

# **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**

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## Custom House and Canning Town Community Renewal Project

### Reference & administrative information

For the year ended 30 June 2021

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<b>Status</b>	The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.	
<b>Governing document</b>	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.	
<b>Management Committee</b>	Sarah Ruiz Amala Corera Janet Moffatt Lorraine Starke Frank Rosillo-Calle Freda Ayres Adrian Hodgson Elizabeth Booker	Chair Treasurer
<b>Website</b>	<a href="http://www.chctcrp.org.uk">www.chctcrp.org.uk</a>	
<b>General Manager</b>	John McNeill	
<b>Company number</b>	02898308	
<b>Charity number</b>	1035200	
<b>Registered office and operational address</b>	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN	
<b>Independent Examiner</b>	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD	
<b>Bankers</b>	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

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#### 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:

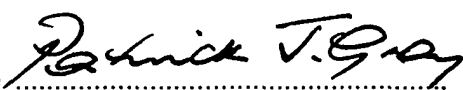
- (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
- (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement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

have not been met, or

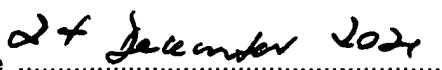
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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


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

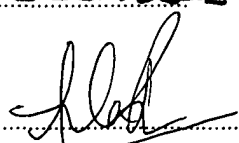
The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2020. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

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 £
<b>Surplus/(deficit) for the year</b>	(63,006)	31,428
<b>Reconciliation of Cash generated from Operations</b>		
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>
<b>Cash from Other sources</b>		
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	<b>396,248</b>	<b>290,778</b>
Cash and cash equivalents at the end of year	<u><b>219,848</b></u>	<u><b>396,248</b></u>
<b>Consisting of :</b>		
Cash at bank and in hand	<u><b>219,848</b></u>	<u><b>396,248</b></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**

	<b>St Luke's and Abraham's</b>	<b>Parkside Gardening</b>	<b>Peach</b>	<b>Over 50's Project</b>	<b>Youth Club</b>	<b>C19</b>	<b>General Fund</b>	<b>2021 Total</b>	<b>2020 Total</b>
<b>Restricted Funds</b>									
Big Lottery Fund								-	115,077
Trust for London		-	13,775					<b>13,775</b>	-
London Borough of Newham		-			-	6,209		<b>6,209</b>	-
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>
<b>Unrestricted Funds</b>									
Training Services		-						-	-
Investment income	-						3,402	<b>3,402</b>	5,242
Small Grants		-	890				-	<b>890</b>	28,176
Rental Income	206,952					6,000		<b>212,952</b>	214,262
Utility recharges	13,686							<b>13,686</b>	2,980
Summer Scheme					-			-	-
Donations			-	-			-	-	3,050
Other Incoming resources	-	-	-				-	-	6,891
Other Sales Income	333		-	-		50	725	<b>1,108</b>	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>
<b>Total Incoming Resources</b>	<u><b>220,971</b></u>	<u><b>0</b></u>	<u><b>14,665</b></u>	<u><b>-</b></u>	<u><b>0</b></u>	<u><b>12,259</b></u>	<u><b>4,127</b></u>	<u><b>252,022</b></u>	<u><b>389,043</b></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
<b>Cost directly allocated to activities</b>											
Staff costs	Staff time	75,834	9,631	0	10,943	7,846	2,763			<b>107,017</b>	181,310
Recruitment				0						-	3,352
Staff Supervision	Direct			0						-	2,500
Staff Training	Direct	14		0						<b>14</b>	1,939
Staff Travel & Meetings	Direct	4		0	63	174				<b>242</b>	1,480
Depreciation	Direct	56,950								<b>56,950</b>	57,085
Materials	Direct	-	2,034	0	0	812	80			<b>2,926</b>	2,015
Office Costs	Direct	380	83	0			33			<b>496</b>	8,557
Refreshments/Subsistence	Direct	3	0	0	38	624	172			<b>838</b>	5,350
Insurance	Usage	13,850	0	0						<b>13,850</b>	12,112
Internet	Usage	1,104								<b>1,104</b>	1,095
Other Costs	Direct	22		0						<b>22</b>	553
Publicity	Direct	150		0			77			<b>227</b>	435
Social Events	Direct	0		0	0					-	3,645
Summer Project	Direct						4,500.00			<b>4,500</b>	-
Rent and Rates	Direct	4,804		0						<b>4,804</b>	10,790
Heat & Light	Usage	15,225	0		0	100				<b>15,325</b>	15,518
Telephone	Usage	5,839		0	4	84				<b>5,927</b>	2,075
Cleaning	Usage	3,491	57							<b>3,547</b>	2,560
Equipment & Maintenance	Direct	14,144	87	0	0	71	370			<b>14,673</b>	8,195
Bad Debt Write off	Direct	0								<b>0</b>	1,748
Donations	Direct			0			51			<b>51</b>	3,050
Grant Repayment (BLF)	Direct			23,077						<b>23,077</b>	-
Transfer to PEACH	Direct			32,276						<b>32,276</b>	-
Accountancy Fees	Direct							3,445		<b>3,445</b>	3,565
<b>Support costs allocated to activities</b>											
Printing, Postage and Stationery	Usage	34	0	0	5	64	6			<b>109</b>	850
Legal and professional fees	Usage	438	0	0	0	0	0			<b>438</b>	1,939
Bank Charges	Usage	227	0	0	0	0	-2			<b>225</b>	340
Sundry Expenses	Usage	35	0	0	0	0	0			<b>35</b>	1,118
Staff Costs	Staff time	17,558	0	-	-	1,951	-			<b>19,509</b>	19,199
<b>Total resources expended</b>		<b>210,107</b>	<b>11,892</b>	<b>55,352</b>	<b>11,053</b>	<b>11,726</b>	<b>8,051</b>	<b>3,445</b>		<b>311,626</b>	<b>352,373</b>

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 £
<b>Cost</b>				
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>
<b>Depreciation</b>				
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>
<b>Net Book Value</b>				
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 £
<b>Investment in subsidiary</b>	100	100
<b>Deposits</b>	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**

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

**12. Movements in funds**

	At 1 July 2020 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2021 £
<b>Restricted funds:</b>					
Peach	34,040	13,775	54,462	6,647	-
Abrahams Point	386,714	-	9,299		<b>377,415</b>
Covid 19 - LBN	-	6,209	6,209	-	-
British royal legion	15	-	-		<b>15</b>
<b>Total restricted funds</b>	<u>420,769</u>	<u>19,984</u>	<u>69,970</u>	<u>6,647</u>	<u><b>377,430</b></u>
<b>Designated funds :</b>					
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><b>1,628,792</b></u>
 General Funds	 <u>319,700</u>	 <u>212,037</u>	 <u>189,352</u>	 <u>(6,647)</u>	 <u><b>335,738</b></u>
<b>Total funds</b>	<u><b>2,401,564</b></u>	<u><b>252,022</b></u>	<u><b>311,626</b></u>	<u><b>-</b></u>	<u><b>2,341,959</b></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)
<b>Net assets at 30 June 2021</b>	<b>377,430</b>	<b>1,964,530</b>	<b>2,341,959</b>

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.