was again well attended last November.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer oversees all payments and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would cost a tidy sum.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there is no need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers. Volunteers are helping the over 50s Club and the charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's. The Charity makes an effort to encourage volunteers to set up and run their independent activities such as the youth club and the elders' afternoons. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and to counter this, the Charity works to improve and enlarge the area's voluntary sector. This way the Charity has helped to create a long term environment for more volunteering.

The area's regeneration

The Charity's working area remained in one of the most stubbornly poorest areas of East London. Up to 2007 there had been 11 years of the Government's Single Regeneration Programme that barely dented the situation. The Council had got nowhere and in a frustrated moment one of its chief housing officers dubbed the locals as being "not normal".

But in 1999 the Jubilee Line came to Canning Town: that brought long term consequences. Property prices were buoyed by the better transport links and consequently in 2000 Newham Council developed a regeneration plan involving the demolition of 2000 council built homes and the building of 10,000 private dwellings.

Initially local people, the vast majority of whom were secure council tenants approved so long as their rights were to be observed and the demolished council homes were replaced with new stock. They thought the regeneration was a fair swap for having their existing blighted homes brought up to standard. They believed there would be a standard decanting operation where phases of demolition would be followed by new build for those tenants to be rehoused and so on. They thought they had signed up to a right to return to the area and in a survey 80% wanted to return.

Then, soon into the process, there was a significant change of leadership in Newham with an elected Mayor taking the reins of the regeneration. The word "return" somehow changed to mean that tenants could "return" as council tenants as if they had ever stopped being council tenants. From then on tenants were to be offered accommodation somewhere else, indeed anywhere else so long as it was out of the area.

Council tenants could only be removed if they were offered alternative secure tenancies and so there was no option but to offer them first dibs on any properties that became available. That meant there was precious little left for the housing needs of local people. Newham generated by far the highest number of children in unsuitable and temporary accommodation which is a well understood marker of distress.

It became clear that standard decanting was out and demolition to make way for overwhelmingly private flats (with the nearest walking distance from the tube) was in. In the rush to pave the way for the developer whole blocks were cleared too early and the empty dwellings it became a scandal. The Council's solution was to lease these blocks to a private landlord who used insecure tenancies so the homes could be cleared at short notice whenever the land was required without a Council duty to rehouse those families. In the interim the private landlord doubled the rent: the difference paid by the taxpayer via housing benefit.

The regeneration quickened after the credit crunch with tall blocks mushrooming near the station. This was when the Charity's General Manager helped local tenants to represent themselves. The residents made some gains but they were de-recognised. Subsequently, the Charity learned that the Council had insisted that the Charity's General Manager shall not be spoken to.

In 2018 there was a complete change in administration when a new executive Mayor was elected in Newham. She and her colleagues inherited a big mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by a new Mayor, the community won significant changes. The contract with the private landlord has recently been terminated and the private tenants put into the vacant blocks have been declared assured council tenants. A Regeneration Steering Group was established by the Council and this gives a legitimate voice for residents in the regeneration process.

The housing question has not gone away and has been spurred on by the new Cross-rail station at Freemasons Road where land prices are again being inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

Now, the plan is to split the regeneration in to two parts with the focus being on Custom House. Some of the original tenants are concerned that the split and other changes might set them back and that now they will have to compete for fewer dwellings with more people. Tenants in Canning Town who were left in stalled parts of the regeneration now fear they will be left for a third decade without planned maintenance. There are some good signs but the very real fears of tenants remain.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year fell by £137,022 from £389,043 to £252,022, a 35.22% decline. By contrast expenditure decreased by £40,747 from £352,373 to £311,626, a decline of 11.56%. There was a deficit for the year of £59,604 (2019/20 : surplus £36,671). This deficit is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value of the properties owned and no recent survey has been conducted regarding their current valuation.

The ending of the agreement with peach in June 2020, saw subsequent Big Local funding being paid directly to PEACH. In our 2019/20 accounts this grant was £115,077, which explains the decline in income for 2020-21. We received in LBN support of £25,000 in 2019/20, compared to £6,209 in 2020/21.

The decline in expenditure, was not as great as the decline in Income, as we held restricted fund for PEACH, which together with unspent Blig Local grants, was repaid to the PEACH project during the year.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £20,000 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2021

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2020-2021, £14,483 (2019-2020 £18,020) was added to the building reserve. By the time of writing the Charity increased its secure investment deposits to £426,797. It also assures that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Responsibilities of the management committee

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

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

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

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

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner are unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

Public Benefit Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Conways Chartered Accountants as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 13.12.2021 and signed on its behalf.

SARAH RUIZ
Chair



**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2020 set out on pages 9 to 21.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Imkaan for the purposes of company law are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011, the 2011 Act, and that an independent examination is needed. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a CA.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(a) which gives me reasonable cause to believe that in any material respect the requirements:

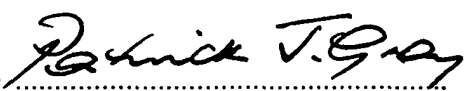
- (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
- (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;

have not been met, or

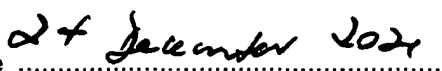
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed



Date



Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2021

		Unrestricted	Restricted	2021 Total	2020 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income				-	-
Investment income		3,402		3,402	5,242
<i>Incoming resources from charitable activities</i>					
Peach		890	13,775	14,665	120,160
Covid 19		6,050	6,209	12,259	-
Parkside Gardening Project			-	-	4,676
St Luke's and Abraham's					
Nursery rent and recharges		220,971		220,971	229,790
Other Community Projects		725	-	725	29,174
Total incoming resources	2	<u>232,037</u>	<u>19,984</u>	<u>252,022</u>	<u>389,043</u>
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Peach		890	54,462	55,352	122,891
Covid 19		5,517	6,209	11,726	-
Parkside Gardening Project		11,892	-	11,892	11,723
St Luke's and Abraham's		200,808	9,299	210,107	194,597
Over 50s Project		11,053		11,053	11,177
Other Community Projects		8,051	-	8,051	8,420
<i>Governance costs</i>		<u>3,445</u>	<u>-</u>	<u>3,445</u>	<u>3,565</u>
Total resources expended	3	<u>241,655</u>	<u>69,970</u>	<u>311,626</u>	<u>352,373</u>
Net (Expenditure)/Income for the year		(9,618)	(49,986)	(59,604)	36,671
Transfers between funds	11	(6,647)	6,647	-	-
Net movement in funds for the year		(16,265)	(43,339)	(59,604)	36,671
Total funds brought forward		<u>1,980,795</u>	<u>420,769</u>	<u>2,401,563</u>	<u>2,364,893</u>
Funds carried forward	12	<u>1,964,529</u>	<u>377,430</u>	<u>2,341,959</u>	<u>2,401,563</u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)

Balance sheet

As at 30 June 2021

	Note	£	2021 £	2020 £
Tangible fixed assets	7		1,690,856	1,747,806
	8		<u>426,797</u>	<u>255,000</u>
			2,117,653	2,002,806
Current assets				
Debtors	10	53,304		42,912
Cash at bank and in hand		<u>219,848</u>		<u>396,248</u>
		273,152		439,160
Creditors :				
Amounts falling due within one year	11	<u>(48,846)</u>		<u>(40,402)</u>
Net current assets			224,306	398,758
Total Assets less current liabilities			2,341,959	2,401,563
The funds of the charity:				
Unrestricted funds				
General funds			335,738	319,700
Designated funds			1,628,792	1,661,095
Restricted funds			377,430	420,769
Total funds	12		2,341,959	2,401,563

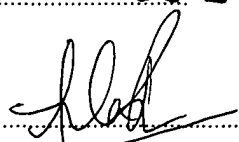
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2020. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 13th December 2021


 Sarah Ruiz
 Chair


 Amala Corera
 Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2021

	2021 £	2020 £
Surplus/(deficit) for the year	(63,006)	31,428
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,950	57,085
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	(10,393)	26,246
Decrease/(Increase) in creditors	8,444	(4,532)
Investments (Increase)/decrease	(171,797)	(10,000)
Cash generated from Operations	<u>(179,802)</u>	<u>100,228</u>
Cash from Other sources		
Interest Received	<u>3,402</u>	<u>5,242</u>
Change in cash and cash equivalents in the year	(176,400)	105,470
Cash and cash equivalents at the beginning of year	396,248	290,778
Cash and cash equivalents at the end of year	<u>219,848</u>	<u>396,248</u>
Consisting of :		
Cash at bank and in hand	<u>219,848</u>	<u>396,248</u>

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : Statement of Recommended Practice, applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

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.

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

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

o) Subsidiary

The Charity has a subsidiary but group accounts are not prepared because its results, assets and Liabilities are not material to the Charity.

- p) These accounts for the year ended 30 June 2021 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) 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. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) 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.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees 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.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2021

2. Incoming Resources

	St Luke's and Abraham's	Parkside Gardening	Peach	Over 50's Project	Youth Club	C19	General Fund	2021 Total	2020 Total
Restricted Funds									
Big Lottery Fund								-	115,077
Trust for London		-	13,775					13,775	-
London Borough of Newham		-			-	6,209		6,209	-
Other Sales Income			-	-				-	-
Sub Total	<u>-</u>	<u>-</u>	<u>13,775</u>	<u>-</u>	<u>-</u>	<u>6,209</u>	<u>-</u>	<u>19,984</u>	<u>115,077</u>
Unrestricted Funds									
Training Services		-						-	-
Investment income	-						3,402	3,402	5,242
Small Grants		-	890				-	890	28,176
Rental Income	206,952					6,000		212,952	214,262
Utility recharges	13,686							13,686	2,980
Summer Scheme					-			-	-
Donations			-	-			-	-	3,050
Other Incoming resources	-	-	-				-	-	6,891
Other Sales Income	333		-	-		50	725	1,108	5,953
Telephone Income	-							-	7,413
Sub Total	<u>220,971</u>	<u>-</u>	<u>890</u>	<u>-</u>	<u>-</u>	<u>6,050</u>	<u>4,127</u>	<u>232,037</u>	<u>273,966</u>
Total Incoming Resources	<u>220,971</u>	<u>0</u>	<u>14,665</u>	<u>-</u>	<u>0</u>	<u>12,259</u>	<u>4,127</u>	<u>252,022</u>	<u>389,043</u>

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2021

3. Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Peach	Over 50's Project	C19	General Fund	Governance	2020	Total	2019 Total
Cost directly allocated to activities											
Staff costs	Staff time	75,834	9,631	0	10,943	7,846	2,763			107,017	181,310
Recruitment				0						-	3,352
Staff Supervision	Direct			0						-	2,500
Staff Training	Direct	14		0						14	1,939
Staff Travel & Meetings	Direct	4		0	63	174				242	1,480
Depreciation	Direct	56,950								56,950	57,085
Materials	Direct	-	2,034	0	0	812	80			2,926	2,015
Office Costs	Direct	380	83	0			33			496	8,557
Refreshments/Subsistence	Direct	3	0	0	38	624	172			838	5,350
Insurance	Usage	13,850	0	0						13,850	12,112
Internet	Usage	1,104								1,104	1,095
Other Costs	Direct	22		0						22	553
Publicity	Direct	150		0			77			227	435
Social Events	Direct	0		0	0					-	3,645
Summer Project	Direct						4,500.00			4,500	-
Rent and Rates	Direct	4,804		0						4,804	10,790
Heat & Light	Usage	15,225	0		0	100				15,325	15,518
Telephone	Usage	5,839		0	4	84				5,927	2,075
Cleaning	Usage	3,491	57							3,547	2,560
Equipment & Maintenance	Direct	14,144	87	0	0	71	370			14,673	8,195
Bad Debt Write off	Direct	0								0	1,748
Donations	Direct			0			51			51	3,050
Grant Repayment (BLF)	Direct			23,077						23,077	-
Transfer to PEACH	Direct			32,276						32,276	-
Accountancy Fees	Direct							3,445		3,445	3,565
Support costs allocated to activities											
Printing, Postage and Stationery	Usage	34	0	0	5	64	6			109	850
Legal and professional fees	Usage	438	0	0	0	0	0			438	1,939
Bank Charges	Usage	227	0	0	0	0	-2			225	340
Sundry Expenses	Usage	35	0	0	0	0	0			35	1,118
Staff Costs	Staff time	17,558	0	-	-	1,951	-			19,509	19,199
Total resources expended		210,107	11,892	55,352	11,053	11,726	8,051	3,445		311,626	352,373

Notes to the financial statements

For the year ended 30 June 2021

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2020).

5. Staff costs and numbers

Staff costs were as follows:

	2021 £	2020 £
Salaries and wages	119,313	188,042
Social security costs	5,163	9,312
Pension Costs	2,051	3,155
	<u>126,526</u>	<u>200,509</u>

No employee earned more than £60,000 during the year.

The charitable company 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 income and expenditure account in respect of defined contribution schemes was £3,155 (2019 - £2,276)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2021 No.	2020 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	-
Over 50's Club	0.5	-
Peach	-	3.4
Support	-	-
	<u>4.0</u>	<u>6.4</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Notes to the financial statements

For the year ended 30 June 2021

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	<u>2,339,293</u>	<u>597,994</u>	<u>190,493</u>	<u>3,127,780</u>
Depreciation				
At the start of the year	974,678	216,752	188,544	1,379,974
Charge for the year	46,786	9,299	865	56,950
At the end of the year	<u>1,021,464</u>	<u>226,051</u>	<u>189,409</u>	<u>1,436,924</u>
Net Book Value				
At the end of the year	<u>1,317,829</u>	<u>371,943</u>	<u>1,084</u>	<u>1,690,856</u>
At the start of the year	<u>1,364,615</u>	<u>381,242</u>	<u>1,949</u>	<u>1,747,806</u>

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community centre: this is the costs of depreciable assets which at 30 June 2020 amounted to £2,339,293 (2019:£2,339,293)

8. Fixed Asset Investment

	2021 £	2020 £
Investment in subsidiary	100	100
Deposits	426,797	245,000
	<u>426,897</u>	<u>245,100</u>

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil (2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2021

9. Financial instruments	2021	2020
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	53,303	42,911
Carrying amount of financial liabilities		
Measured at amortised cost	43,359	34,915
10. Debtors		
	2021	2020
	£	£
Trade Debtors	46,253	35,390
Staff Loans	3,777	6,852
Other debtors	3,273	669
Prepayments	1	1
	53,304	42,912
11. Creditors : amounts falling due within one year		
	2021	2020
	£	£
Trade creditors	17,707	8,666
Taxation and social security	5,487	5,487
Other creditors	25,548	22,132
Accruals	-	587
Rent Deposit from tenants	105	3,530
	48,846	40,402

12. Movements in funds

	At 1 July 2020 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2021 £
Restricted funds:					
Peach	34,040	13,775	54,462	6,647	-
Abrahams Point	386,714	-	9,299		377,415
Covid 19 - LBN	-	6,209	6,209	-	-
British royal legion	15	-	-		15
Total restricted funds	420,769	19,984	69,970	6,647	377,430
Designated funds :					
Fixed assets fund	1,339,218		46,786		1,292,432
Sinking Fund	321,877	20,000	5,517		336,360
	<u>1,661,095</u>	<u>20,000</u>	<u>52,303</u>	<u>-</u>	<u>1,628,792</u>
 General Funds	 319,700	 212,037	 189,352	 (6,647)	 335,738
Total funds	<u>2,401,564</u>	<u>252,022</u>	<u>311,626</u>	<u>-</u>	<u>2,341,959</u>

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Chariry's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

13. Movements in funds (continued)

Grants from Big Local/Local Trust (National Lottery) for the Peoples Empowerment Alliance for Custom House (PEACH) will be held in trust as a restricted fund

Notes to the financial statements

For the year ended 30 June 2021

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	377,415	1,740,238	2,117,653
Current assets	52,674	220,478	273,152
Creditors: amounts falling due within one year	(52,659)	3,813	(48,846)
Net assets at 30 June 2021	377,430	1,964,530	2,341,959

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2019 - Nil)

16. Related Party Transactions

In May 2013, the chair agreed with the charity a license agreement for £3,000 per annum for the rental of the Café. The license agreement ended July 2019.