

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

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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 £2,347,272 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 £368,132 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	243,855	25,800	269,655	298,239
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>		3,210	-	3,210	3,290
Total resources expended	3	250,835	32,652	283,487	265,927
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		2,006,141	368,131	2,374,272	2,341,960
Funds carried forward	12	1,999,161	361,279	2,360,440	2,374,272

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	-	-	3	-	-	-	25,521	21,362
Telephone	Usage	1,358	-	-	72	-	-	-	1,430	3,107
Cleaning	Usage	3,703	15	-	4	-	-	-	3,722	3,177
Equipment & Maintenance	Usage	14,627	80	-	580	11,329	-	-	26,616	20,369
Donations	Direct	-	-	-	-	-	85	-	85	34
Accountancy Fees	Direct	-	-	-	-	-	-	3,210	3,210	3,290
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	8	-	-	3	36	-	-	47	404
Legal and professional fees	Usage	13	-	-	-	-	-	-	13	7,081
Bank Charges	Usage	291	-	-	-	-	-	-	291	252
Sundry Expenses	Usage	35	-	-	-	10	-	-	45	56
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)