WITTON LODGE COMMUNITY ASSOCIATION

England & Wales · Charity number 1039005

Details

Status	Registered
Legal form	Charitable company
Company number	02903760
Registered	1994-06-27
Register	View on the Charity Commission register

Contact

Address	Perry Common Community Hall 87 Witton Lodge Road Perry Common Birmingham B23 5JD
Phone	07960386252
Email	linda.hines@wittonlodge.org.uk
Website	http://www.wittonlodge.org.uk/

Activities

Objects: (1) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE AREA OF PERRY COMMON AND ITS NEIGHBOURHOOD IN THE CITY OF BIRMINGHAM WITHOUT DISTINCTION OF SEX, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, BY ASSOCIATING TOGETHER REPRESENTATIVES OF THE SAID INHABITANTS AND VARIOUS OTHER PERSONS IN A COMMON EFFORT TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS(2) TO CARRY ON FOR THE BENEFIT OF THE COMMUNITY IN THE CITY OF BIRMINGHAM THE BUSINESS OF PROVIDING SOCIAL HOUSING AND ANY ASSOCIATED AMENITIES FOR PERSONS IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS(3) TO PROMOTE ANY CHARITABLE PURPOSE FOR THE BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT AND IN PARTICULAR THE ADVANCEMENT OF EDUCATION AND RELIEF OF POVERTY

Activities: Witton Lodge Community Association owns and manages over 200 homes for social and market rent, including a 40-apartment Independent Living Scheme. Working with the local community and partners, the Association supports local people with jobs and skills, a range of advice services, health and wellbeing initiatives and environmental projects, to help people live healthier lives.

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Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty, Accommodation/housing, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** CITY OF BIRMINGHAM
- Birmingham City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£3,996,839	£3,543,990	£15,316,067	36
2024-03-31	£3,411,104	£2,823,332	£14,863,219	24
2023-03-31	£2,948,789	£2,502,764	£14,275,447	24
2022-03-31	£2,646,971	£1,909,857	£13,829,422	19
2021-03-31	£2,410,952	£1,768,450	£13,092,308	18

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Trustees

Name	Role	Appointed
LINDA SUSAN HINES	Chair	
Andrew Winmill		2014-02-17
Anthony Robert Mendez		2021-09-01
Carla Louise Ross		2020-10-07
Cllr Jilly Bermingham		2022-07-06
Jane Lindsey Jennings		2020-02-05
MICHAEL DAVIS		2012-12-23
PAUL MICHAEL TOMLINSON		
SOPHIE ALLISON		2011-12-12
Simon Paul Harris		2021-09-01

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WITTON LODGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1039005

Accounts

REGISTERED COMPANY NUMBER: 02903760 (England and Wales)
REGISTERED CHARITY NUMBER: 1039005

REPORT OF THE TRUSTEES AND

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

FOR

WITTON LODGE COMMUNITY ASSOCIATION

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

WITTON LODGE COMMUNITY ASSOCIATION

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FOR THE YEAR ENDED 31 MARCH 2025

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The Charitable Company is Limited by Guarantee (company no. 02903760) and registered as a Charity (registered no. 1039005).

The Charitable Company's main aim and principal activity is that of providing and managing social housing for rent (including the development of new homes), managing Perry Common Community Hall and delivering a range of economic, social and environmental projects in North Birmingham.

The Charity has the following formal objectives:

- To provide for the benefit of the inhabitants of the area of Perry Common and its neighbourhood in the City of Birmingham without distinction of sex, race, or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

- To continue, for the benefit of the community in the City of Birmingham, the business of providing social housing and any associated amenities for the persons in necessitous circumstances upon terms appropriate to their means.

- To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.

Overview:
Established in 1994, Witton Lodge Community Association is a community landlord and a dynamic social enterprise that focuses on 'people and place'. The Association has overseen the redevelopment of the Perry Common estate in north Birmingham, with over 900 new family homes, complemented by new parks, health, education, and community facilities.

The Association makes an even greater impact on people's lives through its Flourishing Communities initiative, most recently mobilising local partners to support communities across Erdington through the darkest days of the pandemic. The team continues to support hundreds of local residents including young people to gain new skills and employment; pioneer innovative social prescription approaches which support older residents to live independently and with dignity; develop environmental initiatives that tackle fuel poverty and are good for our planet; and bring local people together to celebrate community life.

Established by local residents with a community-led ethos, the Association has a resident-majority Board of Trustees. Putting people at the heart of its decision-making is key to the Association's continued success and longevity. We work with, and alongside, local communities to create and deliver solutions to pressing problems, at the same time helping to unlock and nurture people's creativity and potential.

Our Vision: A flourishing, vibrant community and a well-cared for environment where residents are thriving, learning, prospering and celebrating together.

Our Mission: We champion community-led approaches to address local issues and create opportunities that transform neighbourhoods and improve lives.

Our Values:

- Community-led: From our Board through to how we develop and deliver services.
- Excellence: Striving for the highest standards in our housing, community services and facilities.
- Celebrating: The richness of our communities, relational with deep-rooted connections.
- Enterprising: Taking the initiative with bold, decisive action that creates lasting impact.

Our Work:

We are community-led, locally rooted and collaborative. We are investing in our communities, and with a long-term approach which supports the creation of flourishing communities in Perry Common, Erdington and North Birmingham. Specifically, we:

- Platform local leadership; by championing community-led approaches, ensuring local people have a voice and active participation in decisions that affect their lives and neighbourhoods.
- Stabilise and transform neighbourhoods; by creating high quality homes, community facilities and local parks, with neighbourhood services that local people need and are proud of.
- Create and retain wealth locally; with 'ladders of opportunity' connecting local people to high quality jobs, skills and enterprises contributing to a thriving local economy.
- Build local networks, infrastructure, and relationships; that promote good health, improved well-being, and enhanced community resilience.

Our Delivery:

Annually the Board approves a business plan that sets out ambitious and detailed proposals to realise the Association's vision.

Specifically, the Association will;

- Use its financial strength and assets to develop high quality, affordable and market rent homes.
- Finalise plans and commence the sympathetic refurbishment of the former Erdington baths into a contemporary Enterprise facility.
- Focus on health creation and prevention, tackling health inequalities and developing an integrated service offer from the Erdington Wellbeing Hub.
- Further develop Witton Lakes Eco Hub as a destination venue, incorporating the newly created Maker's Yard to provide creative workshop space, capitalising on its stunning surroundings and proximity to Wyrley Birch.
- Provide welfare benefits support to help communities facing the pressing cost of living pressures, tackling fuel poverty and delivering practical measures to reduce energy costs.
- Develop Witton Lodge Community College to enable residents to gain confidence, skills and qualifications to pursue their goals and move closer to the labour market.
- Enhance our Employment and Enterprise Support offer and connect more residents to local jobs and business opportunities.
- Strengthen and enhance partnerships including:
    - the North Birmingham Economic Recovery (NB:ER) Board: Develop a Spatial Investment Plan to connect local residents to investment and employment opportunities.
    - North Locality Community (Health) Development Partnership: Support the embedding of the NHS Neighbourhood Model; facilitate delivery of the Fairer Futures Fund Business Plan; engage the local community and voluntary groups to inform the development and delivery of services.
    - Birmingham Community Action Network (B:CAN): Increase membership and strengthen collaboration between members to secure opportunities and enhance impact, while representing the collective voice of local communities at decision making tables.

2024/25 ACHIEVEMENTS OVERVIEW



Public benefit
The Board of Trustees have complied with their duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission. The Group carries out a wide range of activities in pursuance of its Charitable Aims. The Trustees consider that these activities, summarised below, provide benefit to those who live in the area of benefit.

Grantmaking
Witton Lodge Community Association reviews various organisations and individuals who support and deliver the charity's objects. Potential recipients of grants paid by Witton Lodge Community Association are reviewed by the charity on a case-by-case basis depending upon the available resources of the charity.

STRATEGIC REPORT
Financial review
A summary of the Group's finances is set out in the attached group consolidated financial statements for the year ended 31 March 2025. The principal source of income is from the charity's accommodation. The company's subsidiary collects ground rents and has made a contribution to the company by way of Gift Aid. The company's financial key performance indicators relate to the delivery of accommodation and the collection of related income and other relevant factors are described elsewhere in this report. After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements.

Cash position as at 10 September 2025 currently stands at £964k which has reduced by £332k over the 31 March 2024 audited consolidated cash at bank and in hand total of £1.296m. This has taken into consideration the refurbishment and repair costs to both social and general needs properties, in addition to grant monies and tenant rent amounts received.

Principal funding sources
The principal funding sources for the Charitable Company are currently by way of rental income from tenants, housing benefit, universal credit, local housing allowance and ad hoc grants, gift aid from its subsidiaries and interest on deposits.

Reserves policy and purpose of designation
The Charitable Company manages its accommodation on the basis of whole life funding. It maintains a designated fund matched by cash resources to pay for major repairs of a revenue nature and to provide for cyclical maintenance. The property assets of the charity underpin its charitable objectives and activities hence a designated fund is used to ensure that the carrying value of fixed assets is supported by funds. A fund has also been created to ensure that the charity can part finance its development of new housing stock. The carrying value of all reserves has been considered and appropriate adjustments made, further details are in the notes to the Financial Statements.

Future plans
The Strategic Business Plan provides a strategic framework and direction for our work. It defines high level outcomes that we'll work towards, in partnership with residents and stakeholders, and sets out our priorities for the next few years. It is designed to be flexible to take account of the dynamic nature of our work and the wider environment.

Local Leadership
- Develop place-based partnerships and spaces supporting community-led approaches, social action, and leadership.
- Exemplify local leadership through our actions as well as developing and amplifying local voices.
- Organise activities and events that bring people together and celebrate the richness of local communities.
- Enhance our reach and access, through deliberative use of digital and online technologies to complement our direct and face to face engagement.

Homes and Assets
- Grow Witton Lodge Community Homes as a Registered Provider to develop or refurbish 50 good quality, well-managed homes.
- Deliver excellent landlord services, supporting our tenants to access a variety of services and maintain their tenancy.
- Support action on fuel poverty and climate change by implementing a programme of investment and retrofitting our homes and facilities.

Flourishing Communities

- Work with, and support, at least 1,000 residents annually, providing a safety net through a network of locally led, integrated community hubs.
- Establish strategic economic-focused partnerships that create and retain wealth locally; and connect local communities to employment and enterprise opportunities.
- Demonstrate the impact of our integrated, health creation and prevention approaches that aim to reduce health inequalities; and enable people to live well and with dignity.
- Evolve our skills provision through the creation of Witton Lodge Community College providing high quality, locally accessible accredited and core-skills training.
- Showcase and further develop community-led initiatives that protect the environment, utilise our natural assets and help tackle climate change.

Our roots are in the Perry Common Community. Over the last 30 years, we have learned many lessons which support other communities, locally and nationally, with similar ambitions to ourselves. This has led to developing collaborative ways of working with other neighbourhoods and sharing our learning and insights across the country. Through our 40-strong team of staff, committed volunteers and an active Board, we work at different levels.

The Association wishes to thank all those individuals, community groups, local schools, churches and public and private sector undertakings which have assisted the endeavours of the Group during this and previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Association is a Charitable Company Limited by Guarantee incorporated on 2 March 1994 (registered as a charity on 27 June 1994). The governing documents for Witton Lodge Community Association, Witton Lodge CIC, WLCA Enterprises Limited and the Minority Protection Agreement were reviewed, revised and approved during 2016/17. The revised documents were presented by Anthony Collins Solicitors and approved by the Board at its meeting on 5 July 2017.

The Company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the Company. The Company is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The Board of Directors of the Group should consist of 8 resident Directors and 4 institutional Directors (2 nominees of Birmingham City Council and 2 independents). At present there are currently 2 vacancies for resident Directors.

Each Director shall serve a term as near as possible to 4 years. Either before or following the expiry of their term of office, a Director may be re-appointed for a further term of as near as possible to 4 years by the Board.

The Company has made qualifying third-party indemnity provisions for the benefit of its directors which were in force during the year and exist at the date of this report.

Organisational structure

The structure of the Board of Trustees is for there to be 12 members who meet 10 times a year. Within the 12 is the Chair and the Deputy Chair. The Board of Trustees undertakes the general control and management of the administration of the Group but delegates day to day operational responsibility to the Chief Officer and a team of officers and staff who support him.

Roles are benchmarked externally by our retained HR consultants. Recommendations are presented, considered and approved by WLCA's Resources Subgroup and the Board.

Enhancement of our Risk Management Policies and Procedures including where appropriate the following areas of risk: Strategic; Financial; Operational; Reputation and public interest; Legal and regulatory and Employment law.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees
As good practice, other Directors, the Company Secretary, the Senior Staff Members and the Group's advisors give the Trustees an induction to the Organisation. They are made aware of the Mission and Vision Statements and the current financial plan of the Organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission.

Where prospective local Directors are identified, they are given the opportunity to attend Board Meetings as an observer prior to offering themselves for appointment. Directors' ongoing training needs are addressed through attendance at organised Away Days, conferences and training.

Related parties
The Charity has two subsidiary companies, WLCA Enterprises Limited, which is a Non-Charitable Company limited by shares. To date the subsidiary has restricted its activities to:

- Receiving capital sums from Birmingham City Council for the sale of redevelopment land;
- Allowing developers, under Development Agreements to build houses on land;
- Collecting grounds rents from Under Leasehold owner occupiers;
- Selling interests under the provisions of the Leasehold Reform Act.

The second subsidiary is Witton Lodge Community Interest Company which is Limited by Guarantee. The Company is formed for the benefit of the Community, and its objects are:

- The business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services;
- Any other object that the Board can reasonably decide which can be carried out from time to time by a Community Interest Company registered as a provider of Social Housing with the Regulator.

Further information on related parties is given in the notes to the financial statements.

Risk management
The Board of Trustees continues to review the major risks which the Group is exposed to and these have been regularly reported at Board meetings. A Risk Management Plan forms part of the Group's Financial Plan and is reviewed on an annual basis. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the Group faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety for all staff, volunteers, clients and visitors to Association property. Procedures are reviewed as required, to ensure they continue to meet the needs of the Group, and all risks and their management are reviewed as required to ensure all reasonable steps are being taken to minimise them.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02903760 (England and Wales)

Registered Charity number
1039005

Registered office
Perry Common Community Hall
87 Witton Lodge Road
Perry Common
Birmingham
West Midlands
B23 5JD

Trustees
L S Hines MBE
S G Allison
M R Davis – resigned 2 July 2025
P M Tomlinson
S P Harris
A R Mendez
A Winmill
J L Jennings
C L Ross
J J Bermingham

Company Secretary
A Hussain

Auditors
J W Hinks LLP
Chartered Accountants and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Solicitors
Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

Tyndalwoods
29 Wombourne Road
Birmingham
B17 8BY

Bankers
The Co-operative Bank Plc
118-120 Colmore Row
Birmingham
B3 3BN

Unity Trust Bank Plc
9 Brindleyplace
Birmingham
B1 2HB

Metro Bank
27-29 Abington Street
Northampton
NN1 2AN

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Witton Lodge Community Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper 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. They are 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on

24 September 2025 and signed on the board's behalf by:



L S Hines MBE - Trustee

Opinion
We have audited the financial statements of Witton Lodge Community Association (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2025 and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the Group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.
- Confirming accounts receivable and other accounts with a third party.

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

Use of our report

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

James Cruse ACA, FCCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date: 24 September 2025

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	**2025 Total funds £**	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	**206**	-	**206**	307
Charitable activities	6				
General Housing and Sycamore Court		**1,764,724**	-	**1,765,724**	1,572,138
Perry Common Community Hall		**69,038**	-	**69,038**	-
Association Development		**5,275**	-	**5,275**	1,500
Witton Lakes Eco Hub		**26,783**	-	**26,783**	5,509
FAME 2.0 Adult Education		-	-	-	368
Trusted Hands		**22,127**	-	**22,127**	15,916
Erdington Health & Wellbeing Centre		**23,850**	-	**23,850**	-
Active Communities – The Active Wellbeing Society		-	**46,953**	**46,953**	46,575
Birmingham City Council – Erdington NNS		-	**380,911**	**380,911**	403,888
WOWWED – European Social Fund		-	-	-	75,930
Care for Carers – Erdington NNS Grant		-	**7,180**	**7,180**	3,304
Midlands Medical Partnership – Social Prescribing		**36,114**	-	**36,114**	36,114
Commonwealth Games Legacies		-	**181,263**	**181,263**	122,238
Birmingham City Council – Erdington Baths		-	**53,349**	**53,349**	23,684
Momentum Project – Domestic Abuse		-	-	-	8,000
Energy Redress		-	**148,196**	**148,196**	217,727
Social Enterprise Hub – Social Economy Cluster		-	**35,492**	**35,492**	16,108
WMCA – Green Grants – Eco Hub		-	-	-	25,000
Local Energy Advice Demonstrator (LEAD/Brum Energy)		-	**153,063**	**153,063**	98,666
Shared Prosperity Fund		-	**748,000**	**748,000**	694,460
Prevention & Communities – Mental Health		-	**31,400**	**31,400**	15,700
Prevention & Communities – ACES		-	**20,000**	**20,000**	10,000
Birmingham & Solihull – Improved Access		**15,000**	-	**15,000**	5,000
Ladders of Opportunity		-	**15,365**	**15,365**	-
Active Travel Community Grants		-	**5,819**	**5,819**	-
Community Led Environmental Action Network		-	**72,666**	**72,666**	-
Moseley Trust Enterprise Support		-	**28,000**	**28,000**	-
Fairer Futures Fund		-	**20,000**	**20,000**	-
Inclusive Communities Strategy		-	**10,000**	**10,000**	-
Investment income	5	**7,000**	-	**7,000**	7,382
Other income		**69,065**	-	**69,065**	5,590
Total		**2,039,182**	**1,957,657**	**3,996,839**	3,411,104

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	**2025 Total funds £**	2024 Total funds £
EXPENDITURE ON					
Charitable activities	7				
General Housing and Sycamore Court		**843,426**	**215,007**	**1,058,433**	864,220
Perry Common Community Hall		**62,055**	**-**	**62,055**	50,264
Association Development		**280,930**	**-**	**280,930**	186,464
Witton Lakes Eco Hub		**80,050**	**25,838**	**105,888**	77,972
FAME 2.0 Adult Education		**-**	**-**	**-**	25,450
Trusted Hands		**36,184**	**-**	**36,184**	22,977
Active Communities – The Active Wellbeing Society		**-**	**46,953**	**46,953**	36,575
Birmingham City Council – Erdington NNS		**-**	**380,911**	**380,911**	379,608
WOWWED – European Social Fund		**-**	**-**	**-**	33,002
Erdington Health & Wellbeing Centre		**39,731**	**-**	**39,731**	31,819
Care for Carers – Erdington NNS Grant		**-**	**7,180**	**7,180**	3,304
Midlands Medical Partnership – Social Prescribing		**36,114**	**-**	**36,114**	22,420
Commonwealth Games Legacies		**-**	**181,263**	**181,263**	105,870
Birmingham City Council – Erdington Baths		**-**	**53,349**	**53,349**	21,344
Momentum Project – Domestic Abuse		**-**	**-**	**-**	6,400
Energy Redress		**-**	**148,196**	**148,196**	217,727
Social Enterprise Hub – Social Economy Cluster		**-**	**35,492**	**35,492**	13,529
WMCA – Green Grants – Eco Hub		**-**	**-**	**-**	20,840
Local Energy Advice Demonstrator (LEAD/Brum Energy)		**-**	**153,063**	**153,063**	98,666
Shared Prosperity Fund		**-**	**695,404**	**695,404**	577,206
Prevention & Communities – Mental Health		**-**	**31,400**	**31,400**	14,175
Prevention & Communities - ACES		**-**	**20,000**	**20,000**	9,000
Birmingham & Solihull – Improved Access		**15,000**	**-**	**15,000**	4,500
Ladders of Opportunity		**-**	**19,250**	**19,250**	-
Active Travel Community Grants		**-**	**6,554**	**6,554**	-
Community Led Environmental Action Network		**-**	**72,640**	**72,640**	-
Moseley Trust Enterprise Support		**-**	**28,000**	**28,000**	-
Fairer Futures Fund		**-**	**20,000**	**20,000**	-
Inclusive Communities Strategy		**-**	**10,000**	**1,0000**	-
Total		**1,393,490**	**2,150,500**	**3,543,990**	2,823,332
NET INCOME		**645,692**	**(192,843)**	**452,849**	587,772
TRANSFERS BETWEEN FUNDS	21	**1,499**	**(1,499)**	**-**	-
RECONCILIATION OF FUNDS					
Total funds brought forward		**8,965,159**	**5,898,060**	**14,863,219**	14,275,447
TOTAL FUNDS CARRIED FORWARD		**9,612,349**	**5,703,718**	**15,316,067**	14,863,219

The income of the parent charity was £3,937,610 in 2025 (2024: £3,487,929) and the operating surplus for the year was £450,888 (2024: £589,040). The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

CONSOLIDATED BALANCE SHEET
31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	**2025 Total funds £**	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	**10,865,810**	**5,560,570**	**16,426,380**	15,322,663
CURRENT ASSETS					
Debtors	15	**156,834**	**143,148**	**299,982**	509,098
Cash at bank and in hand		**1,296,015**	-	**1,296,015**	1,148,050
		1,452,849	**143,148**	**1,595,997**	1,657,148
CREDITORS					
Amounts falling due within one year	16	**(442,096)**	-	**(442,096)**	(443,451)
NET CURRENT ASSETS		**1,010,753**	**143,148**	**1,153,901**	1,213,697
TOTAL ASSETS LESS CURRENT LIABILITIES		**11,876,563**	**5,703,718**	**17,580,281**	16,536,360
CREDITORS					
Amounts falling due after more than one year	17	**(2,264,214)**	-	**(2,264,214)**	(1,673,141)
NET ASSETS		**9,612,349**	**5,703,718**	**15,316,067**	14,863,219
FUNDS	21				
Unrestricted funds				**9,612,349**	8,965,159
Restricted funds				**5,703,718**	5,898,060
TOTAL FUNDS				**15,316,067**	14,863,219

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 24 September 2025 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

PARENT CHARITY BALANCE SHEET
31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	**2025 Total funds £**	2024 Total funds £
FIXED ASSETS					
Tangible assets	13	**8,540,030**	**5,560,570**	**14,100,600**	13,482,851
Investments	14	**2**	**-**	**2**	2
		8,540,032	**5,560,570**	**14,100,602**	13,482,853
CURRENT ASSETS					
Debtors	15	**1,913,910**	**143,148**	**2,057,058**	1,732,445
Cash at bank and in hand		**902,021**	**-**	**902,021**	1,010,242
		2,815,931	**143,148**	**2,959,079**	2,742,687
CREDITORS					
Amounts falling due within one year	16	**(416,970)**	**-**	**(416,970)**	(429,713)
NET CURRENT ASSETS		**2,398,961**	**143,148**	**2,542,109**	2,312,974
TOTAL ASSETS LESS CURRENT LIABILITIES		**10,938,993**	**5,703,718**	**16,642,711**	15,795,827
CREDITORS					
Amounts falling due after more than one year	17	**(1,601,805)**	**-**	**(1,601,805)**	(1,205,809)
NET ASSETS		**9,337,188**	**5,703,718**	**15,040,906**	14,590,018
FUNDS	21				
Unrestricted funds				**9,337,188**	8,691,958
Restricted funds				**5,703,718**	5,898,060
TOTAL FUNDS				**15,040,906**	14,590,018

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

As permitted by s408 of the Companies Act 2006, the parent company has not presented its own profit and loss account and related notes. The company's surplus for the year was £450,888 (2024: £589,040).

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 24 September 2025 and were signed on its behalf by:

L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	**1,311,091**	961,226
Interest paid		**(37,478)**	(36,838)
Net cash provided by operating activities		**1,273,613**	924,388
Cash flows from investing activities			
Purchase of tangible fixed assets		**(1,572,561)**	(1,085,177)
Sale of tangible fixed assets		**-**	1
Interest received		**7,000**	7,382
Net cash used in investing activities		**(1,565,561)**	(1,077,794)
Cash flows from financing activities			
Loan repayments in year		**(60,087)**	(65,727)
New loan advance		**500,000**	-
Net cash used in financing activities		**439,913**	(65,727)
Change in cash and cash equivalents in the reporting period		**147,965**	(219,133)
Cash and cash equivalents at the beginning of the reporting period		**1,148,050**	1,367,183
Cash and cash equivalents at the end of the reporting period		**1,296,015**	1,148,050

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025	2024
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	**452,848**	587,772
Adjustments for:		
Depreciation charges	**427,846**	356,772
Loss on disposal of fixed assets	**40,998**	9,279
Interest received	**(7,000)**	(7,382)
Interest paid	**37,478**	36,838
Decrease/(Increase) in debtors	**209,116**	(106,288)
Increase in creditors	**149,805**	84,235
Net cash provided by operations	**1,311,091**	961,226

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.24	Cash flow	At 31.3.25
	£	£	£
Net cash			
Cash at bank and in hand	**1,148,050**	**147,965**	**1,296,015**
	1,148,050	**147,965**	**1,296,015**
Debt			
Debts falling due within 1 year	**(77,794)**	**(43,917)**	**(121,711)**
Debts falling due after 1 year	**(1,205,809)**	**(395,996)**	**(1,601,805)**
	(1,283,603)	**(439,913)**	**(1,723,516)**
Total	**(135,553)**	**(291,948)**	**(427,501)**

The notes form part of these financial statements

1. GENERAL INFORMATION

Witton Lodge Community Association is a private limited company, limited by guarantee and incorporated in England. The address of the registered office is given on the company information page of these financial statements.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Group and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The presentational currency of these financial statements is Sterling. All amounts have been rounded to the nearest £1.

The company is a company limited by guarantee. The members of the company are the Trustees named within the Trustees Report. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

INCOME

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

Revenue from rental income is recognised on a straight-line basis over the term of the respective lease.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the charity, can be reliably measured.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charity SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees Report for information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

continued...

2. ACCOUNTING POLICIES - continued

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party. It is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of the expenditure on the objects of the charity and include project management carried out centrally. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure. All expenditure is inclusive of irrecoverable VAT.

TANGIBLE FIXED ASSETS

Tangible fixed assets are included at cost including any incidental expenses of acquisition.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Depreciation is provided on the following bases:

Housing property (freehold and leasehold)	- see below
Perry Common Community Hall	- over 50 years
Eco Hub	- over 17 years
Fixtures and fittings	- 20% on cost
Motor vehicles	- 25% on cost
Office equipment	- 25% on cost

Housing properties and property improvements

The Association adopts full component accounting in relation to the capitalisation and depreciation of its housing property stock.

Financial reporting standards require that where a tangible asset comprises two or more major components with substantially different useful economic lives, each component should be accounted for separately for depreciation purposes and depreciated over its individual useful economic life.

All housing properties have been split between land, structure costs and major components which require periodic replacement, where the cost exceeds £1,000. No depreciation is provided on land. Expenditure less than £1,000 is expensed through the Statement of Financial Activities in the year it is incurred. Replacement of such major components is capitalised and depreciated over the estimated useful life of the component.

The estimated useful economic life for each component is:

continued...

2. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

General need housing	
Building and roof	- 75 years
Kitchen	- 20 years
Bathroom	- 30 years
Radiators and electrics	- 30 years
Windows and external doors	- 30 years
Boiler	- 15 years
Sheltered housing	
Building and roof	- 75 years
Kitchen and bathroom	- 20 years
Radiators	- 30 years
Windows, emergency lighting and fire alarms	- 30 years
CCTV and warden call system	- 15 years
Lifts and external doors	- 15 years
Laundry and door entry	- 20 years
Boiler	- 15 years

INVESTMENTS
Investments in subsidiaries are valued at cost less provision for impairment.

TAXATION
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3, Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The subsidiaries are subject to Corporation Tax.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS
The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

RETIREMENT BENEFITS
Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

continued...

2. ACCOUNTING POLICIES - continued

CAPITAL FUND
Land and Buildings donated by local authorities are added to long leasehold land and buildings costs at the time of the donation. The resulting capital fund generated is treated as a restricted fund. The depreciation on the grant funded element of long leasehold land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

DEBTORS
Debtors are measured at amounts owed to the charity. They are measured on the basis of their recoverable amount.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held with banks.

CREDITORS
Creditors are amounts owed by the charity. They are measured at the amount that the charity expects to pay to settle the debt. Amounts which are owed in more than one year are shown as long-term creditors.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

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.

OPERATING LEASES
Rentals under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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.

Expenditure allocations: expenditure is apportioned where it relates to more than one cost category.

4. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	206	307

5. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	7,000	7,382

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025 £	2024 £
Grants	Heart of England – Erdington NNS Foodbank Grant	-	-
Rental income	General Housing and Sycamore Court	**1,665,636**	1,492,417
Rental income	Witton Lodge Community Interest Company	**70,496**	51,373
Ground rents & headlease sales income	WLCA Enterprises Limited	**28,592**	24,548
Room hire and solar panels	Perry Common Community Hall	**69,038**	3,800
Grants	Birmingham City Council - Erdington Baths	**53,349**	23,684
Sundry income	Association Development	**5,275**	1,500
Grants	Witton Lakes Eco Hub	-	-
Room hire and solar panels	Witton Lakes Eco Hub	**22,686**	1,145
Sundry income	Witton Lakes Eco Hub	**4,097**	4,364
Contract income	Birmingham City Council – Erdington NNS	**380,911**	403,888
Grants	Community Life	-	-
Sundry income	Community Life	-	-
Grants	Momentum Project – Domestic Abuse	-	8,000
Contract income	FAME 2.0 Adult Education	-	368
Room hire and solar panels	Trusted Hands	**22,127**	15,916
Contract income	Ignite Aspirations – European Social Fund	-	-
Grants	Active Communities – The Active Wellbeing Society	**46,953**	46,575
Room hire and solar panels	Erdington Health & Wellbeing Centre	**23,850**	-
Grants	North Birmingham Economic Recovery Taskforce	-	-
Grants	WOWWED – European Social Fund	-	75,930
Grants	Winter Warmth Project – BVSC	-	-
Grants	Care For Carers – Erdington NNS Grant	**7,180**	3,304
Contract income	Midlands Medical Partnership	**36,114**	36,114
Contract income	Commonwealth Games Legacies	**181,263**	122,238
Grants	Energy Redress	**148,196**	217,727
Grants	Social Enterprise Hub – Social Economy Cluster	**35,492**	16,108
Grants	WMCA – Green Grants Eco Hub	-	25,000
Grants	Local Energy Advice Demonstrator (LEAD/Brum Energy)	**153,063**	98,666
Grants	Shared Prosperity Fund	**748,000**	694,460
Grants	Prevention & Communities – Mental Health	**31,400**	15,700
Grants	Prevention & Communities - ACES	**20,000**	10,000
Grants	Birmingham & Solihull – Improved Access	**15,000**	5,000
Sundry income	Ladders of Opportunity	**15,365**	-
Grants	Active Travel Community Grants	**5,819**	-
Grants	Community Led Environmental Action Network	**72,666**	-
Grants	Moseley Trust Enterprise Support Fund	**28,000**	-
Grants	Fairer Futures Fund	**20,000**	-
Grants	Inclusive Communities Strategy	**10,000**	-
		3,920,568	3,397,825

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Active Communities – The Active Wellbeing Society	**46,500**	46,575
Health & Wellbeing – Moseley Trust Enterprise Support	**28,000**	-
Association Development – Core Overheads	**2,000**	-
WOWWED – European Social Fund	**-**	75,930
Health & Wellbeing – Fairer Futures Fund	**20,000**	-
Employment & Skills – Inclusive Communities Strategy	**10,000**	-
Care For Carers – Erdington NNS Grant	**7,180**	3,304
Momentum Project – Domestic Abuse	**-**	8,000
Health & Wellbeing – Active Travel Community Grants	**5,819**	-
Health & Wellbeing – Community Led Environmental Action Network	**72,666**	-
Birmingham City Council – Erdington Baths	**53,349**	23,684
Energy Redress	**148,196**	217,727
Social Enterprise Hub – Social Economy Cluster	**35,492**	16,108
WMCA – Green Grants Eco Hub	**-**	25,000
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**153,063**	98,666
Shared Prosperity Fund	**748,000**	694,460
Prevention & Communities – Mental Health	**31,400**	15,700
Prevention & Communities - ACES	**20,000**	10,000
Birmingham & Solihull – Improved Access	**15,000**	5,000
	1,396,665	1,240,154

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2025	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	**1,006,584**	-	**51,849**	**1,058,433**
Perry Common Community Hall	**61,927**	-	**128**	**62,055**
Association Development	**208,673**	-	**72,257**	**280,930**
Witton Lakes Eco Hub	**105,559**	-	**329**	**105,888**
Birmingham City Council – Erdington NNS	**219,176**	**159,549**	**2,186**	**380,911**
Trusted Hands	**35,660**	-	**524**	**36,184**
Active Communities – Active Wellbeing Society	**46,126**	-	**827**	**46,953**
Erdington Health & Wellbeing Centre	**38,823**	-	**908**	**39,731**
Care For Carers – Erdington NNS Grant	**6,684**	-	**496**	**7,180**
Midlands Medical Partnership – Social Prescribing	**36,053**	-	**61**	**36,114**
Commonwealth Games Legacies	**169,748**	-	**11,515**	**181,263**
Birmingham City Council – Erdington Baths	**26,430**	-	**26,919**	**53,349**
Momentum Project – Domestic Abuse	-	-	-	-
Energy Redress	**147,596**	-	**600**	**148,196**
Social Enterprise Hub – Social Economy Cluster	**31,071**	-	**4,421**	**35,492**
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**153,063**	-	-	**153,063**
Shared Prosperity Fund	**378,855**	**135,683**	**180,866**	**695,404**
Prevention & Communities – Mental Health	**30,641**	-	**759**	**31,400**
Prevention & Communities - ACES	**20,000**	-	-	**20,000**
Birmingham & Solihull – Improved Access	**15,000**	-	-	**15,000**
Ladders of Opportunity	**19,250**	-	-	**19,250**
Active Travel Community Grants	**6,554**	-	-	**6,554**
Community Led Environmental Action Network	**71,492**	-	**1,148**	**72,640**
Moseley Trust Enterprise Support	**22,313**	-	**5,687**	**28,000**
Fairer Futures Fund	**12,841**	-	**7,159**	**20,000**
Inclusive Communities Strategy	**10,000**	-	-	**10,000**
	2,880,119	**295,232**	**368,639**	**3,543,990**

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2024	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	838,130	-	26,090	864,220
Perry Common Community Hall	49,495	-	769	50,264
Association Development	116,353	-	70,111	186,464
Witton Lakes Eco Hub	81,825	-	986	82,811
Birmingham City Council – Erdington NNS	201,706	175,508	2,394	379,608
FAME 2.0 Adult Education	25,146	-	304	25,450
Trusted Hands	21,714	-	1,263	22,977
Active Communities – Active Wellbeing Society	36,033	-	542	36,575
WOWWED – European Social Fund	32,357	-	645	33,002
Erdington Health & Wellbeing Centre	30,981	-	838	31,819
Care For Carers – Erdington NNS Grant	3,289	-	15	3,304
Midlands Medical Partnership – Social Prescribing	22,414	-	6	22,420
Commonwealth Games Legacies	105,870	-	-	105,870
Birmingham City Council – Erdington Baths	23,204	-	(1,860)	21,344
Momentum Project – Domestic Abuse	6,400	-	-	6,400
Energy Redress	216,527	-	1,200	217,727
Social Enterprise Hub – Social Economy Cluster	12,554	-	975	13,529
WMCA – Green Grants – Eco Hub	20,840	-	-	20,840
Local Energy Advice Demonstrator (LED/Brum Energy)	98,666	-	-	98,666
Shared Prosperity Fund	217,372	290,129	69,705	577,206
Prevention & Communities – Mental Health	14,000	-	175	14,175
Prevention & Communities - ACES	9,000	-	-	9,000
Birmingham & Solihull – Improved Access	4,500	-	-	4,500
	2,183,537	465,637	174,158	2,832,332

continued...

8. GRANTS PAYABLE

	2025	2024
	£	£
Birmingham City Council – Erdington NNS	**159,549**	175,508
Shared Prosperity Fund	**135,683**	290,129
	295,232	465,637

9. SUPPORT COSTS

YEAR ENDED 31 MARCH 2025	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	**23,968**	**27,881**	**51,849**
Perry Common Community Hall	**128**	**-**	**128**
Association Development	**50,649**	**21,608**	**72,257**
Witton Lakes Eco Hub	**329**	**-**	**329**
Birmingham City Council – Erdington NNS	**2,186**	**-**	**2,186**
Trusted Hands	**524**	**-**	**524**
Active Communities – Active Wellbeing Society	**827**	**-**	**827**
Erdington Health & Wellbeing Centre	**908**	**-**	**908**
Care For Carers – Erdington NNS Grant	**496**	**-**	**496**
Midlands Medical Partnership – Social Prescribing	**61**	**-**	**61**
Commonwealth Games Legacies	**11,515**	**-**	**11,515**
Birmingham City Council – Erdington Baths	**-**	**26,919**	**26,919**
Energy Redress	**-**	**600**	**600**
Social Enterprise Hub – Social Economy Cluster	**21**	**4,400**	**4,421**
Shared Prosperity Fund	**37,332**	**143,534**	**180,866**
Prevention & Communities – Mental Health	**759**	**-**	**759**
Community Led Environmental Action Network	**1,148**	**-**	**1,148**
Moseley Trust Enterprise Support	**-**	**5,687**	**5,687**
Fairer Futures Fund	**1,159**	**6,000**	**7,159**
	132,010	**236,629**	**368,639**

continued...

9. SUPPORT COSTS

	Management	Governance costs	Totals
YEAR ENDED 31 MARCH 2024	£	£	£
General Housing and Sycamore Court	17,773	8,317	26,090
Perry Common Community Hall	769	-	769
Association Development	43,761	26,350	70,111
Birmingham City Council – Erdington NNS	2,394	-	2,394
FAME 2.0 Adult Education	301	-	301
Trusted Hands	1,263	-	1,263
Active Communities – Active Wellbeing Society	542	-	542
WOWWED – European Social Fund	645	-	645
Erdington Health & Wellbeing Centre	838	-	838
Care For Carers – Erdington NNS Grant	15	-	15
Midlands Medical Partnership – Social Prescribing	6	-	6
Birmingham City Council – Erdington Baths	-	(1,860)	(1,860)
Energy Redress	-	1,200	1,200
Social Enterprise Hub – Social Economy Cluster	75	900	975
Shared Prosperity Fund	4,198	65,507	69,705
Prevention & Communities – Mental Health	175	-	175
	73,744	100,414	174,158

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Auditors' remuneration	**17,259**	15,690
Accountants' remuneration for other services	**1,254**	647
Depreciation - owned assets	**427,846**	356,772
Deficit on disposal of fixed assets	**40,998**	9,279

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

TRUSTEES' EXPENSES

1 (2024: 1) Trustee received net reimbursement of expenses to cover travel and other costs incurred whilst on Association duties amounting to £580 in the current year (2024: £501).

12. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	**1,231,006**	908,764
Social security costs	**107,693**	80,363
Other pension costs	**50,531**	38,097
	1,389,230	1,027,224

The average number of employees during the year was 44 (2024: 37) and the average monthly number of employees during the year expressed as full-time equivalents was as follows (including casual and part-time staff):

The average monthly number of employees during the year was as follows:

	2025	2024
Charitable activities	**31**	21
Management and administration	**5**	3
	36	24

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2025	2024
£80,001 - £90,000	**1**	1

continued...

13. TANGIBLE FIXED ASSETS - GROUP

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2024	**3,189,178**	**16,685,122**	**80,890**	**4,800**	**189,097**	**20,149,087**
Additions	**589,913**	**893,217**	**31,465**	**-**	**57,966**	**1,572,561**
Disposals	**(8,496)**	**(181,674)**	**-**	**-**	**-**	**(190,170)**
At 31 March 2025	**3,770,595**	**17,396,665**	**112,355**	**4,800**	**247,063**	**21,531,478**
DEPRECIATION						
At 1 April 2024	**101,940**	**4,516,934**	**73,565**	**2,400**	**131,585**	**4,826,424**
Charge for year	**42,927**	**343,833**	**9,347**	**1,200**	**30,539**	**427,846**
Eliminated on disposal	**(1,840)**	**(147,332)**	**-**	**-**	**-**	**(149,172)**
At 31 March 2025	**143,027**	**4,713,435**	**82,912**	**3,600**	**162,124**	**5,105,098**
NET BOOK VALUE						
At 31 March 2025	**3,627,568**	**12,683,230**	**29,443**	**1,200**	**84,939**	**16,426,380**
At 31 March 2024	3,087,238	12,168,188	7,325	2,400	57,512	15,322,663

Included in cost or valuation of land and buildings is freehold land of £3,446,195 (2024: £3,315,195) which is not depreciated.

The group have secured certain property assets and further details are provided in the secured debts note.

continued...

13. TANGIBLE FIXED ASSETS – PARENT CHARITY

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2024	**1,302,053**	**16,685,122**	**70,641**	**4,800**	**189,097**	**18,251,713**
Additions	**79,604**	**893,217**	**31,465**	**-**	**57,966**	**1,062,252**
Disposals	**(8,496)**	**(181,674)**	**-**	**-**	**-**	**(190,170)**
At 31 March 2025	**1,373,161**	**17,396,665**	**102,106**	**4,800**	**247,063**	**19,123,795**
DEPRECIATION						
At 1 April 2024	**54,627**	**4,516,934**	**63,316**	**2,400**	**131,585**	**4,768,862**
Charge for year	**18,586**	**343,833**	**9,347**	**1,200**	**30,539**	**403,505**
Eliminated on disposal	**(1,840)**	**(147,332)**	**-**	**-**	**-**	**(149,172)**
At 31 March 2025	**71,373**	**4,713,435**	**72,663**	**3,600**	**162,124**	**5,023,195**
NET BOOK VALUE						
At 31 March 2025	**1,301,788**	**12,683,230**	**29,443**	**1,200**	**84,939**	**14,100,600**
At 31 March 2024	1,247,426	12,168,188	7,325	2,400	57,512	13,482,851

Included in cost or valuation of land and buildings is freehold land of £2,852,316 (2024: £2,852,316) which is not depreciated.

The parent charity has secured certain property assets and further details are provided in the secured debts note.

14. FIXED ASSET INVESTMENTS – PARENT CHARITY

	Shares in group undertakings £
COST	
At 1 April 2024 and 31 March 2025	**2**
NET BOOK VALUE	
At 31 March 2025	**2**
At 31 March 2024	2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

continued...

14. FIXED ASSET INVESTMENTS - COMPANY - continued

WLCA Enterprises Limited
Registered office: United Kingdom

Class of share:	% holding	2025	2024
Ordinary	**100**		
		£	£
Aggregate capital and reserves		**2**	2
Profit for the year		**23,862**	21,445

Witton Lodge Community Interest Company
Registered office: United Kingdom

Class of share:	% holding	2025	2024
Voting rights	**100**		
		£	£
Aggregate capital and reserves		**275,161**	273,200
Profit/(loss) for the year		**1,961**	(1,269)

Company investments at cost comprise of WLCA Enterprises Limited: £2 (2024: £2).

15. DEBTORS

	Group		Parent Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Amounts falling due within 1 year:				
Trade debtors	**150,312**	194,677	**136,950**	174,472
Amounts owed by group undertakings	**-**	-	**29,633**	23,145
Prepayments and accrued income	**149,670**	314,421	**149,670**	314,421
	299,982	509,098	**316,253**	512,038
Amounts falling due after more than 1 year:				
Amounts owed by group undertakings	**-**	-	**1,740,805**	1,220,407
Aggregate amounts	**299,982**	509,098	**2,057,058**	1,732,445

continued...

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Parent Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Bank loans	**121,711**	77,794	**121,711**	77,794
Trade creditors	**62,970**	108,460	**62,970**	108,460
Amounts owed to group undertakings	**-**	-	**-**	9,248
Other creditors	**6,050**	9,161	**6,050**	9,161
Accruals and deferred income	**251,365**	248,036	**226,239**	225,050
	442,096	443,451	**416,970**	429,713

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Parent Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Bank loans	**1,601,805**	1,205,809	**1,601,805**	1,205,809
Accruals and deferred income	**662,409**	467,332	**-**	-
	2,264,214	1,673,141	**1,601,805**	1,205,809

Combined deferred income included above consists of:	Group		Parent Charity	
	2025	2024	**2025**	2024
	£	£	**£**	£
Deferred income as at 1 April 2024	**578,015**	452,627	**105,855**	131,583
Resources deferred during the year	**344,316**	181,150	**78,137**	24,444
Amounts released from previous years	**(111,525)**	(55,762)	**(42,460)**	(50,172)
Deferred income as at 31 March 2025	**810,806**	578,015	**141,532**	105,855

18. BANK AND OTHER LOANS – CONSOLIDATED AND PARENT CHARITY

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year on demand:		
Bank and other loans	**121,711**	77,794
Amounts falling between one and two years:		
Bank and other loans - 1-2 years	**121,711**	77,794
Amounts falling due between two and five years:		
Bank and other loans - 2-5 years	**365,134**	233,382
Bank and other loans more than 5 years by instalments	**1,114,960**	894,633

continued...

19. OPERATING LEASES – CONSOLIDATED AND PARENT CHARITY

	Non-cancellable operating leases	
Minimum lease payments fall due as follows:		
	2025	2024
	£	£
Within one year	**14,125**	12,619
Between one and five years	**3,610**	9,874
	17,735	22,493

20. SECURED DEBTS

A long-term loan facility over 25 years has been obtained from Unity Trust Bank Plc to fund property acquisitions. The loan is secured on certain properties and is repayable in monthly instalments; the interest rate is fixed for 5 years at 4.5% p.a. The legal fixed charge was created on 28 August 2015.

A legal fixed charge dated 2 February 2021 has been created in favour of the Big Lottery Fund and in respect of a particular property within the charity. A legal fixed charge dated 28 August 2015 has been created in favour of Birmingham City Council and in respect of a particular property within the charity. A further legal fixed charge dated 20 April 1995 has been created in favour of Birmingham City Council and in respect of a particular property within the charity.

continued...

21. MOVEMENT IN FUNDS

CONSOLIDATED	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General Fund	**1,547,476**	**656,321**	**(447,290)**	**1,756,507**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**(5,000)**	**-**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**6,177,456**	**-**	**391,262**	**6,568,718**
Eco Hub	**159,427**	**(10,629)**	**62,527**	**211,325**
	8,965,159	**645,692**	**1,499**	**9,612,349**
Restricted funds				
Capital Fund	**5,413,836**	**(215,007)**	**-**	**5,198,829**
Eco Hub	**387,583**	**(25,838)**	**-**	**361,745**
Birmingham City Council – Erdington NNS	**2,112**	**-**	**(2,112)**	**-**
WMCA Green Grants – Eco Hub	**4,160**	**-**	**(4,160)**	**-**
Shared Prosperity Fund	**90,369**	**52,596**	**179**	**143,144**
Ladders of Opportunity	**-**	**(3,885)**	**3,885**	**-**
Active Travel Community Grants	**-**	**(735)**	**735**	**-**
Community Led Environmental Action Network	**-**	**26**	**(26)**	**-**
	5,898,060	**(192,843)**	**(1,499)**	**5,703,718**
TOTAL FUNDS	**14,863,219**	**452,849**	**-**	**15,316,067**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**2,039,182**	**(1,382,861)**	**656,321**
Eco Hub	**-**	**(10,629)**	**(10,629)**
	2,039,182	**(1,393,490)**	**645,692**
Restricted funds			
Capital Fund	**-**	**-**	**(215,007)**
Eco Hub	**-**	**-**	**(25,838)**
Active Communities – Active Wellbeing Society	**46,952**	**(46,952)**	**-**
Birmingham City Council – Erdington NNS	**380,912**	**(380,912)**	**-**
Care For Carers – Erdington NNS Grant	**7,180**	**(7,180)**	**-**
Birmingham City Council – Erdington Baths	**53,348**	**(53,348)**	**-**
Shared Prosperity Fund	**747,996**	**(695,400)**	**52,596**
Commonwealth Games Legacies	**181,264**	**(181,264)**	**-**
Social Enterprise Hub – Social Economy Cluster	**35,492**	**(35,492)**	**-**
Energy Redress	**148,197**	**(148,197)**	**-**
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**153,064**	**(153,064)**	**-**
Prevention & Communities – Mental Health	**31,400**	**(31,400)**	**-**
Prevention & Communities - ACES	**20,000**	**(20,000)**	**-**
Ladders of Opportunity	**15,365**	**(19,250)**	**(3,885)**
Active Travel Community Grants	**5,819**	**(6,554)**	**(735)**
Community Led Environmental Action Network	**72,666**	**(72,640)**	**26**
Moseley Trust Enterprise Support Fund	**28,000**	**(28,000)**	**-**
Fairer Futures Fund	**20,000**	**(20,000)**	**-**
Inclusive Communities Strategy	**10,000**	**(10,000)**	**-**
	1,957,657	**(2,150,500)**	**(192,843)**
TOTAL FUNDS	**3,996,839**	**(3,543,990)**	**452,849**

continued...

21. MOVEMENT IN FUNDS

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General Fund	1,105,591	635,145	(193,260)	1,547,476
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	5,703,391	-	474,065	6,177,456
Eco Hub	170,056	(10,629)	-	159,427
	8,059,838	624,516	280,805	8,965,159
Restricted funds				
Capital Fund	5,606,423	(192,587)	-	5,413,836
Ignite Aspirations – European Social Fund	93,335	-	(93,335)	-
Eco Hub	413,421	(25,838)	-	387,583
Active Communities – Active Wellbeing Society	-	10,575	(10,575)	-
Birmingham City Council – Erdington NNS	64,672	24,280	(86,840)	2,112
Care For Carers – Erdington NNS Grant	5,768	-	(5,768)	-
Momentum Project – Domestic Abuse	31,989	1,600	(33,589)	-
Birmingham City Council – Erdington Baths	-	2,340	(2,340)	-
WMCA Green Grants – Eco Hub	-	4,160	-	4,160
Shared Prosperity Fund	-	117,254	(26,885)	90,369
Commonwealth Games Legacies	-	16,368	(16,368)	-
Social Enterprise Hub – Social Economy Cluster	-	2,579	(2,579)	-
Prevention & Communities – Mental Health	-	1,525	(1,525)	-
Prevention & Communities - ACES	-	1,000	(1,000)	-
	6,215,609	(36,744)	(280,805)	5,898,060
TOTAL FUNDS	14,275,447	587,772	-	14,863,219

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,725,694	(1,090,549)	635,145
Eco Hub	-	(10,629)	(10,629)
	1,725,694	(1,101,178)	624,516
Restricted funds			
Capital Fund	-	(192,587)	(192,587)
Eco Hub	-	(25,838)	(25,838)
Active Communities – Active Wellbeing Society	46,635	(36,060)	10,575
Birmingham City Council – Erdington NNS	403,888	(379,608)	24,280
Care For Carers – Erdington NNS Grant	3,304	(3,304)	-
Momentum Project – Domestic Abuse	8,000	(6,400)	1,600
Birmingham City Council – Erdington Baths	23,684	(21,344)	2,340
WMCA Green Grants – Eco Hub	25,000	(20,840)	4,160
Shared Prosperity Fund	694,460	(577,206)	117,254
Commonwealth Games Legacies	122,238	(105,870)	16,368
Social Enterprise Hub – Social Economy Cluster	16,108	(13,529)	2,579
Energy Redress	217,727	(217,727)	-
Local Energy Advice Demonstrator (LEAD/Brum Energy)	98,666	(98,666)	-
Prevention & Communities – Mental Health	15,700	(14,175)	1,525
Prevention & Communities - ACES	10,000	(9,000)	1,000
	1,685,410	(1,722,154)	(36,744)
TOTAL FUNDS	3,411,104	(2,823,332)	587,772

continued...

21. MOVEMENT IN FUNDS - continued

PARENT CHARITY	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General Fund	**1,274,274**	**654,360**	**(447,290)**	**1,481,344**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**(5,000)**	**-**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**6,177,456**	**-**	**391,262**	**6,568,718**
Eco Hub	**159,428**	**(10,629)**	**62,527**	**211,326**
	8,691,958	**643,731**	**1,499**	**9,338,188**
Restricted funds				
Capital Fund	**5,413,836**	**(215,007)**	**-**	**5,198,829**
Eco Hub	**387,583**	**(25,838)**	**-**	**361,745**
Birmingham City Council – Erdington NNS	**2,112**	**-**	**(2,112)**	**-**
WMCA Green Grants – Eco Hub	**4,160**	**-**	**(4,160)**	**-**
Shared Prosperity Fund	**90,369**	**52,596**	**179**	**143,144**
Ladders of Opportunity	**-**	**(3,885)**	**3,885**	**-**
Active Travel Community Grants	**-**	**(735)**	**735**	**-**
Community Led Environmental Action Network	**-**	**26**	**(26)**	**-**
	5,898,060	**(192,843)**	**(1,499)**	**5,703,718**
TOTAL FUNDS	**14,590,018**	**450,888**	**-**	**15,040,906**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,979,953**	**(1,325,593)**	**654,360**
Eco Hub	**-**	**(10,629)**	**(10,629)**
	1,979,953	**(1,336,222)**	**643,731**
Restricted funds			
Capital Fund	**-**	**(215,007)**	**(215,007)**
Eco Hub	**-**	**(25,838)**	**(25,838)**
Active Communities – Active Wellbeing Society	**46,952**	**(46,952)**	**-**
Birmingham City Council – Erdington NNS	**380,912**	**(380,912)**	**-**
Care For Carers – Erdington NNS Grant	**7,180**	**(7,180)**	**-**
Commonwealth Games Legacies	**181,264**	**(181,264)**	**-**
Birmingham City Council – Erdington Baths	**53,348**	**(53,348)**	**-**
Social Enterprise Hub – Social Economy Cluster	**35,492**	**(35,492)**	**-**
Energy Redress	**148,197**	**(148,197)**	**-**
Shared Prosperity Fund	**747,996**	**(695,400)**	**52,596**
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**153,064**	**(153,064)**	**-**
Prevention & Communities – Mental Health	**31,400**	**(31,400)**	**-**
Prevention & Communities - ACES	**20,000**	**(20,000)**	**-**
Ladders of Opportunity	**15,365**	**(19,250)**	**(3,885)**
Active Travel Community Grants	**5,819**	**(6,554)**	**(735)**
Community Led Environmental Action Network	**72,666**	**(72,640)**	**26**
Moseley Trust Enterprise Support Fund	**28,000**	**(28,000)**	**-**
Fairer Futures Fund	**20,000**	**(20,000)**	**-**
Inclusive Communities Strategy	**10,000**	**(10,000)**	**-**
	1,957,657	**(2,150,500)**	**(192,843)**
TOTAL FUNDS	**3,937,610**	**(3,486,722)**	**450,888**

continued...

21. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General Fund	831,123	701,761	(258,609)	1,274,275
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	5,703,391	-	474,065	6,177,456
Eco Hub	170,056	(10,629)	-	220,373
	7,785,370	691,132	215,456	8,691,958
Restricted funds				
Capital Fund	5,606,423	(192,587)	-	5,413,836
Ignite Aspirations – European Social Fund	93,335	-	(93,335)	-
Eco Hub	413,421	(25,838)	-	387,583
Active Communities – Active Wellbeing Society	-	575	(575)	-
Birmingham City Council – Erdington NNS	64,672	14,050	(76,610)	2,112
Care For Carers – Erdington NNS Grant	5,768	-	(5,768)	-
Momentum Project – Domestic Abuse	31,989	-	(31,989)	-
Birmingham City Council – Erdington Baths	-	2,340	(2,340)	-
WMCA Green Grants – Eco Hub	-	8,999	(4,839)	4,160
Shared Prosperity Fund	-	90,369	-	90,369
Prevention & Communities – Mental Health	-	(1,000)	1,000	-
Prevention & Communities - ACES	-	1,000	(1,000)	-
	6,215,608	(102,092)	(215,456)	5,898,060
TOTAL FUNDS	14,000,978	589,040	-	14,590,018

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,802,519	(1,100,758)	701,761
Eco Hub	-	(10,629)	(10,629)
	1,802,519	(1,111,387)	691,132
Restricted funds			
Capital Fund	-	(192,587)	(192,587)
Eco Hub	-	(25,838)	(25,838)
Active Communities – Active Wellbeing Society	46,635	(46,060)	575
Birmingham City Council – Erdington NNS	403,888	(389,838)	14,050
Care For Carers – Erdington NNS Grant	3,304	(3,304)	-
Momentum Project – Domestic Abuse	8,000	(8,000)	-
Commonwealth Games Legacies	122,238	(122,238)	-
Birmingham City Council – Erdington Baths	23,684	(21,344)	2,340
WMCA Green Grants – Eco Hub	25,000	(16,001)	8,999
Social Enterprise Hub – Social Economy Cluster	16,108	(16,108)	-
Energy Redress	217,727	(217,727)	-
Shared Prosperity Fund	694,460	(604,091)	90,369
Local Energy Advice Demonstrator (LEAD/Brum Energy)	98,666	(98,666)	-
Prevention & Communities – Mental Health	15,700	(16,700)	(1,000)
Prevention & Communities - ACES	10,000	(9,000)	1,000
	1,685,410	(1,787,502)	(102,092)
TOTAL FUNDS	3,487,929	(2,898,889)	589,040

Major and Cyclical Repairs Fund
This fund relates to monies set aside to finance future planned maintenance of a revenue nature where it relates to major components in social rented housing including the cleaning of UPVC surfaces, clearing of rainwater goods, painting/treating external doors and fences and painting railings and gates etc.

This provision also provides for an amount covering planned major and cyclical repair costs for a period of 5 years from the balance sheet date.

Disability Adaptation Fund
This fund relates to monies set aside each year to provide for adaptation to be carried out in social rented dwellings to help tenants in need to be able to stay in their homes and achieve independent living.

Small Grants Fund
The fund was set up at the start of the re-development process and income was derived from advertising hoardings erected around development plots. The fund is being used to provide grants to fund projects for local groups.

Housing Development Fund
One of the main objectives of the charity is 'to provide social housing for the persons in necessitous circumstances upon terms appropriate to their means'. To ensure furtherance of this objective, Witton Lodge Community Association is committed to the development of further housing stock and has designated funds for part financing this ongoing development programme.

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21. MOVEMENT IN FUNDS - continued

Fixed Asset Fund
The Charity recognises that its tangible fixed assets are used operationally, and their disposal would adversely impact on its ability to deliver its aims. The fixed asset fund has been established to ensure that funds, both restricted and designated, exist within the charity at any point in time which equate to the net book value of the fixed assets of the charity (less any outstanding associated debt). The fund has been established as follows:

At 31 March 2025	£
Tangible Fixed Assets - net book value	14,100,600
Associated debt outstanding	(1,723,516)
Capital Fund	(5,198,829)
Eco Hub – net book value	(609,537)
Fixed Asset Fund	**6,568,718**

Eco Hub
The National Lottery, Reaching Communities Buildings Grant - Funds land and buildings projects that help people and communities most in need.

Capital Fund
This fund relates to capital grants received which were used to purchase land and buildings. The depreciation on the grant funded element of land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

Ignite Aspirations – European Social Fund
Supporting residents (29+) across North and East Birmingham into training, education and employment. Delivering wrap-around services including careers IAG, housing surgeries, benefits advice, wellbeing interventions and numeracy/literacy/digital skills etc to help overcome barriers and achieve their aspirations. Programme supports long-term unemployed, residents with disabilities including mental health issues, women, single parents, 50+ and BAME communities.

Active Communities – The Active Wellbeing Society
The Active Wellbeing Society Ltd (Active Communities) a charitable community benefit society has received lottery funding from Sport England to invest in selected grassroots projects that focus intensively on a specific local area. The core purpose of the investment is to deliver projects that make it easier for people in these areas to access sport and physical activity.

Birmingham City Council – Erdington NNS
The delivery of Neighbourhood Network Scheme supports the Council's priority of moving from a crisis response to prevention. Adult Social Care's Vision (2020) is to enable citizens to live independently within their own homes and communities.

Witton Lodge Community Association and Compass Support are working in partnership to support individuals, local organisations, and community groups to develop and deliver activities and services which boost the mental, physical and social wellbeing individuals. The project supports older adults (50+) and younger citizens with a long-term disability and learning difficulties (18-49) through funding, networking and capacity building in the Erdington Constituency.

Care For Carers – Erdington NNS Grant
Carers often feel the challenges of having very little support due to their roles, financial pressure and lack of time for themselves. The Erdington Neighbourhood Network Scheme provides funding to the Care for Carers Group which helps carers to feel more supported, increase their social participation and to maximise their income.

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Momentum Project – Domestic Abuse
Part 4 of the Domestic Abuse Act 2021 places a new duty on local authorities to ensure that all victims of domestic abuse have access to the right support within safe accommodation when they need it. WLCA has been commissioned to provide Momentum: wrap-around support for survivors of domestic abuse including counselling, housing support, and financial support around benefits and debt in the Erdington constituency.

Commonwealth Games Legacies
The Commonwealth Games Legacies are funded from external ring-fenced grant funding to provide a Jobs and Skills Hub in deprived localities run by community boards and resident governance. This provision of end-to-end support to Birmingham residents who are Not in Employment, Education or Training (NEET) is geared to move them closer to or into the labour market, education or training. This Hub builds on Jobs Seekers Allowance support and connecting communities within Birmingham City.

Kickstart Scheme
Secretary of State for Work and Pensions (DWP) provided grant funding to create jobs for young people at risk of long-term unemployment. The grant helped to provide six months of paid placements for young people, including employability support to develop their work skills and to help them find future employment.

Birmingham City Council – Erdington Baths
Witton Lodge Community Association have secured funding from West Midlands Combined Authority to refurbish the former Erdington Baths as a Community and Enterprise Hub for the benefit of the local community and businesses.

The Hub will provide small-scale, affordable working and meeting space for local SMEs, individuals and residents groups, complemented by specialist advisors to support business start-ups. A range of well-being services and cultural activities for the local community will also be provided.

WMCA Green Grants – Eco Hub
Our project is based at Witton Lakes Park, Wyrley Birch area of the Stockland Green ward in Birmingham. Witton Lakes Park consists of two lakes, woodlands, open grassland and wild-flower meadows. Many of the households in Wyrley Birch are classified as hard pressed with high levels of deprivation. The Eco Hub Facility is surrounded by underused space which we wish to develop through this funding which will focus on:

1. Unused / underused areas of development
2. Promotion of biodiversity in the neighborhood
3. Improved accessibility

Social Enterprise Hub – Social Economy Cluster
The project supports social enterprises and social entrepreneurs in North Birmingham (Erdington, Perry Barr and Sutton Coldfield) and produce an 'Action for Growth' plan that describes the actions needed to create a thriving local social economy.

Local Energy Advice Demonstrator Project (LEAD/BRUM)
The Local Energy Advice Demonstrator Project will provide energy advice and guidance to households within North/West Birmingham. The project will form a part of a 'test and learn' approach to explore the effectiveness of different methods of in-person advice and better understand the advice requirements of different consumer groups.

Shared Prosperity Fund
The Shared Prosperity Fund is a government grant, administered through West Midlands Combined Authority and Birmingham City Council. As an anchor organisation in North Birmingham, Witton Lodge Community Association was given the grant to build community capacity, develop local infrastructure and engage the community.

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Energy Savings Trust – Energy Redress
The Redress Scheme provides funding to charities in England, Scotland and Wales who support energy consumers in vulnerable situations. Voluntary payments received from energy companies following enforcement or compliance activity by Ofgem, are distributed to charities to redress the harm caused to energy consumers. This grant was awarded to provide 'cost of living support' in North Birmingham.

Prevention & Communities Mental Health
The project is funded through Birmingham City Council via the Prevention and Communities funding. The Birmingham Community Action Network (B:CAN) will deliver a welfare benefit income maximisation service to 1,200 people per year over the age of 18 years in Birmingham. The project Birmingham will oversee this grant on behalf of B:CAN partnership.

Prevention & Communities Active Communities & Environmental Spaces (ACES)
Active Communities and Environmental Spaces (ACES) project will connect and support at least 200 residents through community-based services / activities that meet practical, social and emotional needs of residents and affect their health and well-being. It includes connecting people to statutory, voluntary and public services in the most deprived areas of the Erdington Constituency especially wards like Kingstanding, Stockland Green, Erdington and surrounding areas.

Improving Access to Learning Disabilities Health Checks
The Birmingham and Solihull Integrated Care System has funded the Improving Access to Learning Disabilities Health Checks Project with an aim to carry out a number of engagement events within the learning disabilities community settings, with patients, citizens, families and carers to understand any barriers to accessing the annual health checks for patients 14+ years, with an aim to overcome these barriers to ensure greater uptake of the health checks within primary care.

Ladders of Opportunity Fund
Bursaries of up to £1,000 were made available to young people 16-25yrs living in the Erdington Constituency with a total household income of up to £25,000. The funds were used to support education or career development.

Active Travel Community Grants Fund
The Cycling for Everyone Grants are available to community and voluntary groups, charities and not for profit organisations or a combination of these working in partnership to support walking and cycling activities.

Community-Led Environmental Action Network Fund (C.L.E.A.N)
Further flourishes our Eco Hub into a multi-purpose facility for the community by bringing people together to increase wellbeing, connect communities, and provide awareness around sustainability and the environment.

Moseley Trust Enterprise Support Fund
The programme will support up to 15 people who arrived from Ukraine through the Homes for Ukraine scheme who are interested in establishing their own business and setting up as self-employed in the UK. The project aims to create the environment which allows individuals from the Ukrainian community to strive to achieve economic sustainability through self-employment initiatives that build an entrepreneurial pathway.

Fairer Futures Fund
The fund is to support improved health and care outcomes for our city's most vulnerable citizens. This will be achieved by the formation of Locality Partnerships. The second phase of which is the development of a business plan that delivers an approach to achieving the outcomes of the FFF locality partnership fund that is coproduced with the citizens and the sector.

Inclusive Communities Strategy Fund
The Inclusive Communities Approach of the West Midlands Combined Authority (WMCA) is aimed at significantly improving the quality of life for all residents in the region, ensuring everyone can contribute to and benefit from the economic and social opportunities available.

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General Fund
The Trustees have set a policy to hold in general funds an amount which will cover 6 months expenditure. Such time period is considered reasonable to enable the trustees to address any unforeseen issues which might arise without damaging the ability of the charity to continue to deliver its principal objectives. The amount carried forward at 31 March 2025 is based on 6 months budgeted costs for 2025-26.

22. EMPLOYEE BENEFIT OBLIGATIONS

The group contributes to a defined contribution pension scheme on behalf of its employees. The assets of the fund are held separately from those of the group in an independently administered fund. The pension costs charged represents the contributions payable by the group to the fund and amounted to £50,531 (2024: £38,097). Contributions totalling £nil (2024: £6,521) were payable to the fund at the balance sheet date and are included in creditors.

23. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Board members include trustees nominated by Birmingham City Council. Although the Association is independent of the City Council, the two organisations work closely with each other for the benefit of the designated area.

Some Board Members hold tenancy agreements with the Association on normal terms and cannot use their position to their advantage. The total of rent charged to the Tenant Board members was £7,316 (2024: £6,785). There are no arrears on those tenancies at the year-end (2024: £nil).

WITTON LODGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1039005

Accounts

REGISTERED COMPANY NUMBER: 02903760 (England and Wales)
REGISTERED CHARITY NUMBER: 1039005

REPORT OF THE TRUSTEES AND

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

FOR

WITTON LODGE COMMUNITY ASSOCIATION

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

WITTON LODGE COMMUNITY ASSOCIATION

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FOR THE YEAR ENDED 31 MARCH 2024

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The Charitable Company is Limited by Guarantee (company no. 02903760) and registered as a Charity (registered no. 1039005).

The Charitable Company's main aim and principal activity is that of providing and managing social housing for rent (including the development of new homes), managing Perry Common Community Hall and delivering a range of economic, social and environmental projects in North Birmingham.

The Charity has the following formal objectives:

- To provide for the benefit of the inhabitants of the area of Perry Common and its neighbourhood in the City of Birmingham without distinction of sex, race, or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

- To continue, for the benefit of the community in the City of Birmingham, the business of providing social housing and any associated amenities for the persons in necessitous circumstances upon terms appropriate to their means.

- To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.

Overview:
Established in 1994, Witton Lodge Community Association is a community landlord and a dynamic social enterprise that focuses on 'people and place'. The Association has overseen the redevelopment of the Perry Common estate in north Birmingham, with over 900 new family homes, complemented by new parks, health, education, and community facilities.

The Association makes an even greater impact on people's lives through its Flourishing Communities initiative, most recently mobilising local partners to support communities across Erdington through the darkest days of the pandemic. The team continues to support hundreds of local residents including young people to gain new skills and employment; pioneer innovative social prescription approaches which support older residents to live independently and with dignity; develop environmental initiatives that tackle fuel poverty and are good for our planet; and bring local people together to celebrate community life.

Established by local residents with a community-led ethos, the Association has a resident-majority Board of Trustees. Putting people at the heart of its decision-making is key to the Association's continued success and longevity. We work with, and alongside, local communities to create and deliver solutions to pressing problems, at the same time helping to unlock and nurture people's creativity and potential.

Our Vision: A flourishing, vibrant community and a well-cared for environment where residents are thriving, learning, prospering and celebrating together.

Our Mission: We champion community-led approaches to address local issues and create opportunities that transform neighbourhoods and improve lives.

Our Values:

- Community-led: From our Board through to how we develop and deliver services.
- Excellence: Striving for the highest standards in our housing, community services and facilities.
- Celebrating: The richness of our communities, relational with deep-rooted connections.
- Enterprising: Taking the initiative with bold, decisive action that creates lasting impact.

Our Work:

We are community-led, locally rooted and collaborative. We are investing in our communities, and with a long-term approach which supports the creation of flourishing communities in Perry Common, Erdington and North Birmingham. Specifically, we:

- Platform local leadership; by championing community-led approaches, ensuring local people have a voice and active participation in decisions that affect their lives and neighbourhoods.
- Stabilise and transform neighbourhoods; by creating high quality homes, community facilities and local parks, with neighbourhood services that local people need and are proud of.
- Create and retain wealth locally; with 'ladders of opportunity' connecting local people to high quality jobs, skills and enterprises contributing to a thriving local economy.
- Build local networks, infrastructure, and relationships; that promote good health, improved well-being, and enhanced community resilience.

Our Delivery:

Annually the Board approves a business plan that sets out ambitious and detailed proposals to realise the Association's vision.

Specifically, the Association will;

- Use its financial strength and assets to develop high quality, affordable and market rent homes.
- Finalise plans and commence the sympathetic refurbishment of the former Erdington baths into a contemporary Entrerprise facility.
- Focus on health creation and prevention, tackling health inequalities and developing an integrated service offer from the Erdington Wellbeing Hub.
- Further develop Witton Lakes Eco Hub as a destination venue, capitalising on its stunning surroundings and proximity to Wyrley Birch.
- Support communities with the pressing cost of living pressures, tackling fuel poverty and practical measures to reduce energy costs.
- Develop Witton Lodge Community College to enable residents to gain confidence, skills and qualifications to pursue their goals and move closer to the labour market.
- Enhance our Employment and Enterprise Support offer and connect more residents to local jobs and business opportunities.
- Strengthen and enhance partnerships including the North Birmingham Economic Recovery (NB:ER) Board; North Locality Community Health Collaborative and the Birmingham Community Action Network (B:CAN).
- Celebrate the Association's 30th Anniversary through a series of community and stakeholder events.

2023/24 ACHIEVEMENTS OVERVIEW



Public benefit
The Board of Trustees have complied with their duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission. The Group carries out a wide range of activities in pursuance of its Charitable Aims. The Trustees consider that these activities, summarised below, provide benefit to those who live in the area of benefit.

Grantmaking
Witton Lodge Community Association reviews various organisations and individuals who support and deliver the charity's objects. Potential recipients of grants paid by Witton Lodge Community Association are reviewed by the charity on a case-by-case basis depending upon the available resources of the charity.

STRATEGIC REPORT
Financial review
A summary of the Group's finances is set out in the attached group consolidated financial statements for the year ended 31 March 2024. The principal source of income is from the charity's accommodation. The company's subsidiary collects ground rents and has made a contribution to the company by way of Gift Aid. The company's financial key performance indicators relate to the delivery of accommodation and the collection of related income and other relevant factors are described elsewhere in this report. After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements.

Cash position as at 18 September 2024 currently stands at £1.69m which has increased by £541k over the 31 March 2023 audited consolidated cash at bank and in hand total of £1.15m. This has taken into consideration the purchase of additional affordable rent properties, refurbishment and repair costs to both social and general needs properties in addition to grant monies and tenant rent amounts received.

Principal funding sources
The principal funding sources for the Charitable Company are currently by way of rental income from tenants, housing benefit, universal credit, local housing allowance and ad hoc grants, gift aid from its subsidiaries and interest on deposits.

Reserves policy and purpose of designation
The Charitable Company manages its accommodation on the basis of whole life funding. It maintains a designated fund matched by cash resources to pay for major repairs of a revenue nature and to provide for cyclical maintenance. The property assets of the charity underpin its charitable objectives and activities hence a designated fund is used to ensure that the carrying value of fixed assets is supported by funds. A fund has also been created to ensure that the charity can part finance its development of new housing stock. The carrying value of all reserves has been considered and appropriate adjustments made, further details are in the notes to the Financial Statements.

Future plans
The Strategic Business Plan provides a strategic framework and direction for our work. It defines high level outcomes that we'll work towards, in partnership with residents and stakeholders, and sets out our priorities for the next few years. It is designed to be flexible to take account of the dynamic nature of our work and the wider environment.

Local Leadership
- Develop place-based partnerships and spaces supporting community-led approaches, social action, and leadership.
- Exemplify local leadership through our actions as well as developing and amplifying local voices.
- Organise activities and events that bring people together and celebrate the richness of local communities.
- Enhance our reach and access, through deliberative use of digital and online technologies to complement our direct and face to face engagement.

Homes and Assets
- Grow Witton Lodge Community Homes as a Registered Provider to develop or refurbish 50 good quality, well-managed homes.
- Deliver excellent landlord services, supporting our tenants to access a variety of services and maintain their tenancy.
- Support action on fuel poverty and climate change by implementing a programme of investment and retrofitting our homes and facilities.

Flourishing Communities

- Work with, and support, at least 1,000 residents annually, providing a safety net through a network of locally led, integrated community hubs.
- Establish strategic economic-focused partnerships that create and retain wealth locally; and connect local communities to employment and enterprise opportunities.
- Demonstrate the impact of our integrated, health creation and prevention approaches that aim to reduce health inequalities; and enable people to live well and with dignity.
- Evolve our skills provision through the creation of Witton Lodge Community College providing high quality, locally accessible accredited and core-skills training.
- Showcase and further develop community-led initiatives that protect the environment, utilise our natural assets and help tackle climate change.

Our roots are in the Perry Common Community. Over the last 30 years, we have learned many lessons which support other communities, locally and nationally, with similar ambitions to ourselves. This has led to developing collaborative ways of working with other neighbourhoods and sharing our learning and insights across the country. Through our 40-strong team of staff, committed volunteers and an active Board, we work at different levels.

The Association wishes to thank all those individuals, community groups, local schools, churches and public and private sector undertakings which have assisted the endeavours of the Group during this and previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Association is a Charitable Company Limited by Guarantee incorporated on 2 March 1994 (registered as a charity on 27 June 1994). The governing documents for Witton Lodge Community Association, Witton Lodge CIC, WLCA Enterprises Limited and the Minority Protection Agreement were reviewed, revised and approved during 2016/17. The revised documents were presented by Anthony Collins Solicitors and approved by the Board at its meeting on 5 July 2017.

The Company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the Company. The Company is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The Board of Directors of the Group should consist of 8 resident Directors and 4 institutional Directors (2 nominees of Birmingham City Council and 2 independents). At present there are currently 2 vacancies for resident Directors.

Each Director shall serve a term as near as possible to 4 years. Either before or following the expiry of their term of office, a Director may be re-appointed for a further term of as near as possible to 4 years by the Board.

The Company has made qualifying third-party indemnity provisions for the benefit of its directors which were in force during the year and exist at the date of this report.

Organisational structure

The structure of the Board of Trustees is for there to be 12 members who meet 10 times a year. Within the 12 is the Chair and the Deputy Chair. The Board of Trustees undertakes the general control and management of the administration of the Group but delegates day to day operational responsibility to the Chief Officer and a team of officers and staff who support him.

Roles are benchmarked externally by our retained HR consultants. Recommendations are presented, considered and approved by WLCA's Resources Subgroup and the Board.

Enhancement of our Risk Management Policies and Procedures including where appropriate the following areas of risk: Strategic; Financial; Operational; Reputation and public interest; Legal and regulatory and Employment law.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees
As good practice, other Directors, the Company Secretary, the Senior Staff Members and the Group's advisors give the Trustees an induction to the Organisation. They are made aware of the Mission and Vision Statements and the current financial plan of the Organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission.

Where prospective local Directors are identified, they are given the opportunity to attend Board Meetings as an observer prior to offering themselves for appointment. Directors' ongoing training needs are addressed through attendance at organised Away Days, conferences and training.

Related parties
The Charity has two subsidiary companies, WLCA Enterprises Limited, which is a Non-Charitable Company limited by shares. To date the subsidiary has restricted its activities to:

- Receiving capital sums from Birmingham City Council for the sale of redevelopment land;
- Allowing developers, under Development Agreements to build houses on land;
- Collecting grounds rents from Under Leasehold owner occupiers;
- Selling interests under the provisions of the Leasehold Reform Act.

The second subsidiary is Witton Lodge Community Interest Company which is Limited by Guarantee. The Company is formed for the benefit of the Community, and its objects are:

- The business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services;
- Any other object that the Board can reasonably decide which can be carried out from time to time by a Community Interest Company registered as a provider of Social Housing with the Regulator.

Further information on related parties is given in the notes to the financial statements.

Risk management
The Board of Trustees continues to review the major risks which the Group is exposed to and these have been regularly reported at Board meetings. A Risk Management Plan forms part of the Group's Financial Plan and is reviewed on an annual basis. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the Group faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety for all staff, volunteers, clients and visitors to Association property. Procedures are reviewed as required, to ensure they continue to meet the needs of the Group, and all risks and their management are reviewed as required to ensure all reasonable steps are being taken to minimise them.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02903760 (England and Wales)

Registered Charity number
1039005

Registered office
Perry Common Community Hall
87 Witton Lodge Road
Perry Common
Birmingham
West Midlands
B23 5JD

Trustees
L S Hines MBE
S G Allison
M R Davis
P M Tomlinson
S P Harris
A R Mendez
A Winmill
J L Jennings
C L Ross
J J Bermingham

Company Secretary
A Hussain

Auditors
J W Hinks LLP
Chartered Accountants and Statutory Auditors
19 Highfield Road
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West Midlands
B15 3BH

Solicitors
Anthony Collins Solicitors
134 Edmund Street
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B3 2ES

Tyndalwoods
29 Wombourne Road
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Bankers
The Co-operative Bank Plc
118-120 Colmore Row
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B3 3BN

Unity Trust Bank Plc
9 Brindleyplace
Birmingham
B1 2HB

Metro Bank
27-29 Abington Street
Northampton
NN1 2AN

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Witton Lodge Community Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper 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. They are 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on

2 October 2024 and signed on the board's behalf by:



L S Hines MBE - Trustee

Opinion
We have audited the financial statements of Witton Lodge Community Association (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2024 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2024 and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information
The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the Group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.
- Confirming accounts receivable and other accounts with a third party.

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

Use of our report

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



James Cruse ACA, FCCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date: 2 October 2024

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	**2024 Total funds £**	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	**247**	**60**	**307**	773
Charitable activities	6				
General Housing and Sycamore Court		**1,572,138**	-	**1,572,138**	1,443,154
Association Development		**1,500**	-	**1,500**	10,666
Witton Lakes Eco Hub		**5,509**	-	**5,509**	54,240
Community Life		-	-	-	11,085
FAME 2.0 Adult Education		**368**	-	**368**	146,977
Trusted Hands		**15,916**	-	**15,916**	11,081
Ignite Aspirations – European Social Fund		-	-	-	473,681
Active Communities – The Active Wellbeing Society		-	**46,575**	**46,575**	46,250
Birmingham City Council – Erdington NNS		-	**403,888**	**403,888**	406,713
North Birmingham Economic Recovery Taskforce		-	-	-	29,352
WOWWED – European Social Fund		**75,930**	-	**75,930**	133,703
Winter Warmth Project – BVSC		-	-	-	30,000
Care for Carers – Erdington NNS Grant		-	**3,304**	**3,304**	5,768
Midlands Medical Partnership – Social Prescribing		**36,114**	-	**36,114**	36,114
Commonwealth Games Legacies		-	**122,238**	**122,238**	55,467
Birmingham City Council – Erdington Baths		-	**23,684**	**23,684**	17,244
Momentum Project – Domestic Abuse		-	**8,000**	**8,000**	32,000
Energy Redress		-	**217,727**	**217,727**	-
Social Enterprise Hub – Social Economy Cluster		-	**16,108**	**16,108**	-
WMCA – Green Grants – Eco Hub		-	**25,000**	**25,000**	-
Local Energy Advice Demonstrator (LEAD/Brum Energy)		-	**98,666**	**98,666**	-
Shared Prosperity Fund		-	**694,460**	**694,460**	-
Prevention & Communities – Mental Health		-	**15,700**	**15,700**	-
Prevention & Communities – ACES		-	**10,000**	**10,000**	-
Birmingham & Solihull – Improved Access		**5,000**	-	**5,000**	-
Investment income	5	**7,382**	-	**7,382**	2,023
Other income		**5,590**	-	**5,590**	2,498
Total		**1,725,694**	**1,685,410**	**3,411,104**	2,948,789

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
EXPENDITURE ON					
Charitable activities	7				
General Housing and Sycamore Court		**671,633**	**192,587**	**864,220**	773,491
Perry Common Community Hall		**50,264**	-	**50,264**	47,376
Association Development		**186,464**	-	**186,464**	399,066
Witton Lakes Eco Hub		**52,134**	**25,838**	**77,972**	108,438
Community Life		-	-	-	8,888
FAME 2.0 Adult Education		**25,450**	-	**25,450**	23,537
Trusted Hands		**22,977**	-	**22,977**	8,866
Ignite Aspirations – European Social Fund		-	-	-	445,859
Active Communities – The Active Wellbeing Society		**515**	**36,060**	**36,575**	46,242
Birmingham City Council – Erdington NNS		-	**379,608**	**379,608**	400,505
North Birmingham Economic Recovery Taskforce		-	-	-	26,960
WOWWED – European Social Fund		**33,002**	-	**33,002**	86,001
Erdington Health & Wellbeing Centre		**31,819**	-	**31,819**	58,884
Winter Warmth Project – BVSC		-	-	-	2,996
Care for Carers – Erdington NNS Grant		-	**3,304**	**3,304**	3,369
Midlands Medical Partnership – Social Prescribing		**22,420**	-	**22,420**	11,662
Commonwealth Games Legacies		-	**105,870**	**105,870**	50,624
Birmingham City Council – Erdington Baths		-	**21,344**	**21,344**	-
Momentum Project – Domestic Abuse		-	**6,400**	**6,400**	-
Energy Redress		-	**217,727**	**217,727**	-
Social Enterprise Hub – Social Economy Cluster		-	**13,529**	**13,529**	-
WMCA – Green Grants – Eco Hub		-	**20,840**	**20,840**	-
Local Energy Advice Demonstrator (LEAD/Brum Energy)		-	**98,666**	**98,666**	-
Shared Prosperity Fund		-	**577,206**	**577,206**	-
Prevention & Communities – Mental Health		-	**14,175**	**14,175**	-
Prevention & Communities - ACES		-	**9,000**	**9,000**	
Birmingham & Solihull – Improved Access		**4,500**	-	**4,500**	-
Total		**1,101,178**	**1,722,154**	**2,823,332**	2,502,764
NET INCOME		**624,516**	**(36,744)**	**587,772**	446,025
TRANSFERS BETWEEN FUNDS	21	**280,805**	**(280,805)**	-	-
RECONCILIATION OF FUNDS					
Total funds brought forward		**8,059,838**	**6,215,609**	**14,275,447**	13,829,422
TOTAL FUNDS CARRIED FORWARD		**8,965,159**	**5,898,060**	**14,863,219**	14,275,447

The income of the parent charity was £3,487,929 in 2024 (2023: £2,925,379) and the operating surplus for the year was £589,040 (2023: £453,833). The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

CONSOLIDATED BALANCE SHEET
31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	**2024 Total funds £**	2023 Total funds £
FIXED ASSETS					
Tangible assets	13	**9,521,245**	**5,801,418**	**15,322,663**	14,603,538
CURRENT ASSETS					
Debtors	15	**504,937**	**4,161**	**509,098**	402,810
Cash at bank and in hand		**1,055,569**	**92,481**	**1,148,050**	1,367,183
		1,560,506	**96,642**	**1,657,148**	1,769,993
CREDITORS					
Amounts falling due within one year	16	**(443,451)**	-	**(443,451)**	(511,090)
NET CURRENT ASSETS		**1,117,055**	**96,642**	**1,213,697**	1,258,903
TOTAL ASSETS LESS CURRENT LIABILITIES		**10,638,300**	**5,898,060**	**16,536,360**	15,862,441
CREDITORS					
Amounts falling due after more than one year	17	**(1,673,141)**	-	**(1,673,141)**	(1,586,994)
NET ASSETS		**8,965,159**	**5,898,060**	**14,863,219**	14,275,447
FUNDS	21				
Unrestricted funds				**8,965,159**	8,059,838
Restricted funds				**5,898,060**	6,215,609
TOTAL FUNDS				**14,863,219**	14,275,447

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 2 October 2024 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

PARENT CHARITY BALANCE SHEET
31 MARCH 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	13	**7,681,433**	**5,801,418**	**13,482,851**	13,237,600
Investments	14	**2**	**-**	**2**	2
		7,681,435	**5,801,418**	**13,482,853**	13,237,602
CURRENT ASSETS					
Debtors	15	**1,728,284**	**4,161**	**1,732,445**	1,324,390
Cash at bank and in hand		**917,761**	**92,481**	**1,010,242**	1,214,162
		2,646,045	**96,642**	**2,742,687**	2,538,552
CREDITORS					
Amounts falling due within one year	16	**(429,713)**	**-**	**(429,713)**	(506,728)
NET CURRENT ASSETS		**2,216,332**	**96,642**	**2,312,974**	2,031,824
TOTAL ASSETS LESS CURRENT LIABILITIES		**9,897,767**	**5,898,060**	**15,795,827**	15,269,426
CREDITORS					
Amounts falling due after more than one year	17	**(1,205,809)**	**-**	**(1,205,809)**	(1,268,448)
NET ASSETS		**8,691,958**	**5,898,060**	**14,590,018**	14,000,978
FUNDS	21				
Unrestricted funds				**8,691,958**	7,785,370
Restricted funds				**5,898,060**	6,215,608
TOTAL FUNDS				**14,590,018**	14,000,978

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

As permitted by s408 of the Companies Act 2006, the parent company has not presented its own profit and loss account and related notes. The company's surplus for the year was £589,040 (2023: £453,833).

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 2 October 2024 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	**961,226**	978,809
Interest paid		**(36,838)**	(38,438)
Net cash provided by operating activities		**924,388**	940,371
Cash flows from investing activities			
Purchase of tangible fixed assets		**(1,085,177)**	(1,658,501)
Sale of tangible fixed assets		**1**	(80)
Interest received		**7,382**	2,023
Net cash used in investing activities		**(1,077,794)**	(1,656,558)
Cash flows from financing activities			
Capital repayments in year		**(65,727)**	(89,177)
Net cash used in financing activities		**(65,727)**	(89,177)
Change in cash and cash equivalents in the reporting period		**(219,133)**	(805,364)
Cash and cash equivalents at the beginning of the reporting period		**1,367,183**	2,172,547
Cash and cash equivalents at the end of the reporting period		**1,148,050**	1,367,183

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2024

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024	2023
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	**587,772**	446,025
Adjustments for:		
Depreciation charges	**356,772**	342,859
Loss on disposal of fixed assets	**9,279**	28,267
Interest received	**(7,382)**	(2,023)
Interest paid	**36,838**	38,438
Decrease/(Increase) in debtors	**(106,288)**	103,916
Increase in creditors	**84,235**	21,327
Net cash provided by operations	**961,226**	978,809

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.23	Cash flow	At 31.3.24
	£	£	£
Net cash			
Cash at bank and in hand	1,367,183	(219,133)	1,148,050
	1,367,183	(219,133)	1,148,050
Debt			
Debts falling due within 1 year	(80,882)	3,088	(77,794)
Debts falling due after 1 year	(1,268,448)	62,639	(1,205,809)
	(1,349,330)	65,727	(1,283,603)
Total	17,853	(153,406)	(135,553)

The notes form part of these financial statements

1. GENERAL INFORMATION

Witton Lodge Community Association is a private limited company, limited by guarantee and incorporated in England. The address of the registered office is given on the company information page of these financial statements.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Group and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The presentational currency of these financial statements is Sterling. All amounts have been rounded to the nearest £1.

The company is a company limited by guarantee. The members of the company are the Trustees named within the Trustees Report. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

INCOME

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

Revenue from rental income is recognised on a straight-line basis over the term of the respective lease.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the charity, can be reliably measured.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charity SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees Report for information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

continued...

2. ACCOUNTING POLICIES - continued

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party. It is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of the expenditure on the objects of the charity and include project management carried out centrally. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure. All expenditure is inclusive of irrecoverable VAT.

TANGIBLE FIXED ASSETS

Tangible fixed assets are included at cost including any incidental expenses of acquisition.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Depreciation is provided on the following bases:

Housing property (freehold and leasehold)	- see below
Perry Common Community Hall	- over 50 years
Eco Hub	- over 17 years
Fixtures and fittings	- 20% on cost
Motor vehicles	- 25% on cost
Office equipment	- 25% on cost

Housing properties and property improvements

The Association adopts full component accounting in relation to the capitalisation and depreciation of its housing property stock.

Financial reporting standards require that where a tangible asset comprises two or more major components with substantially different useful economic lives, each component should be accounted for separately for depreciation purposes and depreciated over its individual useful economic life.

All housing properties have been split between land, structure costs and major components which require periodic replacement, where the cost exceeds £1,000. No depreciation is provided on land. Expenditure less than £1,000 is expensed through the Statement of Financial Activities in the year it is incurred. Replacement of such major components is capitalised and depreciated over the estimated useful life of the component.

The estimated useful economic life for each component is:

continued...

2. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

General need housing

Building and roof	- 75 years
Kitchen	- 20 years
Bathroom	- 30 years
Radiators and electrics	- 30 years
Windows and external doors	- 30 years
Boiler	- 15 years

Sheltered housing

Building and roof	- 75 years
Kitchen and bathroom	- 20 years
Radiators	- 30 years
Windows, emergency lighting and fire alarms	- 30 years
CCTV and warden call system	- 15 years
Lifts and external doors	- 15 years
Laundry and door entry	- 20 years
Boiler	- 15 years

INVESTMENTS
Investments in subsidiaries are valued at cost less provision for impairment.

TAXATION
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3, Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The subsidiaries are subject to Corporation Tax.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS
The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

RETIREMENT BENEFITS
Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

continued...

2. ACCOUNTING POLICIES - continued

CAPITAL FUND
Land and Buildings donated by local authorities are added to long leasehold land and buildings costs at the time of the donation. The resulting capital fund generated is treated as a restricted fund. The depreciation on the grant funded element of long leasehold land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

DEBTORS
Debtors are measured at amounts owed to the charity. They are measured on the basis of their recoverable amount.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held with banks.

CREDITORS
Creditors are amounts owed by the charity. They are measured at the amount that the charity expects to pay to settle the debt. Amounts which are owed in more than one year are shown as long-term creditors.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

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.

OPERATING LEASES
Rentals under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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.

Expenditure allocations: expenditure is apportioned where it relates to more than one cost category.

4. DONATIONS AND LEGACIES

	2024	2023
	£	£
Donations	**307**	773

5. INVESTMENT INCOME

	2024	2023
	£	£
Deposit account interest	**7,382**	2,023

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2024 £	2023 £
Grants	Heart of England – Erdington NNS Foodbank Grant	-	10,000
Rental income	General Housing and Sycamore Court	**1,492,417**	1,371,660
Rental income	Witton Lodge Community Interest Company	**51,373**	29,822
Ground rents & headlease sales income	WLCA Enterprises Limited	**24,548**	27,322
Room hire and solar panels	Perry Common Community Hall	**3,800**	4,350
Grants	Birmingham City Council - Erdington Baths	**23,684**	17,244
Sundry income	Association Development	**1,500**	10,666
Grants	Witton Lakes Eco Hub	-	51,971
Room hire and solar panels	Witton Lakes Eco Hub	**1,145**	750
Sundry income	Witton Lakes Eco Hub	**4,364**	1,519
Contract income	Birmingham City Council – Erdington NNS	**403,888**	396,946
Grants	Community Life	-	8,398
Sundry income	Community Life	-	2,687
Grants	Momentum Project – Domestic Abuse	**8,000**	32,000
Contract income	FAME 2.0 Adult Education	**368**	146,977
Room hire and solar panels	Trusted Hands	**15,916**	11,081
Contract income	Ignite Aspirations – European Social Fund	-	473,681
Grants	Active Communities – The Active Wellbeing Society	**46,575**	46,250
Grants	Kickstart Scheme	-	9,767
Grants	North Birmingham Economic Recovery Taskforce	-	29,352
Grants	WOWWED – European Social Fund	**75,930**	133,703
Grants	Winter Warmth Project – BVSC	-	30,000
Grants	Care For Carers – Erdington NNS Grant	**3,304**	5,768
Contract income	Midlands Medical Partnership	**36,114**	36,114
Grants	Commonwealth Games Legacies	**122,238**	-
Contract income	Commonwealth Games Legacies	-	55,467
Grants	Energy Redress	**217,727**	-
Grants	Social Enterprise Hub – Social Economy Cluster	**16,108**	-
Grants	WMCA – Green Grants Eco Hub	**25,000**	-
Grants	Local Energy Advice Demonstrator (LEAD/Brum Energy)	**98,666**	-
Grants	Shared Prosperity Fund	**694,460**	-
Grants	Prevention & Communities – Mental Health	**15,700**	-
Grants	Prevention & Communities - ACES	**10,000**	-
Grants	Birmingham & Solihull – Improved Access	**5,000**	-
		3,397,825	2,943,495

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

Grants received, included in the above, are as follows:

	2024	2023
	£	£
Active Communities – The Active Wellbeing Society	**46,575**	46,250
North Birmingham Economic Recovery Taskforce	**-**	29,352
Witton Lakes Eco Hub – The Big Lottery	**-**	51,971
WOWWED – European Social Fund	**75,930**	133,703
Heart of England – Erdington NNS Foodbank Grant	**-**	10,000
Winter Warmth Project - BVSC	**-**	30,000
Care For Carers – Erdington NNS Grant	**3,304**	5,768
Momentum Project – Domestic Abuse	**8,000**	32,000
Commonwealth Games Celebrating Communities Fund	**122,238**	8,398
Kickstart Scheme	**-**	9,767
Birmingham City Council – Erdington Baths	**23,684**	17,244
Energy Redress	**217,727**	-
Social Enterprise Hub – Social Economy Cluster	**16,108**	-
WMCA – Green Grants Eco Hub	**25,000**	-
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**98,666**	-
Shared Prosperity Fund	**694,460**	-
Prevention & Communities – Mental Health	**15,700**	-
Prevention & Communities - ACES	**10,000**	-
Birmingham & Solihull – Improved Access	**5,000**	-
	1,362,392	374,453

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2024	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	**838,130**	-	**26,090**	**864,220**
Perry Common Community Hall	**49,495**	-	**769**	**50,264**
Association Development	**116,353**	-	**70,111**	**186,464**
Witton Lakes Eco Hub	**81,825**	-	**986**	**82,811**
Birmingham City Council – Erdington NNS	**201,706**	**175,508**	**2,394**	**379,608**
FAME 2.0 Adult Education	**25,146**	-	**304**	**25,450**
Trusted Hands	**21,714**	-	**1,263**	**22,977**
Active Communities – Active Wellbeing Society	**36,033**	-	**542**	**36,575**
WOWWED – European Social Fund	**32,357**	-	**645**	**33,002**
Erdington Health & Wellbeing Centre	**30,981**	-	**838**	**31,819**
Care For Carers – Erdington NNS Grant	**3,289**	-	**15**	**3,304**
Midlands Medical Partnership – Social Prescribing	**22,414**	-	**6**	**22,420**
Commonwealth Games Legacies	**105,870**	-	-	**105,870**
Birmingham City Council – Erdington Baths	**23,204**	-	**(1,860)**	**21,344**
Momentum Project – Domestic Abuse	**6,400**	-	-	**6,400**
Energy Redress	**216,527**	-	**1,200**	**217,727**
Social Enterprise Hub – Social Economy Cluster	**12,554**	-	**975**	**13,529**
WMCA – Green Grants – Eco Hub	**20,840**	-	-	**20,840**
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**98,666**	-	-	**98,666**
Shared Prosperity Fund	**217,372**	**290,129**	**69,705**	**577,206**
Prevention & Communities – Mental Health	**14,000**	-	**175**	**14,175**
Prevention & Communities - ACES	**9,000**	-	-	**9,000**
Birmingham & Solihull – Improved Access	**4,500**	-	-	**4,500**
	2,183,537	**465,637**	**174,158**	**2,823,332**

YEAR ENDED 31 MARCH 2023	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	742,363	10,000	21,128	773,491
Perry Common Community Hall	47,361	-	5	47,366
Association Development	306,726	-	87,540	394,266
Community Interest Company	4,800	-	-	4,800
Witton Lakes Eco Hub	106,841	-	1,597	108,438
Erdington Enterprise Hub	9,961	-	29,298	39,259
Birmingham City Council – Erdington NNS	184,069	215,214	1,222	400,505
Community Life	8,800	-	88	8,888
FAME 2.0 Adult Education	22,978	-	569	23,547
Trusted Hands	7,766	-	1,100	8,866
Ignite Aspirations – European Social Fund	444,565	-	1,294	445,859
Active Communities – Active Wellbeing Society	45,523	-	719	46,242
North Birmingham Economic Recovery Taskforce	29,960	-	-	29,960
WOWWED – European Social Fund	86,001	-	-	86,001
Erdington Health & Wellbeing Centre	18,964	-	661	19,625
Winter Warmth Project – BVSC	2,996	-	-	2,996
Care For Carers – Erdington NNS Grant	1,313	2,056	-	3,369
Midlands Medical Partnership – Social Prescribing	11,650	-	12	11,662
Commonwealth Games Legacies	50,557	-	67	50,624
	2,130,194	227,270	145,300	2,502,764

continued...

8. GRANTS PAYABLE

	2024	2023
	£	£
Heart of England – Erdington NNS Foodbank Grant	-	10,000
Birmingham City Council – Erdington NNS	175,508	215,214
Shared Prosperity Fund	290,129	-
Care For Carers – Erdington NNS Grant	-	2,056
	465,637	227,270

9. SUPPORT COSTS

YEAR ENDED 31 MARCH 2024	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	17,773	8,317	26,090
Perry Common Community Hall	769	-	769
Association Development	43,761	26,350	70,111
Witton Lakes Eco Hub	986	-	986
Birmingham City Council – Erdington NNS	2,394	-	2,394
FAME 2.0 Adult Education	301	-	301
Trusted Hands	1,263	-	1,263
Active Communities – Active Wellbeing Society	542	-	542
WOWWED – European Social Fund	645	-	645
Erdington Health & Wellbeing Centre	838	-	838
Care For Carers – Erdington NNS Grant	15	-	15
Midlands Medical Partnership – Social Prescribing	6	-	6
Birmingham City Council – Erdington Baths	-	(1,860)	(1,860)
Energy Redress	-	1,200	1,200
Social Enterprise Hub – Social Economy Cluster	75	900	975
Shared Prosperity Fund	4,198	65,507	69,705
Prevention & Communities – Mental Health	175	-	175
	73,744	100,414	174,158

YEAR ENDED 31 MARCH 2023	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	19,236	1,892	21,128
Perry Common Community Hall	5	-	5
Association Development	42,208	45,332	87,540
Witton Lakes Eco Hub	703	894	1,597
Erdington Enterprise Hub	-	29,298	29,298
Birmingham City Council - Erdington NNS	1,222	-	1,222
Community Life	88	-	88
FAME 2.0 Adult Education	269	300	569
Trusted Hands	1,100	-	1,100
Ignite Aspirations – European Social Fund	1,294	-	1,294
Active Communities – The Active Wellbeing Society	719	-	719
Erdington Health & Wellbeing Centre	661	-	661
Midlands Medical Partnership	12	-	12
Stand Out Commonwealth Games	67	-	67
	67,584	77,716	145,300

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Auditors' remuneration	**15,690**	15,300
Accountants' remuneration for other services	**647**	7,220
Depreciation - owned assets	**356,772**	342,859
Deficit on disposal of fixed assets	**9,279**	28,267

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

TRUSTEES' EXPENSES

1 (2023: 2) Trustee received reimbursement of expenses to cover travel and other costs incurred whilst on Association duties amounting to £501 in the current year (2023: £358).

12. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	**908,764**	909,439
Social security costs	**80,363**	77,739
Other pension costs	**38,097**	37,388
	1,027,224	1,024,566

The average number of employees during the year was 37 (2023: 37) and the average monthly number of employees during the year expressed as full-time equivalents was as follows (including casual and part-time staff):

The average monthly number of employees during the year was as follows:

	2024	2023
Charitable activities	**21**	21
Management and administration	**3**	3
	24	24

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2024	2023
£80,001 - £90,000	**1**	1

continued...

13. TANGIBLE FIXED ASSETS - GROUP

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2023	**2,525,961**	**16,359,837**	**80,890**	**4,800**	**141,649**	**19,113,137**
Additions	**663,217**	**374,512**	**-**	**-**	**47,448**	**1,085,177**
Disposals	**-**	**(49,227)**	**-**	**-**	**-**	**(49,227)**
At 31 March 2024	**3,189,178**	**16,685,122**	**80,890**	**4,800**	**189,097**	**20,149,087**
DEPRECIATION						
At 1 April 2023	**68,877**	**4,243,185**	**69,786**	**1,200**	**126,551**	**4,509,599**
Charge for year	**33,063**	**313,696**	**3,779**	**1,200**	**5,034**	**356,772**
Eliminated on disposal	**-**	**(39,947)**	**-**	**-**	**-**	**(39,947)**
At 31 March 2024	**101,940**	**4,516,934**	**73,565**	**2,400**	**131,585**	**4,826,424**
NET BOOK VALUE						
At 31 March 2024	**3,087,238**	**12,168,188**	**7,325**	**2,400**	**57,512**	**15,322,663**
At 31 March 2023	2,457,084	12,116,652	11,104	3,600	15,098	14,603,538

Included in cost or valuation of land and buildings is freehold land of £3,315,195 (2023: £3,165,881) which is not depreciated.

The group have secured certain property assets and further details are provided in the secured debts note.

continued...

13. TANGIBLE FIXED ASSETS – PARENT CHARITY

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2023	**1,130,265**	**16,359,837**	**70,641**	**4,800**	**141,649**	**17,707,192**
Additions	**171,788**	**374,512**	**-**	**-**	**47,448**	**593,748**
Disposals	**-**	**(49,227)**	**-**	**-**	**-**	**(49,227)**
At 31 March 2024	**1,302,053**	**16,685,122**	**70,641**	**4,800**	**189,097**	**18,251,713**
DEPRECIATION						
At 1 April 2023	**39,119**	**4,243,185**	**59,537**	**1,200**	**126,551**	**4,469,592**
Charge for year	**15,508**	**313,696**	**3,779**	**1,200**	**5,034**	**339,217**
Eliminated on disposal	**-**	**(39,947)**	**-**	**-**	**-**	**(39,947)**
At 31 March 2024	**54,627**	**4,516,934**	**63,316**	**2,400**	**131,585**	**4,768,862**
NET BOOK VALUE						
At 31 March 2024	**1,247,426**	**12,168,188**	**7,325**	**2,400**	**57,512**	**13,482,851**
At 31 March 2023	1,091,146	12,116,652	11,104	3,600	15,098	13,237,600

Included in cost or valuation of land and buildings is freehold land of £2,852,316 (2023: £2,795,053) which is not depreciated.

The parent charity has secured certain property assets and further details are provided in the secured debts note.

14. FIXED ASSET INVESTMENTS – PARENT CHARITY

	Shares in group undertakings £
COST	
At 1 April 2023 and 31 March 2024	**2**
NET BOOK VALUE	
At 31 March 2024	**2**
At 31 March 2023	2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

continued...

14. FIXED ASSET INVESTMENTS - COMPANY - continued

WLCA Enterprises Limited
Registered office: United Kingdom

Class of share:	% holding
Ordinary	**100**

	2024	2023
	£	£
Aggregate capital and reserves	**2**	2
Profit for the year	**21,445**	23,317

Witton Lodge Community Interest Company
Registered office: United Kingdom

Class of share:	% holding
Voting rights	**100**

	2024	2023
	£	£
Aggregate capital and reserves	**273,200**	274,469
Profit/(loss) for the year	**(1,269)**	(7,808)

Company investments at cost comprise of WLCA Enterprises Limited: £2 (2023: £2).

15. DEBTORS

	Group		Parent Charity	
	2024	2023	**2024**	2023
	£	£	**£**	£
Amounts falling due within 1 year:				
Trade debtors	**194,677**	156,884	**174,472**	148,641
Amounts owed by group undertakings	**-**	-	**23,145**	23,219
Prepayments and accrued income	**314,421**	245,926	**314,421**	245,626
	509,098	402,810	**512,038**	417,486
Amounts falling due after more than 1 year:				
Amounts owed by group undertakings	**-**	-	**1,220,407**	906,904
Aggregate amounts	**509,098**	402,810	**1,732,445**	1,324,390

continued...

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Parent Charity	
	2024	2023	2024	2023
	£	£	£	£
Bank loans	**77,794**	75,862	**77,794**	75,862
Other loans	**-**	5,020	**-**	5,020
Trade creditors	**108,460**	153,690	**108,460**	153,689
Amounts owed to group undertakings	**-**	-	**9,248**	12,708
Other creditors	**9,161**	13,360	**9,161**	13,360
Accruals and deferred income	**248,036**	263,158	**225,050**	246,088
	443,451	511,090	**429,713**	506,727

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Parent Charity	
	2024	2023	2024	2023
	£	£	£	£
Bank loans	**1,205,809**	1,268,448	**1,205,809**	1,268,448
Accruals and deferred income	**467,332**	318,546	**-**	-
	1,673,141	1,586,994	**1,205,809**	1,268,448

Combined deferred income included above consists of:	Group		Parent Charity	
	2024	2023	2024	2023
	£	£	£	£
Deferred income as at 1 April 2023	**452,627**	405,064	**131,583**	157,812
Resources deferred during the year	**156,706**	109,046	**-**	32,756
Amounts released from previous years	**(64,834)**	(61,483)	**(59,244)**	(58,895)
Deferred income as at 31 March 2024	**544,499**	452,627	**72,339**	131,583

18. BANK AND OTHER LOANS – CONSOLIDATED AND PARENT CHARITY

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank and other loans	**77,794**	80,882
Amounts falling between one and two years:		
Bank and other loans - 1-2 years	**77,794**	75,862
Amounts falling due between two and five years:		
Bank and other loans - 2-5 years	**233,382**	151,723
Bank and other loans more than 5 years by instalments	**894,633**	1,040,863

continued...

19. OPERATING LEASES – CONSOLIDATED AND PARENT CHARITY

	Non-cancellable operating leases	
Minimum lease payments fall due as follows:		
	2024	2023
	£	£
Within one year	**12,619**	13,968
Between one and five years	**9,874**	22,493
	22,493	36,461

20. SECURED DEBTS

A long-term loan facility over 25 years has been obtained from Unity Trust Bank Plc to fund property acquisitions. The loan is secured on certain properties and is repayable in monthly instalments; the interest rate is fixed for 5 years at 4.5% p.a. The legal fixed charge was created on 28 August 2015.

A legal fixed charge dated 2 February 2021 has been created in favour of the Big Lottery Fund and in respect of a particular property within the charity. A legal fixed charge dated 28 August 2015 has been created in favour of Birmingham City Council and in respect of a particular property within the charity. A further legal fixed charge dated 20 April 1995 has been created in favour of Birmingham City Council and in respect of a particular property within the charity.

21. MOVEMENT IN FUNDS

CONSOLIDATED	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General Fund	**1,105,591**	**635,145**	**(193,260)**	**1,547,476**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**-**	**5,000**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**5,703,391**	**-**	**474,065**	**6,177,456**
Eco Hub	**170,056**	**(10,629)**	**-**	**159,427**
	8,059,838	**624,516**	**280,805**	**8,965,159**
Restricted funds				
Capital Fund	**5,606,423**	**(192,587)**	**-**	**5,413,836**
Ignite Aspirations – European Social Fund	**93,335**	**-**	**(93,335)**	**-**
Eco Hub	**413,421**	**(25,838)**	**-**	**387,583**
Active Communities – Active Wellbeing Society	**-**	**10,575**	**(10,575)**	**-**
Birmingham City Council – Erdington NNS	**64,672**	**24,280**	**(86,840)**	**2,112**
Care For Carers – Erdington NNS Grant	**5,768**	**-**	**(5,768)**	**-**
Momentum Project – Domestic Abuse	**31,989**	**1,600**	**(33,589)**	**-**
Birmingham City Council – Erdington Baths	**-**	**2,340**	**(2,340)**	**-**
WMCA Green Grants – Eco Hub	**-**	**4,160**	**-**	**4,160**
Shared Prosperity Fund	**-**	**117,254**	**(26,885)**	**90,369**
Commonwealth Games Legacies	**-**	**16,368**	**(16,368)**	**-**
Social Enterprise Hub – Social Economy Cluster	**-**	**2,579**	**(2,579)**	**-**
Prevention & Communities – Mental Health	**-**	**1,525**	**(1,525)**	**-**
Prevention & Communities - ACES	**-**	**1,000**	**(1,000)**	
	6,215,609	**(36,744)**	**(280,805)**	**5,898,060**
TOTAL FUNDS	**14,275,447**	**587,772**	**-**	**14,863,219**

continued...

21.

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,725,694**	**(1,090,549)**	**635,145**
Eco Hub	**-**	**(10,629)**	**(10,629)**
	1,725,694	**(1,101,178)**	**624,516**
Restricted funds			
Capital Fund	**-**	**(192,587)**	**(192,587)**
Eco Hub	**-**	**(25,838)**	**(25,838)**
Active Communities – Active Wellbeing Society	**46,635**	**(36,060)**	**10,575**
Birmingham City Council – Erdington NNS	**403,888**	**(379,608)**	**24,280**
Care For Carers – Erdington NNS Grant	**3,304**	**(3,304)**	**-**
Momentum Project – Domestic Abuse	**8,000**	**(6,400)**	**1,600**
Birmingham City Council – Erdington Baths	**23,684**	**(21,344)**	**2,340**
WMCA Green Grants – Eco Hub	**25,000**	**(20,840)**	**4,160**
Shared Prosperity Fund	**694,460**	**(577,206)**	**117,254**
Commonwealth Games Legacies	**122,238**	**(105,870)**	**16,368**
Social Enterprise Hub – Social Economy Cluster	**16,108**	**(13,529)**	**2,579**
Energy Redress	**217,727**	**(217,727)**	**-**
Local Energy Advice Demonstrator (LEAD/Brum Energy)	**98,666**	**(98,666)**	**-**
Prevention & Communities – Mental Health	**15,700**	**(14,175)**	**1,525**
Prevention & Communities - ACES	**10,000**	**(9,000)**	**1,000**
	1,685,410	**(1,722,154)**	**(36,744)**
TOTAL FUNDS	**3,411,104**	**(2,823,332)**	**587,772**

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General Fund	1,505,634	499,450	(899,492)	1,105,591
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,799,049	-	904,342	5,703,391
Eco Hub	180,685	(10,629)	-	170,056
	7,566,167	488,821	4,850	8,059,838
Restricted funds				
Capital Fund	5,792,993	(186,570)	-	5,606,423
Ignite Aspirations – European Social Fund	65,512	27,823	-	93,335
Eco Hub	404,749	8,672	-	413,421
Active Communities – Active Wellbeing Society	-	7	(7)	-
Commonwealth Games Legacies	-	4,843	(4,843)	-
Birmingham City Council – Erdington NNS	-	64,672	-	64,672
Care For Carers – Erdington NNS Grant	-	5,768	-	5,768
Momentum Project – Domestic Abuse	-	31,989	-	31,989
	6,263,255	(42,796)	(4,850)	6,215,609
TOTAL FUNDS	13,829,442	446,025	-	14,275,447

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,868,757	(1,369,307)	499,450
Eco Hub	-	(10,629)	(10,629)
	1,868,757	(1,379,936)	488,821
Restricted funds			
Capital Fund	-	(186,570)	(186,570)
Ignite Aspirations – European Social Fund	473,682	(445,859)	27,823
Eco Hub	34,510	(25,838)	8,672
Active Communities – Active Wellbeing Society	46,249	(46,242)	7
Commonwealth Games Legacies	55,467	(50,624)	4,843
Birmingham City Council – Erdington NNS	396,947	(332,275)	64,672
Care For Carers – Erdington NNS Grant	5,768	-	5,768
Commonwealth Games Legacies	8,398	(8,398)	-
Kickstart Scheme	9,767	(9,767)	-
Erdington Baths – Birmingham City Council	17,244	(17,244)	-
Momentum Project – Domestic Abuse	32,000	(11)	31,989
	1,080,032	(1,122,828)	(42,796)
TOTAL FUNDS	2,948,789	(2,502,764)	446,025

PARENT CHARITY	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General Fund	831,123	701,761	(258,609)	1,274,275
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	5,703,391	-	474,065	6,177,456
Eco Hub	170,056	(10,629)	-	220,373
	7,785,370	691,132	215,456	8,691,958
Restricted funds				
Capital Fund	5,606,423	(192,587)	-	5,413,836
Ignite Aspirations – European Social Fund	93,335	-	(93,335)	-
Eco Hub	413,421	(25,838)	-	387,583
Active Communities – Active Wellbeing Society	-	575	(575)	-
Birmingham City Council – Erdington NNS	64,672	14,050	(76,610)	2,112
Care For Carers – Erdington NNS Grant	5,768	-	(5,768)	-
Momentum Project – Domestic Abuse	31,989	-	(31,989)	-
Birmingham City Council – Erdington Baths	-	2,340	(2,340)	-
WMCA Green Grants – Eco Hub	-	8,999	(4,839)	4,160
Shared Prosperity Fund	-	90,369	-	90,369
Prevention & Communities – Mental Health	-	(1,000)	1,000	-
Prevention & Communities - ACES	-	1,000	(1,000)	-
	6,215,608	(102,092)	(215,456)	5,898,060
TOTAL FUNDS	14,000,978	589,040	-	14,590,018

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,802,519	(1,100,758)	701,761
Eco Hub	-	(10,629)	(10,629)
	1,802,519	(1,111,387)	691,132
Restricted funds			
Capital Fund	-	(192,587)	(192,587)
Eco Hub	-	(25,838)	(25,838)
Active Communities – Active Wellbeing Society	46,635	(46,060)	575
Birmingham City Council – Erdington NNS	403,888	(389,838)	14,050
Care For Carers – Erdington NNS Grant	3,304	(3,304)	-
Momentum Project – Domestic Abuse	8,000	(8,000)	-
Commonwealth Games Legacies	122,238	(122,238)	-
Birmingham City Council – Erdington Baths	23,684	(21,344)	2,340
WMCA Green Grants – Eco Hub	25,000	(16,001)	8,999
Social Enterprise Hub – Social Economy Cluster	16,108	(16,108)	-
Energy Redress	217,727	(217,727)	-
Shared Prosperity Fund	694,460	(604,091)	90,369
Local Energy Advice Demonstrator (LEAD/Brum Energy)	98,666	(98,666)	-
Prevention & Communities – Mental Health	15,700	(16,700)	(1,000)
Prevention & Communities - ACES	10,000	(9,000)	1,000
	1,685,410	(1,787,502)	(102,092)
TOTAL FUNDS	3,487,929	(2,898,889)	589,040

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General Fund	1,223,357	507,258	(899,492)	831,123
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,799,049	-	904,342	5,703,391
Eco Hub	180,685	(10,629)	-	170,056
	7,283,891	496,629	4,850	7,785,370
Restricted funds				
Capital Fund	5,792,993	(186,570)	-	5,606,423
Ignite Aspirations – European Social Fund	65,512	27,823	-	93,335
Eco Hub	404,749	8,672	-	413,421
Active Communities – Active Wellbeing Society	-	7	(7)	-
Commonwealth Games Legacies	-	4,843	(4,843)	-
Birmingham City Council – Erdington NNS	-	64,672	-	64,672
Care For Carers – Erdington NNS Grant	-	5,768	-	5,768
Momentum Project – Domestic Abuse	-	31,989	-	31,989
	6,263,254	(42,496)	(4,850)	6,215,608
TOTAL FUNDS	13,547,145	453,833	-	14,000,978

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,845,347	(1,338,089)	507,258
Eco Hub	-	(10,629)	(10,629)
	1,845,347	(1,348,718)	496,629
Restricted funds			
Capital Fund	-	(186,570)	(186,570)
Commonwealth Games Legacies	55,467	(50,624)	4,843
Ignite Aspirations – European Social Fund	473,682	(445,859)	27,823
Eco Hub	34,510	(25,838)	8,672
Birmingham City Council – Erdington NNS	396,947	(332,275)	64,672
Care For Carers – Erdington NNS Grant	5,768	-	5,768
Momentum Project – Domestic Abuse	32,000	(11)	31,989
Commonwealth Games Legacies	8,398	(8,398)	-
Kickstart Scheme	9,767	(9,767)	-
Erdington Baths – Birmingham City Council	17,244	(17,244)	-
Active Communities – Active Wellbeing Society	46,249	(46,242)	7
	1,080,032	(1,122,828)	(42,796)
TOTAL FUNDS	2,925,379	(2,471,546)	453,833

Major and Cyclical Repairs Fund
This fund relates to monies set aside to finance future planned maintenance of a revenue nature where it relates to major components in social rented housing including the cleaning of UPVC surfaces, clearing of rainwater goods, painting/treating external doors and fences and painting railings and gates etc.

This provision also provides for an amount covering planned major and cyclical repair costs for a period of 5 years from the balance sheet date.

Disability Adaptation Fund
This fund relates to monies set aside each year to provide for adaptation to be carried out in social rented dwellings to help tenants in need to be able to stay in their homes and achieve independent living.

Small Grants Fund
The fund was set up at the start of the re-development process and income was derived from advertising hoardings erected around development plots. The fund is being used to provide grants to fund projects for local groups.

Housing Development Fund
One of the main objectives of the charity is 'to provide social housing for the persons in necessitous circumstances upon terms appropriate to their means'. To ensure furtherance of this objective, Witton Lodge Community Association is committed to the development of further housing stock and has designated funds for part financing this ongoing development programme.

continued...

21. MOVEMENT IN FUNDS - continued

Fixed Asset Fund
The Charity recognises that its tangible fixed assets are used operationally, and their disposal would adversely impact on its ability to deliver its aims. The fixed asset fund has been established to ensure that funds, both restricted and designated, exist within the charity at any point in time which equate to the net book value of the fixed assets of the charity (less any outstanding associated debt). The fund has been established as follows:

At 31 March 2024	£
Tangible Fixed Assets - net book value	13,482,851
Associated debt outstanding	(1,283,603)
Capital Fund	(5,413,836)
Eco Hub – net book value	(607,956)
Fixed Asset Fund	**6,177,456**

Eco Hub
The National Lottery, Reaching Communities Buildings Grant - Funds land and buildings projects that help people and communities most in need.

Capital Fund
This fund relates to capital grants received which were used to purchase land and buildings. The depreciation on the grant funded element of land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

Ignite Aspirations – European Social Fund
Supporting residents (29+) across North and East Birmingham into training, education and employment. Delivering wrap-around services including careers IAG, housing surgeries, benefits advice, wellbeing interventions and numeracy/literacy/digital skills etc to help overcome barriers and achieve their aspirations. Programme supports long-term unemployed, residents with disabilities including mental health issues, women, single parents, 50+ and BAME communities.

Active Communities – The Active Wellbeing Society
The Active Wellbeing Society Ltd (Active Communities) a charitable community benefit society has received lottery funding from Sport England to invest in selected grassroots projects that focus intensively on a specific local area. The core purpose of the investment is to deliver projects that make it easier for people in these areas to access sport and physical activity.

Birmingham City Council – Erdington NNS
The delivery of Neighbourhood Network Scheme supports the Council's priority of moving from a crisis response to prevention. Adult Social Care's Vision (2020) is to enable citizens to live independently within their own homes and communities.

Witton Lodge Community Association and Compass Support are working in partnership to support individuals, local organisations, and community groups to develop and deliver activities and services which boost the mental, physical and social wellbeing individuals. The project supports older adults (50+) and younger citizens with a long-term disability and learning difficulties (18-49) through funding, networking and capacity building in the Erdington Constituency.

Care For Carers – Erdington NNS Grant
Carers often feel the challenges of having very little support due to their roles, financial pressure and lack of time for themselves. The Erdington Neighbourhood Network Scheme provides funding to the Care for Carers Group which helps carers to feel more supported, increase their social participation and to maximise their income.

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Momentum Project – Domestic Abuse
Part 4 of the Domestic Abuse Act 2021 places a new duty on local authorities to ensure that all victims of domestic abuse have access to the right support within safe accommodation when they need it. WLCA has been commissioned to provide Momentum: wrap-around support for survivors of domestic abuse including counselling, housing support, and financial support around benefits and debt in the Erdington constituency.

Commonwealth Games Legacies
The Commonwealth Games Legacies are funded from external ring-fenced grant funding to provide a Jobs and Skills Hub in deprived localities run by community boards and resident governance. This provision of end-to-end support to Birmingham residents who are Not in Employment, Education or Training (NEET) is geared to move them closer to or into the labour market, education or training. This Hub builds on Jobs Seekers Allowance support and connecting communities within Birmingham City.

Kickstart Scheme
Secretary of State for Work and Pensions (DWP) provided grant funding to create jobs for young people at risk of long-term unemployment. The grant helped to provide six months of paid placements for young people, including employability support to develop their work skills and to help them find future employment.

Birmingham City Council – Erdington Baths
Witton Lodge Community Association have secured funding from West Midlands Combined Authority to refurbish the former Erdington Baths as a Community and Enterprise Hub for the benefit of the local community and businesses.

The Hub will provide small-scale, affordable working and meeting space for local SMEs, individuals and residents groups, complemented by specialist advisors to support business start-ups. A range of well-being services and cultural activities for the local community will also be provided.

WMCA Green Grants – Eco Hub
Our project is based at Witton Lakes Park, Wyrley Birch area of the Stockland Green ward in Birmingham. Witton Lakes Park consists of two lakes, woodlands, open grassland and wild-flower meadows. Many of the households in Wyrley Birch are classified as hard pressed with high levels of deprivation. The Eco Hub Facility is surrounded by underused space which we wish to develop through this funding which will focus on:

1. Unused / underused areas of development
2. Promotion of biodiversity in the neighborhood
3. Improved accessibility

Social Enterprise Hub – Social Economy Cluster
The project supports social enterprises and social entrepreneurs in North Birmingham (Erdington, Perry Barr and Sutton Coldfield) and produce an 'Action for Growth' plan that describes the actions needed to create a thriving local social economy.

Local Energy Advice Demonstrator Project (LEAD/BRUM)
The Local Energy Advice Demonstrator Project will provide energy advice and guidance to households within North/West Birmingham. The project will form a part of a 'test and learn' approach to explore the effectiveness of different methods of in-person advice, and better understand the advice requirements of different consumer groups.

Shared Prosperity Fund
The Shared Prosperity Fund is a government grant, administered through West Midlands Combined Authority and Birmingham City Council. As an anchor organisation in North Birmingham, Witton Lodge Community Association was given the grant to build community capacity, develop local infrastructure and engage the community.

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Energy Savings Trust – Energy Redress
The Redress Scheme provides funding to charities in England, Scotland and Wales who support energy consumers in vulnerable situations. Voluntary payments received from energy companies following enforcement or compliance activity by Ofgem, are distributed to charities to redress the harm caused to energy consumers. This grant was awarded to provide 'cost of living support' in North Birmingham.

Prevention & Communities Mental Health
The project is funded through Birmingham City Council via the Prevention and Communities funding. The Birmingham Community Action Network (B:CAN) will deliver a welfare benefit income maximisation service to 1200 people per year over the age of 18 years in Birmingham. The project Birmingham will oversee this grant on behalf of B:CAN partnership.

Prevention & Communities Active Communities & Environmental Spaces (ACES)
Active Communities and Environmental Spaces (ACES) project will connect and support at least 200 residents through community-based services / activities that meet practical, social and emotional needs of residents and affect their health and well-being. It includes connecting people to statutory, voluntary and public services in the most deprived areas of the Erdington Constituency especially wards like Kingstanding, Stockland Green, Erdington and surrounding areas.

Improving Access to Learning Disabilities Health Checks
The Birmingham and Solihull Integrated Care System has funded the Improving Access to Learning Disabilities Health Checks Project with an aim to carry out a number of engagement events within the learning disabilities community settings, with patients, citizens, families and carers to understand any barriers to accessing the annual health checks for patients 14+ years, with an aim to overcome these barriers to ensure greater uptake of the health checks within primary care.

General Fund
The Trustees have set a policy to hold in general funds an amount which will cover 6 months expenditure. Such time period is considered reasonable to enable the trustees to address any unforeseen issues which might arise without damaging the ability of the charity to continue to deliver its principal objectives. The amount carried forward at 31 March 2024 is based on 6 months budgeted costs for 2024-25.

22. EMPLOYEE BENEFIT OBLIGATIONS

The group contributes to a defined contribution pension scheme on behalf of its employees. The assets of the fund are held separately from those of the group in an independently administered fund. The pension costs charged represents the contributions payable by the group to the fund and amounted to £38,097 (2023: £37,388). Contributions totalling £6,521 (2023: £5,876) were payable to the fund at the balance sheet date and are included in creditors.

23. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Board members include trustees nominated by Birmingham City Council. Although the Association is independent of the City Council, the two organisations work closely with each other for the benefit of the designated area.

Some Board Members hold tenancy agreements with the Association on normal terms and cannot use their position to their advantage. The total of rent charged to the Tenant Board members was £6,785 (2023: £6,349). There are no arrears on those tenancies at the year-end (2023: £nil).

WITTON LODGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1039005

Accounts

REGISTERED COMPANY NUMBER: 02903760 (England and Wales)
REGISTERED CHARITY NUMBER: 1039005

REPORT OF THE TRUSTEES AND

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

FOR

WITTON LODGE COMMUNITY ASSOCIATION

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

WITTON LODGE COMMUNITY ASSOCIATION

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FOR THE YEAR ENDED 31 MARCH 2023

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The Charitable Company is Limited by Guarantee (company no. 02903760) and registered as a Charity (registered no. 1039005).

The Charitable Company's main aim and principal activity is that of providing and managing social housing for rent (including the development of new homes), managing Perry Common Community Hall and delivering a range of economic, social and environmental projects, in the Perry Common area of Birmingham.

The Charity has the following formal objectives:

- To provide for the benefit of the inhabitants of the area of Perry Common and its neighbourhood in the City of Birmingham without distinction of sex, race, or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

- To continue, for the benefit of the community in the City of Birmingham, the business of providing social housing and any associated amenities for the persons in necessitous circumstances upon terms appropriate to their means.

- To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.

Overview:

Established in 1994, Witton Lodge Community Association is a community landlord and a dynamic social enterprise that focuses on 'people and place'. The Association has overseen the redevelopment of the Perry Common estate in north Birmingham, with over 900 new family homes, complemented by new parks, health, education, and community facilities.

The Association makes an even greater impact on people's lives through its Flourishing Communities initiative, most recently mobilising local partners to support communities across Erdington through the darkest days of the pandemic. The team continues to support hundreds of local residents including young people to gain new skills and employment; pioneer innovative social prescription approaches which support older residents to live independently and with dignity; develop environmental initiatives that tackle fuel poverty and are good for our planet; and bring local people together to celebrate community life.

Established by local residents with a community-led ethos, the Association has a resident-majority Board of Trustees. Putting people at the heart of its decision-making is key to the Association's continued success and longevity. We work with, and alongside, local communities to create and deliver solutions to pressing problems, at the same time helping to unlock and nurture people's creativity and potential.

Our Vision: A flourishing, vibrant community and a well-cared for environment where residents are thriving, learning, prospering and celebrating together.

Our Mission: We champion community-led approaches to address local issues and create opportunities that transform neighbourhoods and improve lives.

Our Values:

- Community-led: From our Board through to how we develop and deliver services.
- Excellence: Striving for the highest standards in our housing, community services and facilities.
- Celebrating: The richness of our communities, relational with deep-rooted connections.
- Enterprising: Taking the initiative with bold, decisive action that creates lasting impact.

Our Work:

We are community-led, locally rooted and collaborative. We are investing in our communities, and with a long-term approach which supports the creation of flourishing communities in Perry Common, Erdington and North Birmingham. Specifically, we:

- Platform local leadership; by championing community-led approaches, ensuring local people have a voice and active participation in decisions that affect their lives and neighbourhoods.
- Stabilise and transform neighbourhoods; by creating high quality homes, community facilities and local parks, with neighbourhood services that local people need and are proud of.
- Create and retain wealth locally; with 'ladders of opportunity' connecting local people to high quality jobs, skills and enterprises contributing to a thriving local economy.
- Build local networks, infrastructure, and relationships; that promote good health, improved well-being, and enhanced community resilience.

Our Delivery:

Annually the Board approves a business plan that sets out ambitious and detailed proposals to realise the Association's vision.

Specifically, the Association will;

- Use its financial strength and assets to develop high quality, affordable and market rent homes.
- Secure funds and further develop proposals to sympathetically refurbish the former Erdington baths into a contemporary Enterprise facility.
- Focus on health creation and prevention, tackling health inequalities and developing an integrated service offer from the Erdington Wellbeing Hub.
- Further develop Witton Lakes Eco Hub as a destination venue, capitalising on its stunning surroundings and proximity to Wyrley Birch.
- Support communities with the pressing cost of living pressures, tackling fuel poverty and practical measures to reduce energy costs.
- Develop Witton Lodge Community College to enable residents to gain confidence, skills and qualifications to pursue their goals and move closer to the labour market.
- Enhance our Employment Support offer and connect more residents to local jobs.

2022/23 ACHIEVEMENTS OVERVIEW



Social Value and Achievements 2023

HOMES & NEIGHBOURHOODS

200 tenancies sustained

500 housing advice surgeries delivered from multiple sites

Witton Lodge Community Homes established as as a registered housing provider with Homes England with an initial portfolio of 5 properties

EMPLOYMENT & SKILLS

Delivered 12 jobs fairs (with partners) attended by 2,640 people

Engaged with and supported 613 people with careers advice, employment and skills

5 North Birmingham Economic Recovery workshops attended by more than 120 stakeholders /SMEs

HEALTH & WELLBEING

Supported 1,373 local residents with benefits and Household Support Fund applications

Erdington Covid-19 Task Force 'Be Safe & Vaccinate' Campaign delivered to 15,000 households

More than £168,599.40 funding distributed by the Erdington Neighbourhood Network Scheme to 47 new organisations

COMMUNITY LIFE

We benefitted from 1,312 volunteer hours

6,200 Witton Lodge newsletters delivered to 2,089 homes

A total of 9 community events held attended by 1,678 residents

COMMUNITY HUBS & ASSETS

Launched 2 new community hubs, the Witton Lakes Eco Hub, promoting environment sustainability and initiatives to tackle fuel poverty.

The Erdington Wellbeing Hub, located on the High Street, delivering advice and support with jobs, skills and wellbeing.

Sycamore Court is a retiring housing complex which benefits from its in-house catering service to tenants and the wider community.

Planning approval secured for new Erdington Enterprise Hub at the site of the former Erdington Baths.

Public benefit
The Board of Trustees have complied with their duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission. The Group carries out a wide range of activities in pursuance of its Charitable Aims. The Trustees consider that these activities, summarised below, provide benefit to those who live in the area of benefit.

Grantmaking
Witton Lodge Community Association reviews various organisations and individuals who support and deliver the charity's objects. Potential recipients of grants paid by Witton Lodge Community Association are reviewed by the charity on a case-by-case basis depending upon the available resources of the charity.

STRATEGIC REPORT
Financial review
A summary of the Group's finances is set out in the attached group consolidated financial statements for the year ended 31 March 2023. The principal source of income is from the charity's accommodation. The company's subsidiary collects ground rents and has made a contribution to the company by way of Gift Aid. The company's financial key performance indicators relate to the delivery of accommodation and the collection of related income and other relevant factors are described elsewhere in this report. After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements.

Cash position as at 22 September 2023 currently stands at £1.4m. This remains consistent with the 31 March 2023 audited consolidated cash at bank and in hand total of £1.4m. This has taken into consideration the purchase of one (1) affordable rent property, in addition to refurbishment and repair costs to both social and general needs properties.

Principal funding sources
The principal funding sources for the Charitable Company are currently by way of rental income from tenants, housing benefit, universal credit, local housing allowance and ad hoc grants, gift aid from its subsidiaries and interest on deposits.

Reserves policy and purpose of designation
The Charitable Company manages its accommodation on the basis of whole life funding. It maintains a designated fund matched by cash resources to pay for major repairs of a revenue nature and to provide for cyclical maintenance. The property assets of the charity underpin its charitable objectives and activities hence a designated fund is used to ensure that the carrying value of fixed assets is supported by funds. A fund has also been created to ensure that the charity can part finance its development of new housing stock. The carrying value of all reserves has been considered and appropriate adjustments made, further details are in the notes to the Financial Statements.

Future plans
The Strategic Business Plan provides a strategic framework and direction for our work. It defines high level outcomes that we'll work towards, in partnership with residents and stakeholders, and sets out our priorities for the next few years. It is designed to be flexible to take account of the dynamic nature of our work and the wider environment.

Local Leadership
- Develop place-based partnerships and spaces supporting community-led approaches, social action, and leadership.
- Exemplify local leadership through our actions as well as developing and amplifying local voices.
- Organise activities and events that bring people together and celebrate the richness of local communities.
- Enhance our reach and access, through deliberative use of digital and online technologies to complement our direct and face to face engagement.

Homes and Assets
- Grow Witton Lodge Community Homes as a Registered Provider to develop or refurbish 50 good quality, well-managed homes.
- Deliver excellent landlord services, supporting our tenants to access a variety of services and maintain their tenancy.
- Support action on fuel poverty and climate change by implementing a programme of investment and retrofitting our homes and facilities.

Flourishing Communities

- Work with, and support, at least 1,000 residents annually, providing a safety net through a network of locally led, integrated community hubs.
- Establish strategic economic-focused partnerships that create and retain wealth locally; and connect local communities to employment and enterprise opportunities.
- Demonstrate the impact of our integrated, health creation and prevention approaches that aim to reduce health inequalities; and enable people to live well and with dignity.
- Evolve our skills provision through the creation of Witton Lodge Community College providing high quality, locally accessible accredited and core-skills training.
- Showcase and further develop community-led initiatives that protect the environment, utilise our natural assets and help tackle climate change.

Our roots are in the Perry Common Community. Over the last 30 years, we have learned many lessons which support other communities, locally and nationally, with similar ambitions to ourselves. This has led to developing collaborative ways of working with other neighbourhoods and sharing our learning and insights across the country. Through our 40-strong team of staff, committed volunteers and an active Board, we work at different levels.

The Association wishes to thank all those individuals, community groups, local schools, churches and public and private sector undertakings which have assisted the endeavours of the Group during this and previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Association is a Charitable Company Limited by Guarantee incorporated on 2 March 1994 (registered as a charity on 27 June 1994). The governing documents for Witton Lodge Community Association, Witton Lodge CIC, WLCA Enterprises Limited and the Minority Protection Agreement were reviewed, revised and approved during 2016/17. The revised documents were presented by Anthony Collins Solicitors and approved by the Board at its meeting on 5 July 2017.

The Company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the Company. The Company is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The Board of Directors of the Group should consist of 8 resident Directors and 4 institutional Directors (2 nominees of Birmingham City Council and 2 independents). At present there are currently 2 vacancies for resident Directors.

Each Director shall serve a term as near as possible to 4 years. Either before or following the expiry of their term of office, a Director may be re-appointed for a further term of as near as possible to 4 years by the Board.

The Company has made qualifying third-party indemnity provisions for the benefit of its directors which were in force during the year and exist at the date of this report.

Organisational structure

The structure of the Board of Trustees is for there to be 12 members who meet 10 times a year. Within the 12 is the Chair and the Deputy Chair. The Board of Trustees undertakes the general control and management of the administration of the Group but delegates day to day operational responsibility to the Chief Officer and a team of officers and staff who support him.

Roles are benchmarked externally by our retained HR consultants. Recommendations are presented, considered and approved by WLCA's Resources Subgroup and the Board.

Enhancement of our Risk Management Policies and Procedures including where appropriate the following areas of risk: Strategic; Financial; Operational; Reputation and public interest; Legal and regulatory and Employment law.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Induction and training of new trustees
As good practice, other Directors, the Company Secretary, the Senior Staff Members and the Group's advisors give the Trustees an induction to the Organisation. They are made aware of the Mission and Vision Statements and the current financial plan of the Organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission.

Where prospective local Directors are identified, they are given the opportunity to attend Board Meetings as an observer prior to offering themselves for appointment. Directors' ongoing training needs are addressed through attendance at organised Away Days, conferences and training.

Related parties
The Charity has two subsidiary companies, WLCA Enterprises Limited, which is a Non-Charitable Company limited by shares. To date the subsidiary has restricted its activities to:

- Receiving capital sums from Birmingham City Council for the sale of redevelopment land;
- Allowing developers, under Development Agreements to build houses on land;
- Collecting grounds rents from Under Leasehold owner occupiers;
- Selling interests under the provisions of the Leasehold Reform Act.

The second subsidiary is Witton Lodge Community Interest Company which is Limited by Guarantee. The Company is formed for the benefit of the Community, and its objects are:

- The business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services;
- Any other object that the Board can reasonably decide which can be carried out from time to time by a Community Interest Company registered as a provider of Social Housing with the Regulator.

Further information on related parties is given in the notes to the financial statements.

Risk management
The Board of Trustees continues to review the major risks which the Group is exposed to and these have been regularly reported at Board meetings. A Risk Management Plan forms part of the Group's Financial Plan and is reviewed on an annual basis. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the Group faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety for all staff, volunteers, clients and visitors to Association property. Procedures are reviewed as required, to ensure they continue to meet the needs of the Group, and all risks and their management are reviewed as required to ensure all reasonable steps are being taken to minimise them.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02903760 (England and Wales)

Registered Charity number
1039005

Registered office
Perry Common Community Hall
87 Witton Lodge Road
Perry Common
Birmingham
West Midlands
B23 5JD

Trustees
L S Hines MBE
S G Allison
T B Compton (resigned 6.4.22)
M R Davis
M M Harvey (resigned 6.4.22)
R A Beauchamp (resigned 6.7.22)
P M Tomlinson
S P Harris
A R Mendez
A Winmill
R S Rahanu (resigned 6.4.22)
J L Jennings
C L Ross
J J Bermingham (appointed 6.7.22)

Company Secretary
A Hussain

Auditors
J W Hinks LLP
Chartered Accountants and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Solicitors
Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

Tyndalwoods
29 Wombourne Road
Birmingham
B17 8BY

Bankers
The Co-operative Bank Plc
118-120 Colmore Row
Birmingham
B3 3BN

Unity Trust Bank Plc
9 Brindleyplace
Birmingham
B1 2HB

Metro Bank
27-29 Abington Street
Northampton
NN1 2AN

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Witton Lodge Community Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper 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. They are 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on

4 October 2023 and signed on the board's behalf by:



L S Hines MBE - Trustee

Opinion

We have audited the financial statements of Witton Lodge Community Association (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2023 and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the Group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.
- Confirming accounts receivable and other accounts with a third party.

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

Use of our report

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



James Cruse ACA, FCCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date: 4 October 2023

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	**2023 Total funds £**	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	**773**	-	**773**	5,047
Charitable activities	6				
General Housing and Sycamore Court		**1,443,154**	-	**1,443,154**	1,359,318
Power to Change		-	-	-	(7,552)
Association Development		**10,666**	**17,244**	**27,910**	31,819
Witton Lakes Eco Hub		**19,729**	**34,511**	**54,240**	421,377
Erdington NNS		-	**396,946**	**396,946**	236,492
Community Life		**2,687**	**8,398**	**11,085**	2,030
FAME 2.0 Adult Education		**146,977**	**32,000**	**178,977**	125,133
Stand Out Employment & Skills		-	-	-	36,533
Trusted Hands		**11,081**	-	**11,081**	3,420
Ignite Aspirations – European Social Fund		-	**473,681**	**473,681**	288,063
Active Communities – The Active Wellbeing Societies		-	**46,250**	**46,250**	46,250
Capacity Building		-	**9,767**	**9,767**	2,986
North Birmingham Economic Recovery Taskforce		**29,352**	-	**29,352**	26,067
WOWWED – European Social Fund		**133,703**	-	**133,703**	66,962
Winter Warmth Project – BVSC		**30,000**	-	**30,000**	-
Care For Carers – Erdington NNS Grant		-	**5,768**	**5,768**	-
Midlands Medical Partnership		**36,114**	-	**36,114**	-
Stand Out Commonwealth Games		-	**55,467**	**55,467**	-
Investment income	5	**2,023**	-	**2,023**	528
Other income		**2,498**	-	**2,498**	2,498
Total		**1,868,757**	**1,080,032**	**2,948,789**	2,646,971
EXPENDITURE ON					
Charitable activities	7				
General Housing and Sycamore Court		**586,921**	**186,570**	**773,491**	825,852
Perry Common Community Hall		**37,599**	**9,767**	**47,366**	28,018
Flourishing Communities		-	-	-	29,044
Association Development		**381,822**	**17,244**	**399,066**	265,517
Witton Lakes Eco Hub		**82,600**	**25,838**	**108,438**	21,670
Erdington Enterprise Hub		**39,259**	-	**39,259**	34,693
Erdington NNS		**68,230**	**332,275**	**400,505**	225,362
Community Life		**490**	**8,398**	**8,888**	25,643
FAME 2.0 Adult Education		**23,536**	**11**	**23,537**	103,832
Stand Out Employment & Skills		-	-	-	17,838
Trusted Hands		**8,866**	-	**8,866**	6,024
Ignite Aspirations – European Social Fund		-	**445,859**	**445,859**	222,550
Active Communities – The Active Wellbeing Society		-	**46,242**	**46,242**	47,764
Capacity Building		-	-	-	2,986
North Birmingham Economic Recovery Taskforce		**26,960**	-	**26,960**	26,066
WOWWED – European Social Fund		**86,001**	-	**86,001**	21,805
Erdington Health & Wellbeing Centre		**19,625**	-	**19,625**	5,193

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	**2023 Total funds £**	2022 Total funds £
Winter Warmth Project – BVSC		**2,996**	**-**	**2,996**	-
Care For Carers – Erdington NNS		**3,369**	**-**	**3,369**	-
Midlands Medical Partnership		**9,226**	**-**	**9,226**	-
Stand Out Commonwealth Games		**-**	**50,624**	**50,624**	-
Social Prescribing		**2,436**	**-**	**2,436**	-
Total		**1,379,936**	**1,122,828**	**2,502,764**	1,909,857
NET INCOME		**488,821**	**(42,796)**	**446,025**	737,114
TRANSFERS BETWEEN FUNDS	21	**4,850**	**(4,850)**	**-**	-
RECONCILIATION OF FUNDS					
Total funds brought forward		**7,566,167**	**6,263,255**	**13,829,422**	13,092,308
TOTAL FUNDS CARRIED FORWARD		**8,059,838**	**6,215,609**	**14,275,447**	13,829,422

The income of the parent charity was £2,925,379 in 2023 (2022: £2,630,980) and the operating surplus for the year was £453,833 (2022: £743,591).

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

CONSOLIDATED BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	13	**8,583,694**	**6,019,844**	**14,603,538**	13,316,083
CURRENT ASSETS					
Debtors	15	**402,810**	-	**402,810**	506,726
Cash at bank and in hand		**1,171,419**	**195,764**	**1,367,183**	2,172,547
		1,574,229	**195,764**	**1,769,993**	2,679,273
CREDITORS					
Amounts falling due within one year	16	**(511,090)**	-	**(511,090)**	(588,592)
NET CURRENT ASSETS		**1,063,139**	**195,764**	**1,258,903**	2,090,681
TOTAL ASSETS LESS CURRENT LIABILITIES		**9,646,833**	**6,215,609**	**15,862,441**	15,406,764
CREDITORS					
Amounts falling due after more than one year	17	**(1,586,994)**	-	**(1,586,994)**	(1,577,342)
NET ASSETS		**8,059,838**	**6,215,609**	**14,275,447**	13,829,422
FUNDS	21				
Unrestricted funds				**8,059,838**	7,566,167
Restricted funds				**6,215,609**	6,263,255
TOTAL FUNDS				**14,275,447**	13,829,422

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 4 October 2023 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

PARENT CHARITY BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	**2023 Total funds £**	2022 Total funds £
FIXED ASSETS					
Tangible assets	13	**7,217,756**	**6,019,844**	**13,237,600**	12,580,917
Investments	14	**2**	-	**2**	2
		7,217,758	**6,019,844**	**13,237,602**	12,580,919
CURRENT ASSETS					
Debtors	15	**1,324,390**	-	**1,324,390**	983,813
Cash at bank and in hand		**1,018,397**	**195,764**	**1,214,162**	1,884,055
		2,342,787	**195,764**	**2,538,552**	2,867,868
CREDITORS					
Amounts falling due within one year	16	**(506,728)**	-	**(506,728)**	(569,054)
NET CURRENT ASSETS		**1,836,060**	**195,764**	**2,031,824**	2,298,814
TOTAL ASSETS LESS CURRENT LIABILITIES		**9,053,818**	**6,215,608**	**15,269,426**	14,879,733
CREDITORS					
Amounts falling due after more than one year	17	**(1,268,448)**	-	**(1,268,448)**	(1,332,588)
NET ASSETS		**7,785,370**	**6,215,608**	**14,000,978**	13,547,145
FUNDS	21				
Unrestricted funds				**7,785,370**	7,283,891
Restricted funds				**6,215,608**	6,263,254
TOTAL FUNDS				**14,000,978**	13,547,145

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 4 October 2023 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	1	**978,809**	1,507,381
Interest paid		**(38,438)**	(40,061)
Net cash provided by operating activities		**940,371**	1,467,320
Cash flows from investing activities			
Purchase of tangible fixed assets		**(1,658,501)**	(1,097,520)
Sale of tangible fixed assets		**(80)**	-
Interest received		**2,023**	528
Net cash used in investing activities		**(1,656,558)**	(1,096,992)
Cash flows from financing activities			
Capital repayments in year		**(89,177)**	(87,554)
Net cash used in financing activities		**(89,177)**	(87,554)
Change in cash and cash equivalents in the reporting period		**(805,364)**	282,774
Cash and cash equivalents at the beginning of the reporting period		**2,172,547**	1,889,773
Cash and cash equivalents at the end of the reporting period		**1,367,183**	2,172,547

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2023

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2023	2022
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	**446,025**	737,114
Adjustments for:		
Depreciation charges	**342,859**	277,106
Loss on disposal of fixed assets	**28,267**	61,376
Interest received	**(2,023)**	(528)
Interest paid	**38,438**	40,061
Decrease/(Increase) in debtors	**103,916**	30,356
Increase in creditors	**21,327**	361,896
Net cash provided by operations	**978,809**	1,507,381

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.22	Cash flow	At 31.3.23
	£	£	£
Net cash			
Cash at bank and in hand	**2,172,547**	**(805,364)**	**1,367,183**
	2,172,547	**(805,364)**	**1,367,183**
Debt			
Debts falling due within 1 year	**(105,919)**	**25,037**	**(80,882)**
Debts falling due after 1 year	**(1,332,588)**	**64,140**	**(1,268,448)**
	(1,438,507)	**89,177**	**(1,349,330)**
Total	**734,040**	**(716,187)**	**17,853**

The notes form part of these financial statements

1. GENERAL INFORMATION

Witton Lodge Community Association is a private limited company, limited by guarantee and incorporated in England. The address of the registered office is given on the company information page of these financial statements.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Group and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The presentational currency of these financial statements is Sterling. All amounts have been rounded to the nearest £1.

The company is a company limited by guarantee. The members of the company are the Trustees named within the Trustees Report. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

INCOME

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

Revenue from rental income is recognised on a straight-line basis over the term of the respective lease.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the charity, can be reliably measured.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charity SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees Report for information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

continued...

2. ACCOUNTING POLICIES - continued

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party. It is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of the expenditure on the objects of the charity and include project management carried out centrally. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure. All expenditure is inclusive of irrecoverable VAT.

TANGIBLE FIXED ASSETS

Tangible fixed assets are included at cost including any incidental expenses of acquisition.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Depreciation is provided on the following bases:

Housing property (freehold and leasehold)	- see below
Perry Common Community Hall	- over 50 years
Eco Hub	- over 17 years
Fixtures and fittings	- 20% on cost
Motor vehicles	- 25% on cost
Office equipment	- 25% on cost

Housing properties and property improvements

The Association adopts full component accounting in relation to the capitalisation and depreciation of its housing property stock.

Financial reporting standards require that where a tangible asset comprises two or more major components with substantially different useful economic lives, each component should be accounted for separately for depreciation purposes and depreciated over its individual useful economic life.

All housing properties have been split between land, structure costs and major components which require periodic replacement, where the cost exceeds £1,000. No depreciation is provided on land. Expenditure less than £1,000 is expensed through the Statement of Financial Activities in the year it is incurred. Replacement of such major components is capitalised and depreciated over the estimated useful life of the component.

The estimated useful economic life for each component is:

continued...

2. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

General need housing

Building and roof	- 75 years
Kitchen	- 20 years
Bathroom	- 30 years
Radiators and electrics	- 30 years
Windows and external doors	- 30 years
Boiler	- 15 years

Sheltered housing

Building and roof	- 75 years
Kitchen and bathroom	- 20 years
Radiators	- 30 years
Windows, emergency lighting and fire alarms	- 30 years
CCTV and warden call system	- 15 years
Lifts and external doors	- 15 years
Laundry and door entry	- 20 years
Boiler	- 15 years

INVESTMENTS
Investments in subsidiaries are valued at cost less provision for impairment.

TAXATION
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3, Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The subsidiaries are subject to Corporation Tax.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS
The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

RETIREMENT BENEFITS
Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

continued...

2. ACCOUNTING POLICIES - continued

CAPITAL FUND
Land and Buildings donated by local authorities are added to long leasehold land and buildings costs at the time of the donation. The resulting capital fund generated is treated as a restricted fund. The depreciation on the grant funded element of long leasehold land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

DEBTORS
Debtors are measured at amounts owed to the charity. They are measured on the basis of their recoverable amount.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held with banks.

CREDITORS
Creditors are amounts owed by the charity. They are measured at the amount that the charity expects to pay to settle the debt. Amounts which are owed in more than one year are shown as long-term creditors.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

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.

OPERATING LEASES
Rentals under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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.

Expenditure allocations: expenditure is apportioned where it relates to more than one cost category.

4. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	**773**	5,047

5. INVESTMENT INCOME

	2023	2022
	£	£
Deposit account interest	**2,023**	528

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2023 £	2022 £
Grants	General Housing and Sycamore Court	**10,001**	-
Rental income	General Housing and Sycamore Court	**1,371,670**	1,319,301
Room hire and solar panel income	General Housing and Sycamore Court	**29,483**	40,017
Grants	Power to Change	-	(7,552)
Grants	Association Development	**17,244**	30,979
Sundry income	Association Development	**10,666**	840
Grants	Witton Lakes Eco Hub	**51,971**	421,377
Room hire and solar panel income	Witton Lakes Eco Hub	**750**	-
Sundry income	Witton Lakes Eco Hub	**1,519**	-
Grants	Erdington NNS	**396,946**	236,492
Grants	Community Life	**8,398**	2,000
Sundry income	Community Life	**2,687**	30
Grants	FAME 2.0 Adult Education	**32,000**	-
Contract income	FAME 2.0 Adult Education	**146,977**	125,133
Contract income	Stand Out Employment & Skills	**32,000**	36,533
Room hire and solar panel income	Trusted Hands	**11,081**	3,420
Grants	Ignite Aspirations – European Social Fund	**473,681**	288,063
Grants	Active Communities – The Active Wellbeing Society	**46,250**	46,250
Grants	Capacity Building	**9,767**	2,986
Grants	North Birmingham Economic Recovery Taskforce	**29,352**	26,067
Grants	WOWWED – European Social Fund	**133,703**	66,962
Grants	Winter Warmth Project – BVSC	**30,000**	-
Grants	Care For Carers – Erdington NNS Grant	**5,768**	-
Contract income	Midlands Medical Partnership	**36,114**	-
Contract income	Stand Out Commonwealth Games	**55,467**	-
		2,943,495	2,638,898

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Erdington NNS – Birmingham City Council	**396,947**	239,478
Active Communities – The Active Wellbeing Society	**46,250**	46,250
Power to Change	**-**	(7,552)
Ignite Aspirations – European Social Fund	**473,681**	288,063
North Birmingham Economic Recovery Taskforce	**29,352**	26,067
Association Development – Department for Work and Pensions	**-**	30,979
Community Life	**-**	2,000
Witton Lakes Eco Hub – The Big Lottery	**51,971**	421,377
WOWWED – European Social Fund	**133,703**	66,962
Heart of England – Erdington NNS Foodbank Grant	**10,000**	-
Winter Warmth Project - BVSC	**30,000**	-
Care For Carers – Erdington NNS Grant	**5,768**	-
Momentum Project – Domestic Abuse	**32,000**	-
Commonwealth Games Celebrating Communities Fund	**8,398**	-
Kickstart Scheme	**9,767**	-
Erdington Baths – Birmingham City Council	**17,244**	-
	1,245,081	1,113,624

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2023	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	742,363	10,000	21,128	773,491
Perry Common Community Hall	47,361	-	5	47,366
Association Development	306,726	-	87,540	394,266
Community Interest Company	4,800	-	-	4,800
Witton Lakes Eco Hub	106,841	-	1,597	108,438
Erdington Enterprise Hub	9,961	-	29,298	39,259
Erdington NNS	184,069	215,214	1,222	400,505
Community Life	8,800	-	88	8,888
FAME 2.0 Adult Education	22,978	-	569	23,547
Trusted Hands	7,766	-	1,100	8,866
Ignite Aspirations – European Social Fund	444,565	-	1,294	445,859
Active Communities – Active Wellbeing Society	45,523	-	719	46,242
North Birmingham Economic Recovery Taskforce	29,960	-	-	29,960
WOWWED – European Social Fund	86,001	-	-	86,001
Erdington Health & Wellbeing Centre	18,964	-	661	19,625
Winter Warmth Project - BVSC	2,996	-	-	2,996
Care For Carers – Erdington NNS Grant	1,313	2,056	-	3,369
Midlands Medical Partnership	9,214	-	12	9,226
Stand Out Commonwealth Games	50,557	-	67	50,624
Social Prescribing	2,436	-	-	2,436
	2,130,194	227,270	145,300	2,502,764

YEAR ENDED 31 MARCH 2022	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	804,044	-	21,808	825,852
Perry Common Community Hall	28,007	-	11	28,018
Flourishing Communities	25,771	-	3,273	29,044
Association Development	201,649	-	63,868	265,517
Witton Lakes Eco Hub	21,455	-	215	21,670
Erdington Enterprise Hub	9,962	-	24,731	34,693
Erdington NNS	103,540	120,242	1,580	225,362
Community Life	25,633	-	10	25,643
FAME 2.0 Adult Education	99,591	-	4,241	103,832
Stand Out Employment & Skills	17,838	-	-	17,838
Trusted Hands	5,989	-	35	6,024
Ignite Aspirations – European Social Fund	214,979	-	7,571	222,550
Active Communities – Active Wellbeing Society	46,210	750	804	47,764
Capacity Building	1,562	-	1,424	2,986
North Birmingham Economic Recovery Taskforce	23,072	-	2,994	26,066
WOWWED – European Social Fund	21,445	-	360	21,805
Erdington Health & Wellbeing Centre	3,814	-	1,379	5,193
	1,654,561	120,992	134,304	1,909,857

continued...

8. GRANTS PAYABLE

	2023	2022
	£	£
General Housing and Sycamore Court	**10,000**	-
Erdington NNS	**215,214**	120,242
Active Communities – The Active Wellbeing Society	**-**	750
Care For Carers – Erdington NNS Grant	**2,056**	-
	227,270	120,992

9. SUPPORT COSTS

YEAR ENDED 31 MARCH 2023	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	**19,236**	**1,892**	**21,128**
Perry Common Community Hall	**5**	**-**	**5**
Association Development	**42,208**	**45,332**	**87,540**
Witton Lakes Eco Hub	**703**	**894**	**1,597**
Erdington Enterprise Hub	**-**	**29,298**	**29,298**
Erdington NNS	**1,222**	**-**	**1,222**
Community Life	**88**	**-**	**88**
FAME 2.0 Adult Education	**269**	**300**	**569**
Trusted Hands	**1,100**	**-**	**1,100**
Ignite Aspirations – European Social Fund	**1,294**	**-**	**1,294**
Active Communities – The Active Wellbeing Society	**719**	**-**	**719**
Erdington Health & Wellbeing Centre	**661**	**-**	**661**
Midlands Medical Partnership	**12**	**-**	**12**
Stand Out Commonwealth Games	**67**	**-**	**67**
	67,584	**77,716**	**145,300**

YEAR ENDED 31 MARCH 2022	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	**19,168**	**2,640**	**21,808**
Perry Common Community Hall	**11**	**-**	**11**
Flourishing Communities	**3,273**	**-**	**3,273**
Association Development	**52,828**	**11,040**	**63,868**
Witton Lakes Eco Hub	**215**	**-**	**215**
Erdington Enterprise Hub	**24,731**	**-**	**24,731**
Erdington NNS	**1,580**	**-**	**1,580**
Community Life	**10**	**-**	**10**
FAME 2.0 Adult Education	**4,241**	**-**	**4,241**
Trusted Hands	**35**	**-**	**35**
Ignite Aspirations – European Social Fund	**7,571**	**-**	**7,571**
Active Communities – The Active Wellbeing Society	**804**	**-**	**804**
Capacity Building	**1,424**	**-**	**1,424**
North Birmingham Economic Recovery Taskforce	**2,994**	**-**	**2,994**
WOWWED – European Social Fund	**-**	**360**	**360**
Erdington Health & Wellbeing Centre	**1,379**	**-**	**1,379**
	120,264	**14,040**	**134,304**

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Auditors' remuneration	**15,300**	14,040
Accountants' remuneration for other services	**7,220**	-
Depreciation - owned assets	**342,859**	277,106
Deficit on disposal of fixed assets	**28,267**	61,376

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

TRUSTEES' EXPENSES

2 (2022: 2) Trustees received reimbursement of expenses to cover travel and other costs incurred whilst on Association duties amounting to £358 in the current year (2022: £538).

12. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	**909,439**	768,045
Social security costs	**77,739**	68,270
Other pension costs	**37,388**	36,046
	1,024,566	872,361

The average number of employees during the year was 37 (2022: 32) and the average monthly number of employees during the year expressed as full-time equivalents was as follows (including casual and part-time staff):

The average monthly number of employees during the year was as follows:

	2023	2022
Charitable activities	**21**	16
Management and administration	**3**	3
	24	19

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2023	2022
£80,001 - £90,000	**1**	1

continued...

13. TANGIBLE FIXED ASSETS - GROUP

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2022	**1,244,927**	**16,069,321**	**73,569**	**-**	**131,502**	**17,519,319**
Additions	**1,281,304**	**355,199**	**7,321**	**4,800**	**10,147**	**1,658,501**
Disposals	**-**	**(64,683)**	**-**	**-**	**-**	**(64,683)**
At 31 March 2023	**2,525,961**	**16,359,837**	**80,890**	**4,800**	**141,649**	**19,113,137**
DEPRECIATION						
At 1 April 2022	**42,124**	**3,974,010**	**65,599**	**-**	**121,503**	**4,203,236**
Charge for year	**26,753**	**305,671**	**4,187**	**1,200**	**5,048**	**342,859**
Eliminated on disposal	**-**	**(36,496)**	**-**	**-**	**-**	**(36,496)**
At 31 March 2023	**68,877**	**4,243,185**	**69,786**	**1,200**	**126,551**	**4,509,599**
NET BOOK VALUE						
At 31 March 2023	**2,457,084**	**12,116,652**	**11,104**	**3,600**	**15,098**	**14,603,538**
At 31 March 2022	1,202,803	12,095,311	7,970	-	9,999	13,316,083

Included in cost or valuation of land and buildings is freehold land of £3,165,881 (2022: £2,618,745) which is not depreciated.

The group have secured certain property assets and further details are provided in the secured debts note.

continued...

13. TANGIBLE FIXED ASSETS – PARENT CHARITY

	Freehold Property £	Long Leasehold £	Fixtures and Fittings £	Motor Vehicles £	Office Equipment £	Totals £
COST						
At 1 April 2022	**490,517**	**16,069,321**	**63,320**	-	**131,502**	**16,754,660**
Additions	**639,748**	**355,199**	**7,321**	**4,800**	**10,147**	**1,017,215**
Disposals	-	**(64,683)**	-	-	-	**(64,863)**
At 31 March 2023	**1,130,265**	**16,359,837**	**70,641**	**4,800**	**141,649**	**17,707,192**
DEPRECIATION						
At 1 April 2022	**22,880**	**3,974,010**	**55,350**	-	**121,503**	**4,173,743**
Charge for year	**16,239**	**305,671**	**4,187**	**1,200**	**5,048**	**332,345**
Eliminated on disposal	-	**(36,496)**	-	-	-	**(36,496)**
At 31 March 2023	**39,119**	**4,243,185**	**59,537**	**1,200**	**126,551**	**4,469,592**
NET BOOK VALUE						
At 31 March 2023	**1,091,146**	**12,116,652**	**11,104**	**3,600**	**15,098**	**13,237,600**
At 31 March 2022	467,637	12,095,311	7,970	-	9,999	12,580,917

Included in cost or valuation of land and buildings is freehold land of £2,795,053 (2022: £2,618,745) which is not depreciated.

The parent charity has secured certain property assets and further details are provided in the secured debts note.

14. FIXED ASSET INVESTMENTS – PARENT CHARITY

	Shares in group undertakings £
COST	
At 1 April 2022 and 31 March 2023	**2**
NET BOOK VALUE	
At 31 March 2023	**2**
At 31 March 2022	2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

continued...

14. FIXED ASSET INVESTMENTS - COMPANY - continued

WLCA Enterprises Limited
Registered office: United Kingdom

Class of share:	% holding
Ordinary	**100**

	2023	2022
	£	£
Aggregate capital and reserves	**2**	2
Profit for the year	**23,317**	23,489

Witton Lodge Community Interest Company
Registered office: United Kingdom

Class of share:	% holding
Voting rights	**100**

	2023	2022
	£	£
Aggregate capital and reserves	**274,469**	282,277
Profit/(loss) for the year	**(7,808)**	(1,340)

Company investments at cost comprise of WLCA Enterprises Limited: £2 (2022: £2).

15. DEBTORS

	Group		**Parent Charity**	
	2023	2022	**2023**	2022
	£	£	**£**	£
Amounts falling due within 1 year:				
Trade debtors	**156,884**	178,138	**148,641**	160,782
Amounts owed by group undertakings	**-**	-	**23,219**	21,632
Prepayments and accrued income	**245,926**	328,588	**245,626**	328,288
	402,810	506,726	**417,486**	510,702
Amounts falling due after more than 1 year:				
Amounts owed by group undertakings	**-**	-	**906,904**	473,111
Aggregate amounts	**402,810**	506,726	**1,324,390**	983,813

continued...

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Parent Charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Bank loans	**75,862**	75,862	**75,862**	75,862
Other loans	**5,020**	30,057	**5,020**	30,057
Trade creditors	**153,690**	226,279	**153,690**	226,279
Amounts owed to group undertakings	**-**	-	**12,708**	-
Social security and other taxes	**-**	-	**-**	-
Other creditors	**13,360**	14,423	**13,360**	14,423
Accruals and deferred income	**263,158**	241,971	**246,088**	222,433
	511,090	588,592	**506,728**	569,054

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Parent Charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Bank loans	**1,268,448**	1,327,579	**1,268,448**	1,327,579
Other loans	**-**	5,009	**-**	5,009
Accruals and deferred income	**318,546**	244,754	**-**	-
	1,586,994	1,577,342	**1,268,448**	1,332,588

Combined deferred income included above consists of:	Group		Parent Charity	
	2023	2022	**2023**	2022
	£	£	**£**	£
Deferred income as at 1 April 2022	**405,064**	163,500	**157,812**	149,960
Resources deferred during the year	**109,046**	299,078	**32,756**	62,868
Amounts released from previous years	**(61,483)**	(57,514)	**(58,895)**	(55,016)
Deferred income as at 31 March 2023	**452,627**	405,064	**131,583**	157,812

18. BANK AND OTHER LOANS – CONSOLIDATED AND PARENT CHARITY

An analysis of the maturity of loans is given below:

	2023	2022
	£	£
Amounts falling due within one year on demand:		
Bank and other loans	**80,882**	105,919
Amounts falling between one and two years:		
Bank and other loans - 1-2 years	**75,862**	80,871
Amounts falling due between two and five years:		
Bank and other loans - 2-5 years	**151,723**	227,585
Bank and other loans more 5 year by instalments	**1,040,863**	1,024,132

continued...

19. OPERATING LEASES – CONSOLIDATED AND PARENT CHARITY

Minimum lease payments fall due as follows:

	Non-cancellable operating leases	
	2023	2022
	£	£
Within one year	**13,968**	4,301
Between one and five years	**22,493**	11,007
	36,461	15,308

20. SECURED DEBTS

A long-term loan facility over 25 years has been obtained from Unity Trust Bank Plc to fund property acquisitions. The loan is secured on certain properties and is repayable in monthly instalments; the interest rate is fixed for 5 years at 4.5% p.a. The legal fixed charge was created on 28 August 2015.

A legal fixed charge dated 2 February 2021 has been created in favour of the Big Lottery Fund and in respect of a particular property within the charity.

A legal fixed charge dated 28 August 2015 has been created in favour of Birmingham City Council and in respect of a particular property within the charity. A further legal fixed charge dated 20 April 1995 has been created in favour of Birmingham City Council and in respect of a particular property within the charity.

21. MOVEMENT IN FUNDS

CONSOLIDATED

	At 1.4.22	Net movement in funds	Transfers between funds	At 31.3.23
	£	£	£	£
Unrestricted funds				
General Fund	**1,505,634**	**499,450**	**(899,492)**	**1,105,591**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**-**	**5,000**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**4,479,049**	**-**	**904,342**	**5,703,391**
Eco Hub	**180,685**	**(10,629)**	**-**	**170,056**
	7,566,167	**488,821**	**4,850**	**8,059,838**
Restricted funds				
Capital Fund	**5,792,993**	**(186,570)**	**-**	**5,606,423**
Ignite Aspirations – European Social Fund	**65,512**	**27,823**	**-**	**93,335**
Eco Hub	**404,749**	**8,672**	**-**	**413,421**
Active Communities – Active Wellbeing Society	**-**	**7**	**(7)**	**-**
Stand Out Commonwealth Games	**-**	**4,843**	**(4,843)**	**-**
Erdington NNS – Birmingham City Council	**-**	**64,672**	**-**	**64,672**
Care For Carers – Erdington NNS Grant	**-**	**5,768**	**-**	**5,768**
Momentum Project – Domestic Abuse	**-**	**31,989**	**-**	**31,989**
	6,263,255	**(42,796)**	**(4,850)**	**6,215,609**
TOTAL FUNDS	**13,829,442**	**446,025**	**-**	**14,275,447**

continued...

21.

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,868,757**	**(1,369,307)**	**499,450**
Eco Hub	**-**	**(10,629)**	**(10,629)**
	1,868,757	(1,379,936)	488,821
Restricted funds			
Capital Fund	**-**	**(186,570)**	**(186,570)**
Ignite Aspirations – European Social Fund	**473,682**	**(445,859)**	**27,823**
Eco Hub	**34,510**	**(25,838)**	**8,672**
Active Communities – Active Wellbeing Society	**46,249**	**(46,242)**	**7**
Standout Commonwealth Games	**55,467**	**(50,624)**	**4,843**
Erdington NNS – Birmingham City Council	**396,947**	**(332,275)**	**64,672**
Care For Carers – Erdington NNS Grant	**5,768**	**-**	**5,768**
Commonwealth Games Celebrating Communities Fund	**8,398**	**(8,398)**	**-**
Kickstart Scheme	**9,767**	**(9,767)**	**-**
Erdington Baths – Birmingham City Council	**17,244**	**(17,244)**	**-**
Momentum Project – Domestic Abuse	**32,000**	**(11)**	**31,989**
	1,080,032	**(1,122,828)**	**(42,796)**
TOTAL FUNDS	**2,948,789**	**(2,502,764)**	**446,025**

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General Fund	1,601,266	475,390	(571,023)	1,505,634
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,404,854	-	394,195	4,799,049
Eco Hub	-	-	180,685	180,685
	7,086,920	475,390	3,857	7,566,167
Restricted funds				
Capital Fund	5,963,422	(170,429)	-	5,792,993
Flourishing Communities Fund	35,052	(29,043)	(6,009)	-
Power to Change Grant Fund	6,913	(7,552)	639	-
Ignite Aspirations – European Social Fund	-	65,512	-	65,512
Eco Hub	-	404,749	-	404,749
Active Communities – Active Wellbeing Society	-	(1,513)	1,513	-
	6,005,388	261,724	(3,857)	6,263,255
TOTAL FUNDS	13,092,308	737,114	-	13,829,422

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,893,791	(1,418,401)	475,390
Restricted funds			
Capital Fund	-	(170,429)	(170,429)
Flourishing Communities Fund	1	(29,044)	(29,043)
Power to Change Grant Fund	(7,552)	-	(7,552)
Ignite Aspirations – European Social Fund	288,062	(222,550)	65,512
Eco Hub	426,418	(21,669)	404,749
Active Communities – Active Wellbeing Society	46,251	(47,764)	(1,513)
	753,180	(491,456)	261,724
TOTAL FUNDS	2,646,971	(1,909,857)	737,114

PARENT CHARITY

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General Fund	**1,223,357**	**507,258**	**(899,492)**	**831,123**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**-**	**5,000**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**4,799,049**	**-**	**904,342**	**5,703,391**
Eco Hub	**180,685**	**(10,629)**	**-**	**170,056**
	7,283,891	**496,629**	**4,850**	**7,785,370**
Restricted funds				
Capital Fund	**5,792,993**	**(186,570)**	**-**	**5,606,423**
Ignite Aspirations – European Social Fund	**65,512**	**27,823**	**-**	**93,335**
Eco Hub	**404,749**	**8,672**	**-**	**413,421**
Active Communities – Active Wellbeing Society	**-**	**7**	**(7)**	**-**
Stand Out Commonwealth Games	**-**	**4,843**	**(4,843)**	**-**
Erdington NNS – Birmingham City Council	**-**	**64,672**	**-**	**64,672**
Care For Carers – Erdington NNS Grant	**-**	**5,768**	**-**	**5,768**
Momentum Project – Domestic Abuse	**-**	**31,989**	**-**	**31,989**
	6,263,254	**(42,496)**	**(4,850)**	**6,215,608**
TOTAL FUNDS	**13,547,145**	**453,833**	**-**	**14,000,978**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,845,347**	**(1,338,089)**	**507,258**
Eco Hub	-	**(10,629)**	**(10,629)**
	1,845,347	**(1,348,718)**	**496,629**
Restricted funds			
Capital Fund	-	**(186,570)**	**(186,570)**
Stand Out Commonwealth Games	**55,467**	**(50,624)**	**4,843**
Ignite Aspirations – European Social Fund	**473,682**	**(445,859)**	**27,823**
Eco Hub	**34,510**	**(25,838)**	**8,672**
Erdington NNS – Birmingham City Council	**396,947**	**(332,275)**	**64,672**
Care For Carers – Erdington NNS Grant	**5,768**	-	**5,768**
Momentum Project – Domestic Abuse	**32,000**	**(11)**	**31,989**
Commonwealth Games Celebrating Communities Fund	**8,398**	**(8,398)**	-
Kickstart Scheme	**9,767**	**(9,767)**	-
Erdington Baths – Birmingham City Council	**17,244**	**(17,244)**	-
Active Communities – Active Wellbeing Society	**46,249**	**(46,242)**	**7**
	1,080,032	**(1,122,828)**	**(42,796)**
TOTAL FUNDS	**2,925,379**	**(2,471,546)**	**453,833**

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General Fund	1,312,512	481,867	(571,023)	1,223,357
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,404,854	-	394,195	4,799,049
Eco Hub	-	-	180,685	180,685
	6,798,166	481,867	3,857	7,283,891
Restricted funds				
Capital Fund	5,963,422	(170,429)	-	5,792,993
Flourishing Communities Fund	35,052	(29,043)	(6,009)	-
Power to Change Grant Fund	6,913	(7,552)	639	-
Ignite Aspirations – European Social Fund	-	65,512	-	65,512
Eco Hub	-	404,749	-	404,749
Active Communities – Active Wellbeing Society	-	(1,513)	1,513	-
	6,005,388	261,724	(3,857)	6,263,254
TOTAL FUNDS	12,803,554	743,591	-	13,547,145

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,877,799	(1,395,932)	481,867
Restricted funds			
Capital Fund	-	(170,429)	(170,429)
Flourishing Communities Fund	1	(29,044)	(29,043)
Power to Change Grant Fund	(7,552)	-	(7,552)
Ignite Aspirations – European Social Fund	288,062	(222,550)	65,512
Eco Hub	426,419	(21,670)	404,749
Active Communities – Active Wellbeing Society	46,251	(47,764)	(1,513)
	753,181	(491,457)	261,724
TOTAL FUNDS	2,630,980	(1,877,389)	743,591

Capital Fund
This fund relates to capital grants received which were used to purchase land and buildings. The depreciation on the grant funded element of land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

Flourishing Communities Fund
Flourishing Community Services provide a wide range of services, support and activities which enable residents to live well, achieve their ambitions and thrive in their communities. This includes employment support; training and personal development; health and wellbeing; benefits advice; sports and physical activities; environmental activities; volunteering; community events and activities; capacity building and small grants for small groups. The programme has grown substantially this year, underpinned by a number of new grants and contracts focused particularly on Covid-19 support and relief work.

Ignite Aspirations – European Social Fund
Supporting residents (29+) across North and East Birmingham into training, education and employment. Delivering wrap-around services including careers IAG, housing surgeries, benefits advice, wellbeing interventions and numeracy/literacy/digital skills etc to help overcome barriers and achieve their aspirations. Programme supports long-term unemployed, residents with disabilities including mental health issues, women, single parents, 50+ and BAME communities.

Power to Change Fund
The creation of an Enabler Hub to promote community led initiatives within the West Midlands. Witton Lodge Community Association as a founding member of the Enabler Hub agreed to take receipt of funding from Power to Change on behalf of the Enabler Hub named West Midlands Urban Community Homes (formerly Birmingham community homes). WMUCH Enabler Hub provides a range of services including community group facilitation, community consultation, identifying funding, assistance with financial and governance arrangements and business planning. WMUCH Enabler Hub now has its own financial credentials and funding goes straight to the organisation and not WLCA.

Stand Out Commonwealth Games
The 'Stand Out' project is a National Lottery funded programme starting in the Summer of 2021 and running until December 2022, aimed at providing unique training, volunteering and employment opportunities to disadvantaged young people across the West Midlands. Utilising the backdrop of the Commonwealth Games and the opportunities that will be created to encourage wider participation, the project will support individuals into positive outcomes. The project will provide a wrap-around support for young people prior, during and post the Games.

continued...

21. MOVEMENT IN FUNDS - continued

Major and Cyclical Repairs Fund
This fund relates to monies set aside to finance future planned maintenance of a revenue nature where it relates to major components in social rented housing including the cleaning of UPVC surfaces, clearing of rainwater goods, painting/treating external doors and fences and painting railings and gates etc.

This provision also provides for an amount covering planned major and cyclical repair costs for a period of 5 years from the balance sheet date.

Disability Adaptation Fund
This fund relates to monies set aside each year to provide for adaptation to be carried out in social rented dwellings to help tenants in need to be able to stay in their homes and achieve independent living.

Small Grants Fund
The fund was set up at the start of the re-development process and income was derived from advertising hoardings erected around development plots. The fund is being used to provide grants to fund projects for local groups.

Housing Development Fund
One of the main objectives of the charity is 'to provide social housing for the persons in necessitous circumstances upon terms appropriate to their means'. To ensure furtherance of this objective, Witton Lodge Community Association is committed to the development of further housing stock and has designated funds for part financing this ongoing development programme.

Fixed Asset Fund
The Charity recognises that its tangible fixed assets are used operationally, and their disposal would adversely impact on its ability to deliver its aims. The fixed asset fund has been established to ensure that funds, both restricted and designated, exist within the charity at any point in time which equate to the net book value of the fixed assets of the charity (less any outstanding associated debt). The fund has been established as follows:

At 31 March 2023	£
Tangible Fixed Assets - net book value	13,237,601
Associated debt outstanding	(1,344,310)
Capital Fund	(5,606,423)
Eco Hub – net book value	(583,477)
Fixed Asset Fund	**5,703,391**

Active Communities – The Active Wellbeing Society
The Active Wellbeing Society Ltd (Active Communities) a charitable community benefit society has received lottery funding from Sport England to invest in selected grassroots projects that focus intensively on a specific local area. The core purpose of the investment is to deliver projects that make it easier for people in these areas to access sport and physical activity.

Eco Hub
The National Lottery, Reaching Communities Buildings Grant - Funds land and buildings projects that help people and communities most in need.

continued...

Erdington NNS – Birmingham City Council
The delivery of Neighbourhood Network Scheme supports the Council's priority of moving from a crisis response to prevention. Adult Social Care's Vision (2020) is to enable citizens to live independently within their own homes and communities.

Witton Lodge Community Association and Compass Support are working in partnership to support individuals, local organisations, and community groups to develop and deliver activities and services which boost the mental, physical and social wellbeing individuals. The project supports older adults (50+) and younger citizens with a long-term disability and learning difficulties (18-49) through funding, networking and capacity building in the Erdington Constituency.

Care For Carers – Erdington NNS Grant
Carers often feel the challenges of having very little support due to their roles, financial pressure and lack of time for themselves. The Erdington Neighbourhood Network Scheme provides funding to the Care for Carers Group which helps carers to feel more supported, increase their social participation and to maximise their income.

Momentum Project – Domestic Abuse
Part 4 of the Domestic Abuse Act 2021 places a new duty on local authorities to ensure that all victims of domestic abuse have access to the right support within safe accommodation when they need it. WLCA has been commissioned to provide Momentum: wrap-around support for survivors of domestic abuse including counselling, housing support, and financial support around benefits and debt in the Erdington constituency.

Commonwealth Games Celebrating Communities Fund
Working in partnership with The Active Communities Programme (TAWS), Perry Commonhealth Games was held to inspire community members to utilise green spaces in Perry Common – Perry Common Meadows and shows the importance and potential of our parks and green spaces as places to meet, share, stay active, healthy and well.

Kickstart Scheme
Secretary of State for Work and Pensions (DWP) provided grant funding to create jobs for young people at risk of long-term unemployment. The grant helped to provide six months of paid placements for young people, including employability support to develop their work skills and to help them find future employment.

Erdington Baths – Birmingham City Council
Witton Lodge Community Association have secured funding from West Midlands Combined Authority to refurbish the former Erdington Baths as a Community and Enterprise Hub for the benefit of the local community and businesses.

The Hub will provide small-scale, affordable working and meeting space for local SMEs, individuals and residents groups, complemented by specialist advisors to support business start-ups. A range of well-being services and cultural activities for the local community will also be provided.

General Fund
The Trustees have set a policy to hold in general funds an amount which will cover 6 months expenditure. Such time period is considered reasonable to enable the trustees to address any unforeseen issues which might arise without damaging the ability of the charity to continue to deliver its principal objectives. The amount carried forward at 31 March 2023 is based on 6 months budgeted costs for 2023-24.

22. EMPLOYEE BENEFIT OBLIGATIONS

The group contributes to a defined contribution pension scheme on behalf of its employees. The assets of the fund are held separately from those of the group in an independently administered fund. The pension costs charged represents the contributions payable by the group to the fund and amounted to £37,388 (2022: £36,046). Contributions totalling £5,876 (2022: £5,776) were payable to the fund at the balance sheet date and are included in creditors.

continued...

23. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Board members include trustees nominated by Birmingham City Council. Although the Association is independent of the City Council, the two organisations work closely with each other for the benefit of the designated area.

Some Board Members hold tenancy agreements with the Association on normal terms and cannot use their position to their advantage. The total of rent charged to the Tenant Board members was £6,349 (2022: £12,200). There are no arrears on those tenancies at the year-end (2022: £nil).

During the year ended 31 March 2023 the charity paid a grant of £nil (2022: £3,872) to Urban Devotion Birmingham, a charity in which one of the current trustees of Witton Lodge Community Association, holds a role within key management.

WITTON LODGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1039005

Accounts

REGISTERED COMPANY NUMBER: 02903760 (England and Wales)
REGISTERED CHARITY NUMBER: 1039005

REPORT OF THE TRUSTEES AND

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

FOR

WITTON LODGE COMMUNITY ASSOCIATION

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

WITTON LODGE COMMUNITY ASSOCIATION

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FOR THE YEAR ENDED 31 MARCH 2022

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The Charitable Company is Limited by Guarantee (company no. 02903760) and registered as a Charity (registered no. 1039005).

The Charitable Company's main aim and principal activity is that of providing and managing social housing for rent (including the development of new homes), managing Perry Common Community Hall and delivering a range of economic, social and environmental projects, in the Perry Common area of Birmingham.

The Charity has the following formal objectives:

- To provide for the benefit of the inhabitants of the area of Perry Common and its neighbourhood in the City of Birmingham without distinction of sex, race, or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

- To continue, for the benefit of the community in the City of Birmingham, the business of providing social housing and any associated amenities for the persons in necessitous circumstances upon terms appropriate to their means.

- To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.

Mission: We champion community-led approaches to address local issues and create opportunities that transform neighbourhoods and improve lives.

Overview:

Established in 1994, Witton Lodge Community Association is a community landlord and a dynamic social enterprise that focuses on 'people and place'. The Association has overseen the redevelopment of the Perry Common estate in north Birmingham, with over 900 new family homes, complemented by new parks, health, education, and community facilities.

The Association makes an even greater impact on people's lives through its Flourishing Communities initiative, most recently mobilising local partners to support communities across Erdington through the darkest days of the pandemic. The team continues to support hundreds of local residents including young people to gain new skills and employment; pioneer innovative social prescription approaches which support older residents to live independently and with dignity; develop environmental initiatives that tackle fuel poverty and are good for our planet; and bring local people together to celebrate community life.

Established by local residents with a community-led ethos, the Association has a resident-majority Board of Trustees. Putting people at the heart of its decision-making is key to the Association's continued success and longevity. We work with, and alongside, local communities to create and deliver solutions to pressing problems, at the same time helping to unlock and nurture people's creativity and potential.

Our Approach:

We are community-led, locally rooted and collaborative. We are invested in our communities, and with a long-term approach which supports the creation of flourishing communities in Perry Common, Erdington and north Birmingham. Specifically, we:-

- Stabilise and transform neighbourhoods; creating high quality homes, community facilities and local parks, with neighbourhood services that local people need and are proud of.
- Create and retain wealth locally; With 'ladders of opportunity' connecting local people to high quality jobs, skills and enterprises contributing to a thriving local economy.
- Platform local leadership; Championing community-led approaches, ensuring local people have a voice and active participation in decisions that affect their lives and neighbourhoods.
- Build local networks of support and relationships by getting local people involved in their community and acting as a 'cog of connection' by connecting services to local people as well as supporting other local community groups to thrive.

Our Delivery:

Annually the Board approves a business plan that sets out ambitious and detailed proposals to realise the Association's vision.

Specifically, the Association will;

- Use its financial strength and assets to develop high quality, affordable and market rent homes.
- Secure funds and further develop proposals to sympathetically refurbish the former Erdington baths into a contemporary Enterprise facility.
- Focus on health creation and prevention, tackling health inequalities and developing an integrated service offer from the Erdington Wellbeing Hub.
- Fully operationalise and further develop Witton Lakes Eco Hub as a destination venue, capitalising on its stunning surroundings and proximity to Wyrley Birch.
- Support communities with the pressing cost of living pressures, tackling fuel poverty and practical measures to reduce energy costs.
- Develop Witton Lodge Community College to enable residents to gain confidence, skills and qualifications to pursue their goals and move closer to the labour market.
- Enhance our Employment Support offer and connect more residents to local jobs.

2021/22 ACHIEVEMENTS OVERVIEW



Public benefit
The Board of Trustees have complied with their duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission. The Group carries out a wide range of activities in pursuance of its Charitable Aims. The Trustees consider that these activities, summarised below, provide benefit to those who live in the area of benefit.

Grantmaking
Witton Lodge Community Association reviews various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by Witton Lodge Community Association are reviewed by the charity on a case-by-case basis depending upon the available resources of the charity.

STRATEGIC REPORT
Financial review
A summary of the Group's finances is set out in the attached group consolidated financial statements for the year ended 31 March 2022. The principal source of income is from the charity's accommodation. The company's subsidiary collects ground rents and has made a contribution to the company by way of Gift Aid. The company's financial key performance indicators relate to the delivery of accommodation and the collection of related income and other relevant factors are described elsewhere in this report. After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements.

Cash position as at 20/09/2022 currently stands at £1.3m with a reduction of £0.9m from the 31/03/2022 audited consolidated £2.2m. This absorption of cash is mainly due to £0.8m spent on the purchase of 3 market rent properties, installation of 2 lifts at Sycamore Court in addition to refurbishment and repair cost to both market rent and general needs properties.

Principal funding sources
The principal funding sources for the Charitable Company are currently by way of rental income from tenants, housing benefit, universal credit, local housing allowance and ad hoc grants, gift aid from its subsidiaries and interest on deposits.

Reserves policy and purpose of designation
The Charitable Company manages its accommodation on the basis of whole life funding. It maintains a designated fund matched by cash resources to pay for major repairs of a revenue nature and to provide for cyclical maintenance. The property assets of the charity underpin its charitable objectives and activities hence a designated fund is used to ensure that the carrying value of fixed assets is supported by funds. A fund has also been created to ensure that the charity can part finance its development of new housing stock. The carrying value of all reserves has been considered and appropriate adjustments made, further details are in the notes to the Financial Statements.

Future plans
The Strategic Business Plan provides a strategic framework and direction for our work. It defines high level outcomes that we'll work towards, in partnership with residents and stakeholders.

The Plan guides our established Annual Business Planning process, the result of which is a prioritised, costed, timed, risk assessed with an annual Delivery Plan, adopted and monitored by the Board and implemented by our Staff team. The Plan identifies the resources are risks likely to be involved in the strategies we adopt, and highlights where these should be evaluated in our Annual Business Planning. It is structured according to our 4 headline themes:

- Homes and Assets
- Flourishing Communities
- Local Leadership
- Enterprise and Economic Development

The Association wishes to thank all those individuals, community groups, local schools, churches and public and private sector undertakings which have assisted the endeavours of the Group during this and previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Association is a Charitable Company Limited by Guarantee incorporated on 2 March 1994 (registered as a charity on 27 June 1994). The governing documents for Witton Lodge Community Association, Witton Lodge CIC, WLCA Enterprises Limited and the Minority Protection Agreement were reviewed, revised and approved during 2016/17. The revised documents were presented by Anthony Collins Solicitors and approved by the Board at its meeting on 5 July 2017.

The Company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the Company. The Company is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The Board of Directors of the Group should consist of 8 resident Directors and 4 institutional Directors (2 nominees of Birmingham City Council and 2 independents). At present there are currently 2 vacancies for resident Directors.

Each Director shall serve a term as near as possible to 4 years. Either before or following the expiry of their term of office, a Director may be re-appointed for a further term of as near as possible to 4 years by the Board.

The Company has made qualifying third-party indemnity provisions for the benefit of its directors which were in force during the year and exist at the date of this report.

Organisational structure

The structure of the Board of Trustees is for there to be 12 members who meet 10 times a year. Within the 12 is the Chair and the Deputy Chair. The Board of Trustees undertakes the general control and management of the administration of the Group but delegates day to day operational responsibility to the Chief Officer and a team of officers and staff who support him.

Roles are benchmarked externally by our retained HR consultants. Recommendations are presented, considered and approved by WLCA's Resources Subgroup and the Board.

Mazars LLP and PKF Smith Cooper provide financial advice to the Group. Anthony Collins Solicitors and Tyndallwoods Solicitors provide legal services. Locke Williams Associates provide payroll services.

Enhancement of our Risk Management Policies and Procedures including where appropriate the following areas of risk: Strategic; Financial; Operational; Reputation and public interest; Legal and regulatory and Employment law.

Induction and training of new trustees

As good practice, other Directors, the Company Secretary, the Senior Staff Members and the Group's advisors give the Trustees an induction to the Organisation. They are made aware of the Mission and Vision Statements and the current financial plan of the Organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission.

Where prospective local Directors are identified, they are given the opportunity to attend Board Meetings as an observer prior to offering themselves for appointment. Directors' ongoing training needs are addressed through attendance at organised Away Days, conferences and training.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Related parties
The Charity has two subsidiary companies, WLCA Enterprises Limited, which is a Non-Charitable Company limited by shares. To date the subsidiary has restricted its activities to:

- Receiving capital sums from Birmingham City Council for the sale of redevelopment land;
- Allowing developers, under Development Agreements to build houses on land;
- Collecting grounds rents from Under Leasehold owner occupiers;
- Selling interests under the provisions of the Leasehold Reform Act.

The second subsidiary is Witton Lodge Community Interest Company which is Limited by Guarantee. The Company is formed for the benefit of the Community, and its objects are:

- The business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services;
- Any other object that the Board can reasonably decide which can be carried out from time to time by a Community Interest Company registered as a provider of Social Housing with the Regulator.

Further information on related parties is given in the notes to the financial statements.

Risk management
The Board of Trustees continues to review the major risks which the Group is exposed to and these have been regularly reported at Board meetings. A Risk Management Plan forms part of the Group's Financial Plan and is reviewed on an annual basis. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the Group faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety for all staff, volunteers, clients and visitors to Association property. Procedures are reviewed as required, to ensure they continue to meet the needs of the Group, and all risks and their management are reviewed as required to ensure all reasonable steps are being taken to minimise them.

The Leasehold Reform Act

The Leasehold Reform Act implications are primarily to new leases granted on or after 30 June 2022. For any new long residential lease, granted after that date, the Landlord cannot charge a ground rent. However, for all existing leases where a ground rent is payable, the Act does not apply. So any of your existing leases, where you collect a ground rent, remains unchanged by the legislation.

The sale of your headlease hold interests in the houses (not flats) will also not be impacted.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02903760 (England and Wales)

Registered Charity number
1039005

Registered office
Perry Common Community Hall
87 Witton Lodge Road
Perry Common
Birmingham
West Midlands
B23 5JD

Trustees
L S Hines MBE
S G Allison
T B Compton (resigned 6.4.22)
M R Davis
M M Harvey (resigned 6.4.22)
R A Beauchamp (resigned 6.7.22)
P M Tomlinson
A Winmill
R S Rahanu (resigned 6.4.22)
J L Jennings
C L Ross
S P Harris (appointed 1.9.21)
A R Mendez (appointed 1.9.21)
J J Bermingham (appointed 6.7.22)

Company Secretary
A Hussain

Auditors
J W Hinks LLP
Chartered Accountants and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Solicitors
Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

Tyndalwoods
29 Wombourne Road
Birmingham
B17 8BY

Bankers
The Co-operative Bank Plc
118-120 Colmore Row
Birmingham
B3 3BN

Unity Trust Bank Plc
9 Brindleyplace
Birmingham
B1 2HB

Metro Bank
27-29 Abington Street
Northampton
NN1 2AN

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Witton Lodge Community Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper 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. They are 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on

5 October 2022 and signed on the board's behalf by:



L S Hines MBE - Trustee

Opinion

We have audited the financial statements of Witton Lodge Community Association (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2022 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the Group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

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

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

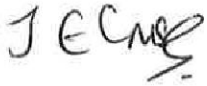
- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.
- Confirming accounts receivable and other accounts with a third party.

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

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WITTON LODGE COMMUNITY ASSOCIATION

Use of our report

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



James Cruse ACA, FCCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date: 5 October 2022

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	**2022 Total funds £**	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	**4**	**5,043**	**5,047**	1,292
Charitable activities	6				
General Housing and Sycamore Court		**1,359,318**	-	**1,359,318**	1,327,443
Housing Development		-	-	-	31,250
Flourishing Communities		-	-	-	930,796
Power to Change		-	**(7,552)**	**(7,552)**	-
Association Development		**31,819**	-	**31,819**	11,777
Eco Hub		-	**421,377**	**421,377**	-
Erdington Enterprise Hub		-	-	-	98,122
Erdington NNS		**236,492**	-	**236,492**	-
Community Life		**2,030**	-	**2,030**	-
FAME 2.0 Adult Education		**125,133**	-	**125,133**	-
Employment & Skills Stand Out		**36,533**	-	**36,533**	-
Trusted Hands		**3,420**	-	**3,420**	-
Ignite Aspirations		-	**288,063**	**288,063**	-
Active Communities		-	**46,250**	**46,250**	-
Capacity Building		**2,986**	-	**2,986**	-
WOWWED – World of Work		**93,029**	-	**93,029**	-
Investment Income	5	**528**	-	**528**	4,128
Other income		**2,498**	-	**2,498**	6,144
Total		**1,893,790**	**753,181**	**2,646,971**	2,410,952
EXPENDITURE ON					
Charitable activities	7				
General Housing and Sycamore Court		**655,423**	**170,429**	**825,852**	757,207
Housing Development		-	-	-	770
Perry Common Community Hall		**28,018**	-	**28,018**	36,428
Flourishing Communities		-	**29,044**	**29,044**	662,726
Association Development		**265,517**	-	**265,517**	173,940
Eco Hub		-	**21,670**	**21,670**	39,257
Erdington Enterprise Hub		**34,693**	-	**34,693**	98,122
Erdington NNS		**225,362**	-	**225,362**	-
Community Life		**25,643**	-	**25,643**	-
FAME 2.0 Adult Education		**103,832**	-	**103,832**	-
Employment & Skills Stand Out		**17,838**	-	**17,838**	-
Trusted Hands		**6,024**	-	**6,024**	-
Ignite Aspirations		-	**222,550**	**222,550**	-
Active Communities		-	**47,764**	**47,764**	-
Capacity Building		**2,986**	-	**2,986**	-
North Birmingham Economic Recovery		**26,066**	-	**26,066**	-
WOWWED – World of Work		**21,805**	-	**21,805**	-
Erdington Health & Wellbeing Centre		**5,193**	-	**5,193**	-

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	**2022 Total funds £**	2021 Total funds £
Total		**1,418,400**	**491,457**	**1,909,857**	1,768,450
NET INCOME		**475,390**	**261,724**	**737,114**	642,502
TRANSFERS BETWEEN FUNDS	21	**3,857**	**(3,857)**	-	-
RECONCILIATION OF FUNDS					
Total funds brought forward		**7,086,920**	**6,005,388**	**13,092,308**	12,449,806
TOTAL FUNDS CARRIED FORWARD		**7,566,167**	**6,263,255**	**13,829,422**	13,092,308

The income of the parent charity was £2,630,980 in 2022 (2021: £2,402,220) and the operating surplus for the year was £743,591 (2021: £343,727).

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

CONSOLIDATED BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	**2022 Total funds £**	2021 Total funds £
FIXED ASSETS					
Tangible assets	13	**7,118,341**	**6,197,742**	**13,316,083**	12,557,045
CURRENT ASSETS					
Debtors	15	**506,726**	-	**506,726**	537,082
Cash at bank and in hand		**2,107,034**	**65,513**	**2,172,547**	1,889,773
		2,613,760	**65,513**	**2,679,273**	2,426,855
CREDITORS					
Amounts falling due within one year	16	**(588,592)**	-	**(588,592)**	(451,632)
NET CURRENT ASSETS		**2,025,168**	**65,513**	**2,090,681**	1,975,223
TOTAL ASSETS LESS CURRENT LIABILITIES		**9,143,509**	**6,263,255**	**15,406,764**	14,532,268
CREDITORS					
Amounts falling due after more than one year	17	**(1,577,342)**	-	**(1,577,342)**	(1,439,960)
NET ASSETS		**7,566,167**	**6,263,255**	**13,829,422**	13,092,308
FUNDS	21				
Unrestricted funds				**7,566,167**	7,086,920
Restricted funds				**6,263,255**	6,005,388
TOTAL FUNDS				**13,829,422**	13,092,308

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 5 October 2022 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

PARENT CHARITY BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	13	**6,383,175**	**6,197,742**	**12,580,917**	11,829,222
Investments	14	**2**	-	**2**	2
		6,383,177	**6,197,742**	**12,580,919**	11,829,224
CURRENT ASSETS					
Debtors	15	**983,813**	-	**983,813**	1,005,507
Cash at bank and in hand		**1,818,543**	**65,512**	**1,884,055**	1,852,203
		2,802,356	**65,512**	**2,867,868**	2,857,710
CREDITORS					
Amounts falling due within one year	16	**(569,054)**	-	**(569,054)**	(443,420)
NET CURRENT ASSETS		**2,233,302**	**65,512**	**2,298,814**	2,414,290
TOTAL ASSETS LESS CURRENT LIABILITIES		**8,616,479**	**6,263,254**	**14,879,733**	14,243,514
CREDITORS					
Amounts falling due after more than one year	17	**(1,332,588)**	-	**(1,332,588)**	(1,439,960)
NET ASSETS		**7,283,891**	**6,263,254**	**13,547,145**	12,803,554
FUNDS	21				
Unrestricted funds				**7,283,891**	6,798,166
Restricted funds				**6,263,254**	6,005,388
TOTAL FUNDS				**13,547,145**	12,803,554

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 5 October 2022 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations	1	**1,507,381**	809,762
Interest paid		**(40,061)**	(52,000)
Net cash provided by operating activities		**1,467,320**	757,762
Cash flows from investing activities			
Purchase of tangible fixed assets		**(1,097,520)**	(570,648)
Sale of tangible fixed assets		-	-
Interest received		**528**	4,128
Net cash used in investing activities		**(1,096,992)**	(566,520)
Cash flows from financing activities			
Capital repayments in year		**(87,554)**	(82,150)
Net cash used in financing activities		**(87,554)**	(82,150)
Change in cash and cash equivalents in the reporting period		**282,774**	109,092
Cash and cash equivalents at the beginning of the reporting period		**1,889,773**	1,780,681
Cash and cash equivalents at the end of the reporting period		**2,172,547**	1,889,773

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2022

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022	2021
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	**737,114**	642,502
Adjustments for:		
Depreciation charges	**277,106**	279,760
Loss on disposal of fixed assets	**61,376**	25,732
Interest received	**(528)**	(4,128)
Interest paid	**40,061**	52,000
Decrease/(Increase) in debtors	**30,356**	(362,167)
Increase in creditors	**361,896**	176,063
Net cash provided by operations	**1,507,381**	809,762

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.21	Cash flow	At 31.3.22
	£	£	£
Net cash			
Cash at bank and in hand	**1,889,773**	**282,774**	**2,172,547**
	1,889,773	**282,774**	**2,172,547**
Debt			
Debts falling due within 1 year	**(86,101)**	**(19,818)**	**(105,919)**
Debts falling due after 1 year	**(1,439,960)**	**107,372**	**(1,332,588)**
	(1,526,061)	**87,554**	**(1,438,507)**
Total	**363,712**	**370,328**	**734,040**

The notes form part of these financial statements

1. GENERAL INFORMATION

Witton Lodge Community Association is a private limited company, limited by guarantee and incorporated in England. The address of the registered office is given on the company information page of these financial statements.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Group and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The presentational currency of these financial statements is Sterling. All amounts have been rounded to the nearest £1.

The company is a company limited by guarantee. The members of the company are the Trustees named within the Trustees Report. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

INCOME

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

Revenue from rental income is recognised on a straight-line basis over the term of the respective lease.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will be be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the charity, can be reliably measured.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charity SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees Report for information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

continued...

2. ACCOUNTING POLICIES - continued

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party. It is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of the expenditure on the objects of the charity and include project management carried out centrally. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

TANGIBLE FIXED ASSETS

Tangible fixed assets are included at cost including any incidental expenses of acquisition.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Depreciation is provided on the following bases:

Housing property	- see below
Perry Common Community Hall	- over 50 years
Fixtures and fittings	- 20% on cost
Office equipment	- 25% on cost

Housing properties and property improvements

The Association adopts full component accounting in relation to the capitalisation and depreciation of its housing property stock.

Financial reporting standards require that where a tangible asset comprises two or more major components with substantially different useful economic lives, each component should be accounted for separately for depreciation purposes and depreciated over its individual useful economic life.

All housing properties have been split between land, structure costs and major components which require periodic replacement, where the cost exceeds £400. No depreciation is provided on land. Expenditure less than £400 is expensed through the Statement of Financial Activities in the year it is incurred. Replacement of such major components is capitalised and depreciated over the estimated useful life of the component.

The estimated useful economic life for each component is:

continued...

2. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

General need housing

Building and roof	- 75 years
Kitchen	- 20 years
Bathroom	- 30 years
Radiators and electrics	- 30 years
Windows and external doors	- 30 years
Boiler	- 15 years

Sheltered housing

Building and roof	- 75 years
Kitchen and bathroom	- 20 years
Radiators	- 30 years
Windows, emergency lighting and fire alarms	- 30 years
CCTV and warden call system	- 15 years
Lifts and external doors	- 15 years
Laundry and door entry	- 20 years
Boiler	- 15 years

INVESTMENTS

Investments in subsidiaries are valued at cost less provision for impairment.

TAXATION

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3, Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The subsidiaries are subject to Corporation Tax.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

RETIREMENT BENEFITS

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

GOING CONCERN

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

continued...

2. ACCOUNTING POLICIES - continued

CAPITAL FUND
Land and Buildings donated by local authorities are added to long leasehold land and buildings costs at the time of the donation. The resulting capital fund generated is treated as a restricted fund. The depreciation on the grant funded element of long leasehold land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

DEBTORS
Debtors are measured at amounts owed to the charity. They are measured on the basis of their recoverable amount.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held with banks.

CREDITORS
Creditors are amounts owed by the charity. They are measured at the amount that the charity expects to pay to settle the debt. Amounts which are owed in more than one year are shown as long-term creditors.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

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.

OPERATING LEASES
Rentals under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term. Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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.

Expenditure allocations: expenditure is apportioned where it relates to more than one cost category.

4. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	5,047	1,292

5. INVESTMENT INCOME

	2022	2021
	£	£
Deposit account interest	528	4,128

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2022 £	2021 £
Rental income	General Housing and Sycamore Court	**1,319,301**	1,277,787
Room hire and solar panel income	General Housing and Sycamore Court	**40,017**	40,638
Sundry income	General Housing and Sycamore Court	**-**	9,018
Grants	Housing Development	**-**	31,250
Grants	Flourishing Communities	**-**	741,499
Contract income	Flourishing Communities	**-**	169,452
Room hire and solar panel income	Flourishing Communities	**-**	1,145
Sundry income	Flourishing Communities	**-**	18,700
Grants	Power to Change	**(7,552)**	-
Grants	Association Development	**30,979**	-
Sundry income	Association Development	**840**	11,777
Grants	Eco Hub	**421,377**	-
Grants	Erdington Enterprise Hub	**-**	98,122
Grants	Erdington NNS	**236,492**	-
Grants	Community Life	**2,000**	-
Sundry income	Community Life	**30**	-
Contract income	FAME 2.0 Adult Education	**125,133**	-
Contract income	Employment & Skills Stand Out	**36,533**	-
Room hire and solar panel income	Trusted Hands	**3,420**	-
Grants	Ignite Aspirations	**288,063**	-
Grants	Active Communities	**46,250**	-
Grants	Capacity Building	**2,986**	-
Grants	WOWWED – World of Work	**93,029**	-
		2,638,898	2,399,388

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Department of Health and Social Care	-	18,847
Birmingham City Council - Near Neighbourhood Network Scheme Erdington Constituency	**236,492**	108,000
The Active Wellbeing Society Project	**46,250**	45,917
Future Parks Accelerator Programme	-	27,280
Homes England	-	30,500
Greater Birmingham and Solihull Local Enterprise Partnership	-	98,122
National Lottery Community Fund - Covid-19 Emergency	-	84,700
Birmingham City Council - Near Neighbourhood Network Scheme Small Grants	-	63,178
Birmingham City Council - Emergency Assistance	-	67,895
Reach Fund	-	750
Power to Change	**(7,552)**	97,500
IES - Employment and Skills	-	500
ESF Priority 1.1 - Ignite Aspirations	**288,063**	223,101
North Birmingham Economic Recovery Taskforce	-	4,581
Association Development – Department for Work and Pensions	**30,979**	-
Community Life	**2,000**	-
Capacity Building – Secon ENNS Commissioned Activities	**2,986**	-
Witton Lakes Eco Hub – The National Lottery	**421,377**	-
WOWWED – World of Work – European Social Fund	**93,029**	-
	1,113,624	870,871

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2022

	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	**804,044**	**-**	**21,808**	**825,852**
Housing Development	**-**	**-**	**-**	**-**
Perry Common Community Hall	**28,007**	**-**	**11**	**28,018**
Flourishing Communities	**25,771**	**-**	**3,273**	**29,044**
Association Development	**201,649**	**-**	**63,868**	**265,517**
Eco Hub	**21,455**	**-**	**215**	**21,670**
Erdington Enterprise Hub	**9,962**	**-**	**24,731**	**34,693**
Erdington NNS	**103,540**	**120,242**	**1,580**	**225,362**
Community Life	**25,633**	**-**	**10**	**25,643**
FAME 2.0 Adult Education	**99,591**	**-**	**4,241**	**103,832**
Employment & Skills Stand Out	**17,838**	**-**	**-**	**17,838**
Trusted Hands	**5,989**	**-**	**35**	**6,024**
Ignite Aspirations	**214,979**	**-**	**7,571**	**222,550**
Active Communities	**46,210**	**750**	**804**	**47,764**
Capacity Building	**1,562**	**-**	**1,424**	**2,986**
North Birmingham Economic Recovery	**23,072**	**-**	**2,994**	**26,066**
WOWWED – World of Work	**21,445**	**-**	**360**	**21,805**
Erdington Health & Wellbeing Centre	**3,814**	**-**	**1,379**	**5,193**
	1,654,561	**120,992**	**134,304**	**1,909,857**

YEAR ENDED 31 MARCH 2021

	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	733,710	-	23,497	757,207
Housing Development	-	-	770	770
Perry Common Community Hall	36,354	-	74	36,428
Flourishing Communities	508,601	138,932	15,193	662,726
Association Development	120,732	-	53,208	173,940
Eco Hub	2,147	-	37,110	39,257
Erdington Enterprise Hub	12,066	-	86,056	98,122
	1,413,610	138,932	215,908	1,768,450

continued...

8. GRANTS PAYABLE

	2022	2021
	£	£
Flourishing Communities	-	138,932
Erdington NNS	120,242	-
Active Communities	750	-
	120,992	138,932

9. SUPPORT COSTS

YEAR ENDED 31 MARCH 2022

	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	19,168	2,640	21,808
Housing Development	-	-	-
Perry Common Community Hall	11	-	11
Flourishing Communities	3,273	-	3,273
Association Development	52,828	11,040	63,868
Eco Hub	215	-	215
Erdington Enterprise Hub	24,731	-	24,731
Erdington NNS	1,580	-	1,580
Community Life	10	-	10
FAME 2.0 Adult Education	4,241	-	4,241
Trusted Hands	35	-	35
Ignite Aspirations	7,571	-	7,571
Active Communities	804	-	804
Capacity Building	1,424	-	1,424
North Birmingham Economic Recovery	2,994	-	2,994
WOWWED – World of Work	-	360	360
Erdington Health & Wellbeing Centre	1,379	-	1,379
	120,264	14,040	134,304

YEAR ENDED 31 MARCH 2021

	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	22,497	1,000	23,497
Housing Development	770	-	770
Perry Common Community Hall	74	-	74
Flourishing Communities	15,193	-	15,193
Association Development	39,479	13,729	53,208
Eco Hub	23,364	13,746	37,110
Erdington Enterprise Hub	86,056	-	86,056
	187,433	28,475	215,908

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Auditors' remuneration	**14,040**	14,040
Accountants' remuneration for other services	**-**	16,075
Depreciation - owned assets	**277,106**	279,760
Deficit on disposal of fixed assets	**61,376**	25,732

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

TRUSTEES' EXPENSES

2 (2021: 2) Trustees received reimbursement of expenses to cover travel and other costs incurred whilst on Association duties amounting to £538 in the current year (2021: £379).

12. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	**768,045**	552,111
Social security costs	**68,270**	47,464
Other pension costs	**36,046**	22,568
	872,361	622,143

The average number of employees during the year was 32 (2021: 31) and the average monthly number of employees during the year expressed as full-time equivalents was as follows (including casual and part-time staff):

The average monthly number of employees during the year was as follows:

	2022	2021
Charitable activities	**16**	15
Management and administration	**3**	3
	19	18

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2022	2021
£80,001 - £90,000	**1**	1

continued...

13. TANGIBLE FIXED ASSETS - GROUP

	Freehold property £	Long leasehold £	Fixtures and fittings £	Office equipment £	Totals £
COST					
At 1 April 2021	**1,226,616**	**15,227,613**	**66,855**	**121,519**	**16,642,603**
Additions	**18,311**	**1,062,512**	**6,714**	**9,983**	**1,097,520**
Disposals	**-**	**(220,804)**	**-**	**-**	**(220,804)**
At 31 March 2022	**1,244,927**	**16,069,321**	**73,569**	**131,502**	**17,519,319**
DEPRECIATION					
At 1 April 2021	**24,301**	**3,885,753**	**61,050**	**114,454**	**4,085,558**
Charge for year	**17,823**	**247,685**	**4,549**	**7,049**	**277,106**
Eliminated on disposal	**-**	**(159,428)**	**-**	**-**	**(159,428)**
At 31 March 2022	**42,124**	**3,974,010**	**65,599**	**121,503**	**4,203,236**
NET BOOK VALUE					
At 31 March 2022	**1,202,803**	**12,095,311**	**7,970**	**9,999**	**13,316,083**
At 31 March 2021	1,202,315	11,341,860	5,805	7,065	12,557,045

Included in cost or valuation of land and buildings is freehold land of £2,618,745 (2021: £2,618,745) which is not depreciated.

During the year ended 31 March 2021 the charity transferred 4 properties to its subsidiary undertaking, Witton Lodge Community Interest Company. These properties were professionally revalued on 7 December 2020 by Le Baron Haussmann Limited Chartered Surveyors. The combined revalued amount for these properties totalled £592,000 realising a gain on revaluation of £6,144 which has been recorded in other income.

The charity has secured certain property assets and further details are provided in the secured debts note.

continued...

13. TANGIBLE FIXED ASSETS - COMPANY

	Freehold property £	Long leasehold £	Fixtures and fittings £	Office equipment £	Totals £
COST					
At 1 April 2021	**489,717**	**15,227,613**	**56,606**	**121,519**	**15,895,455**
Additions	**800**	**1,062,512**	**6,714**	**9,983**	**1,080,009**
Disposals	**-**	**(220,804)**	**-**	**-**	**(220,804)**
At 31 March 2022	**490,517**	**16,069,321**	**63,320**	**131,502**	**16,754,660**
DEPRECIATION					
At 1 April 2021	**15,225**	**3,885,753**	**50,801**	**114,454**	**4,066,233**
Charge for year	**7,655**	**247,685**	**4,549**	**7,049**	**266,938**
Eliminated on disposal	**-**	**(159,428)**	**-**	**-**	**(159,428)**
At 31 March 2022	**22,880**	**3,974,010**	**55,350**	**121,503**	**4,173,743**
NET BOOK VALUE					
At 31 March 2022	**467,637**	**12,095,311**	**7,970**	**9,999**	**12,580,917**
At 31 March 2021	474,492	11,341,860	5,805	7,065	11,829,222

Included in cost or valuation of land and buildings is freehold land of £2,618,745 (2021: £2,618,745) which is not depreciated.

During the year ended 31 March 2021 the charity transferred 4 properties to its subsidiary undertaking, Witton Lodge Community Interest Company. These properties were professionally revalued on 7 December 2020 by Le Baron Haussmann Limited Chartered Surveyors. The combined revalued amount for these properties totalled £592,000 realising a gain on revaluation of £6,144 which has been recorded in other income.

The charity has secured certain property assets and further details are provided in the secured debts note.

14. FIXED ASSET INVESTMENTS - COMPANY

	Shares in group undertakings £
COST	
At 1 April 2021 and 31 March 2022	**2**
NET BOOK VALUE	
At 31 March 2022	**2**
At 31 March 2021	2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

continued...

14. FIXED ASSET INVESTMENTS - COMPANY - continued

WLCA Enterprises Limited
Registered office: United Kingdom

Class of share:	% holding
Ordinary	**100**

	2022	2021
	£	£
Aggregate capital and reserves	**2**	2
Profit for the year	**23,489**	19,401

Witton Lodge Community Interest Company
Registered office: United Kingdom

Class of share:	% holding
Voting rights	**100**

	2022	2021
	£	£
Aggregate capital and reserves	**282,277**	288,754
Profit/(loss) for the year	**(1,340)**	298,775

Company investments at cost comprise of WLCA Enterprises Limited: £2 (2021: £2).

15. DEBTORS

	Group		**Company**	
	2022	2021	**2022**	2021
	£	£	**£**	£
Amounts falling due within 1 year:				
Trade debtors	**178,138**	205,318	**160,782**	193,862
Amounts owed by group undertakings	**-**	-	**21,632**	-
Prepayments and accrued income	**328,588**	331,764	**328,288**	331,764
	506,726	537,082	**510,702**	525,626
Amounts falling due after more than 1 year:				
Amounts owed by group undertakings	**-**	-	**473,111**	479,881
Aggregate amounts	**506,726**	537,082	**983,813**	1,005,507

continued...

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2022	2021	**2022**	2021
	£	£	**£**	£
Bank loans	**75,862**	56,048	**75,862**	56,048
Other loans	**30,057**	30,053	**30,057**	30,053
Trade creditors	**226,279**	71,411	**226,279**	71,411
Amounts owed to group undertakings	-	-	-	7,516
Social security and other taxes	-	13,895	-	13,895
Other creditors	**14,423**	11,739	**14,423**	11,739
Accruals and deferred income	**241,971**	268,486	**222,433**	252,758
	588,592	451,632	**569,054**	443,420

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	2022	2021	**2022**	2021
	£	£	**£**	£
Bank loans	**1,327,579**	1,404,898	**1,327,579**	1,404,898
Other loans	**5,009**	35,062	**5,009**	35,062
Accruals and deferred income	**244,754**	-	-	-
	1,577,342	1,439,960	**1,332,588**	1,439,960

Combined deferred income included above consists of:	Group		Company	
	2022	2021	**2022**	2021
	£	£	**£**	£
Deferred income as at 1 April 2021	**163,500**	53,955	**149,960**	39,766
Resources deferred during the year	**296,580**	124,551	**62,868**	111,011
Amounts released from previous years	**(55,016)**	(15,006)	**(55,016)**	(817)
Deferred income as at 31 March 2022	**405,064**	163,500	**157,812**	149,960

18. BANK AND OTHER LOANS – CONSOLIDATED AND COMPANY

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Bank and other loans	**105,919**	86,101
Amounts falling between one and two years:		
Bank and other loans - 1-2 years	**80,871**	86,101
Amounts falling due between two and five years:		
Bank and other loans - 2-5 years	**227,585**	173,155
Bank and other loans more 5 year by instalments	**1,024,132**	1,180,704

continued...

19. OPERATING LEASES – CONSOLIDATED AND COMPANY

Minimum lease payments fall due as follows:

	Non-cancellable operating leases	
	2022	2021
	£	£
Within one year	4,301	3,995
Between one and five years	11,007	4,047
	15,308	8,042

20. SECURED DEBTS

A long-term loan facility over 25 years has been obtained from Unity Trust Bank Plc to fund property acquisitions. The loan is secured on certain properties and is repayable in monthly instalments; the interest rate is fixed for 5 years at 4.5% p.a. The legal fixed charge was created on 28 August 2015.

An unsecured loan has also been obtained to fund the purchase of solar panels, principal terms include an 8-year loan and interest rate of 5.6%.

A legal fixed charge dated 2 February 2021 has been created in favour of the Big Lottery Fund and in respect of a particular property within the charity.

A legal fixed charge dated 28 August 2015 has been created in favour of Birmingham City Council and in respect of a particular property within the charity. A further legal fixed charge dated 20 April 1995 has been created in favour of Birmingham City Council and in respect of a particular property within the charity.

21. MOVEMENT IN FUNDS

CONSOLIDATED

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	£	£	£	£
Unrestricted funds				
General Fund	1,601,266	475,390	(571,023)	1,505,634
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,404,854	-	394,195	4,799,049
Eco Hub	-	-	180,685	180,685
	7,086,920	475,390	3,857	7,566,167
Restricted funds				
Capital Fund	5,963,422	(170,429)	-	5,792,993
Flourishing Communities Fund	35,052	(29,043)	(6,009)	-
Power to Change Grant Fund	6,913	(7,552)	639	-
ESF Priority 1.1 – Ignite Aspirations	-	65,512	-	65,512
Eco Hub	-	404,749	-	404,749
Active Communities	-	(1,513)	1,513	-
	6,005,388	261,724	(3,857)	6,263,255
TOTAL FUNDS	13,092,308	737,114	-	13,829,422

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,893,791**	**(1,418,401)**	**475,390**
Restricted funds			
Capital Fund	-	**(170,429)**	**(170,429)**
Flourishing Communities Fund	**1**	**(29,044)**	**(29,043)**
Power to Change Grant Fund	**(7,552)**	-	**(7,552)**
ESF Priority 1.1 – Ignite Aspirations	**288,062**	**(222,550)**	**65,512**
Eco Hub	**426,418**	**(21,669)**	**404,749**
Active Communities	**46,251**	**(47,764)**	**(1,513)**
	753,180	**(491,456)**	**261,724**
TOTAL FUNDS	**2,646,971**	**(1,909,857)**	**737,114**

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General Fund	609,028	546,379	445,859	1,601,266
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,624,357	-	(219,503)	4,404,854
	6,314,185	546,379	226,356	7,086,920
Restricted funds				
Capital Fund	6,128,708	(165,286)	-	5,963,422
Flourishing Communities Fund	-	261,408	(226,356)	35,052
Power to Change Grant Fund	6,913	-	-	6,913
	6,135,621	96,123	(226,356)	6,005,388
TOTAL FUNDS	12,449,806	642,502	-	13,092,308

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,479,906	(933,526)	546,379
Restricted funds			
Capital Fund	-	(165,286)	(165,286)
Flourishing Communities Fund	707,945	(446,537)	261,408
Power to Change Grant Fund	-	-	-
ESF Priority 1.1 – Ignite Aspirations	223,101	(223,101)	-
	931,046	(834,924)	96,123
TOTAL FUNDS	2,410,952	(1,768,450)	642,502

COMPANY

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General Fund	**1,312,512**	**481,867**	**(571,023)**	**1,223,357**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**-**	**5,000**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**4,404,854**	**-**	**394,195**	**4,799,049**
Eco Hub	**-**	**-**	**180,685**	**180,685**
	6,798,166	**481,867**	**3,857**	**7,283,891**
Restricted funds				
Capital Fund	**5,963,422**	**(170,429)**	**-**	**5,792,993**
Flourishing Communities Fund	**35,052**	**(29,043)**	**(6,009)**	**-**
Power to Change Grant Fund	**6,913**	**(7,552)**	**639**	**-**
ESF Priority 1.1 – Ignite Aspirations	**-**	**65,512**	**-**	**65,512**
Eco Hub	**-**	**404,749**	**-**	**404,749**
Active Communities	**-**	**(1,513)**	**1,513**	**-**
	6,005,388	**261,724**	**(3,857)**	**6,263,254**
TOTAL FUNDS	**12,803,554**	**743,591**	**-**	**13,547,145**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,877,799**	**(1,395,932)**	**481,867**
Restricted funds			
Capital Fund	**-**	**(170,429)**	**(170,429)**
Flourishing Communities Fund	**1**	**(29,044)**	**(29,043)**
Power to Change Grant Fund	**(7,552)**	**-**	**(7,552)**
ESF Priority 1.1 – Ignite Aspirations	**288,062**	**(222,550)**	**65,512**
Eco Hub	**426,419**	**(21,670)**	**404,749**
Active Communities	**46,251**	**(47,764)**	**(1,513)**
	753,181	**(491,457)**	**261,724**
TOTAL FUNDS	**2,630,980**	**(1,887,389)**	**743,591**

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General Fund	619,049	247,604	445,859	1,312,512
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	700,000	-	-	700,000
Fixed Asset Fund	4,624,357	-	(219,503)	4,404,854
	6,324,206	247,604	226,356	6,798,166
Restricted funds				
Capital Fund	6,128,708	(165,286)	-	5,963,422
Flourishing Communities Fund	-	261,408	(226,356)	35,052
Power to Change Grant Fund	6,913	-	-	6,913
	6,135,621	96,123	(226,356)	6,005,388
TOTAL FUNDS	12,459,827	343,727	-	12,803,554

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,473,174	(1,225,569)	247,604
Restricted funds			
Capital Fund	-	(165,286)	(165,286)
Flourishing Communities Fund	707,945	(446,537)	261,408
Power to Change Grant Fund	-	-	-
ESF Priority 1.1 – Ignite Aspirations	223,101	(223,101)	-
	931,046	(834,924)	96,123
TOTAL FUNDS	2,404,220	(2,060,493)	343,727

Capital Fund
This fund relates to capital grants received which were used to purchase land and buildings. The depreciation on the grant funded element of land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

Flourishing Communities Fund
Flourishing Community Services provide a wide range of services, support and activities which enable residents to live well, achieve their ambitions and thrive in their communities. This includes employment support; training and personal development; health and wellbeing; benefits advice; sports and physical activities; environmental activities; volunteering; community events and activities; capacity building and small grants for small groups. The programme has grown substantially this year, underpinned by a number of new grants and contracts focused particularly on Covid-19 support and relief work.

ESF Priority 1.1 – Ignite Aspirations
Supporting residents (29+) across North and East Birmingham into training, education and employment. Delivering wrap-around services including careers IAG, housing surgeries, benefits advice, wellbeing interventions and numeracy/literacy/digital skills etc to help overcome barriers and achieve their aspirations. Programme supports long-term unemployed, residents with disabilities including mental health issues, women, single parents, 50+ and BAME communities.

Power to Change Fund
The creation of an Enabler Hub to promote community led initiatives within the West Midlands. Witton Lodge Community Association as a founding member of the Enabler Hub agreed to take receipt of funding from Power to Change on behalf of the Enabler Hub named West Midlands Urban Community Homes (formerly Birmingham community homes). WMUCH Enabler Hub provides a range of services including community group facilitation, community consultation, identifying funding, assistance with financial and governance arrangements and business planning. WMUCH Enabler Hub now has its own financial credentials and funding goes straight to the organisation and not WLCA.

continued...

21. MOVEMENT IN FUNDS - continued

Major and Cyclical Repairs Fund
This fund relates to monies set aside to finance future planned maintenance of a revenue nature where it relates to major components in social rented housing including the cleaning of UPVC surfaces, clearing of rainwater goods, painting/treating external doors and fences and painting railings and gates etc.

This provision also provides for an amount covering planned major and cyclical repair costs for a period of 5 years from the balance sheet date.

Disability Adaptation Fund
This fund relates to monies set aside each year to provide for adaptation to be carried out in social rented dwellings to help tenants in need to be able to stay in their homes and achieve independent living.

Small Grants Fund
The fund was set up at the start of the re-development process and income was derived from advertising hoardings erected around development plots. The fund is being used to provide grants to fund projects for local groups.

Housing Development Fund
One of the main objectives of the charity is 'to provide social housing for the persons in necessitous circumstances upon terms appropriate to their means'. To ensure furtherance of this objective, Witton Lodge Community Association is committed to the development of further housing stock and has designated funds for part financing this ongoing development programme.

Fixed Asset Fund
The Charity recognises that its tangible fixed assets are used operationally and their disposal would adversely impact on its ability to deliver its aims. The fixed asset fund has been established to ensure that funds, both restricted and designated, exist within the charity at any point in time which equate to the net book value of the fixed assets of the charity (less any outstanding associated debt). The fund has been established as follows:

At 31 March 2022	£
Tangible Fixed Assets - net book value	12,580,917
Associated debt outstanding	(1,403,441)
Capital Fund	(5,792,993)
Eco Hub	(585,434)
Fixed Asset Fund	**4,799,049**

Active Communities
The Active Wellbeing Society Ltd (Active Communities) a charitable community benefit society has received lottery funding from Sport England to invest in selected grassroots projects that focus intensively on a specific local area. The core purpose of the investment is to deliver projects that make it easier for people in these areas to access sport and physical activity.

Eco Hub
The National Lottery, Reaching Communities Buildings Grant - Funds land and buildings projects that help people and communities most in need.

Witton Lodge Community Association received capital grant funding of £498,844 consisting of two elements:

- Development costs of £46,040
- Capital grant for building costs of £452,804

continued...

General Fund
The Trustees have set a policy to hold in general funds an amount which will cover 6 months expenditure. Such time period is considered reasonable to enable the trustees to address any unforeseen issues which might arise without damaging the ability of the charity to continue to deliver its principal objectives. The amount carried forward at 31 March 2022 is based on 6 months budgeted costs for 2022-23.

22. EMPLOYEE BENEFIT OBLIGATIONS

The group contributes to a defined contribution pension scheme on behalf of its employees. The assets of the fund are held separately from those of the group in an independently administered fund. The pension costs charged represents the contributions payable by the group to the fund and amounted to £36,046 (2021: £22,568). Contributions totalling £5,776 (2021: £3,771) were payable to the fund at the balance sheet date and are included in creditors.

23. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Board members include trustees nominated by Birmingham City Council. Although the Association is independent of the City Council, the two organisations work closely with each other for the benefit of the designated area.

Some Board Members hold tenancy agreements with the Association on normal terms and cannot use their position to their advantage. The total of rent charged to the Tenant Board members was £12,200 (2021: £11,996). There are no arrears on those tenancies at the year-end (2021: £nil).

During the year ended 31 March 2022 the charity paid a grant of £3,872 (2021: £7,000) to Urban Devotion Birmingham, a charity in which one of the current trustees of Witton Lodge Community Association, holds a role within key management.

WITTON LODGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1039005

Accounts

REGISTERED COMPANY NUMBER: 02903760 (England and Wales)
REGISTERED CHARITY NUMBER: 1039005

REPORT OF THE TRUSTEES AND

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

FOR

WITTON LODGE COMMUNITY ASSOCIATION

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

WITTON LODGE COMMUNITY ASSOCIATION

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FOR THE YEAR ENDED 31 MARCH 2021

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and Aims

The Charitable Company is Limited by Guarantee (company no. 02903760) and registered as a Charity (registered no. 1039005).

The Charitable Company's main aim and principal activity is that of providing and managing social housing for rent (including the development of new homes), managing Perry Common Community Hall and delivering a range of economic, social and environmental projects, in the Perry Common area of Birmingham.

The Charity has the following formal objectives:

- To provide for the benefit of the inhabitants of the area of Perry Common and its neighbourhood in the City of Birmingham without distinction of sex, race, or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interest of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

- To continue, for the benefit of the community in the City of Birmingham, the business of providing social housing and any associated amenities for the persons in necessitous circumstances upon terms appropriate to their means.

- To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.

Whilst Witton Lodge Community Association's foundation was laid in the provision of housing in Perry Common, our work with the community today is far more wide ranging. For some people we provide homes for rent, for others we're a host for community-based activity that creates a sense of belonging in a community that cares about people. We help people connect with opportunities to live a healthier lifestyle, have a wider social life and take on a voluntary role in the community. We help people develop their skills and get into work or training, and increasingly we help them find their entrepreneurial spirit.

Significant activities

The past 12 months have been dominated by the pandemic, and its affects are likely to be felt over the next few years. We know the impact of Covid-19 has fallen unequally on society, with those in deprived areas more likely to suffer and die from Covid-19 than those in wealthier areas, as well as the disproportionate impact on BME groups. Whilst Covid-19 may have amplified health inequalities, these did not emerge with the pandemic, but rather they mirror the inequalities already so prevalent in many of our neighbourhoods and communities.

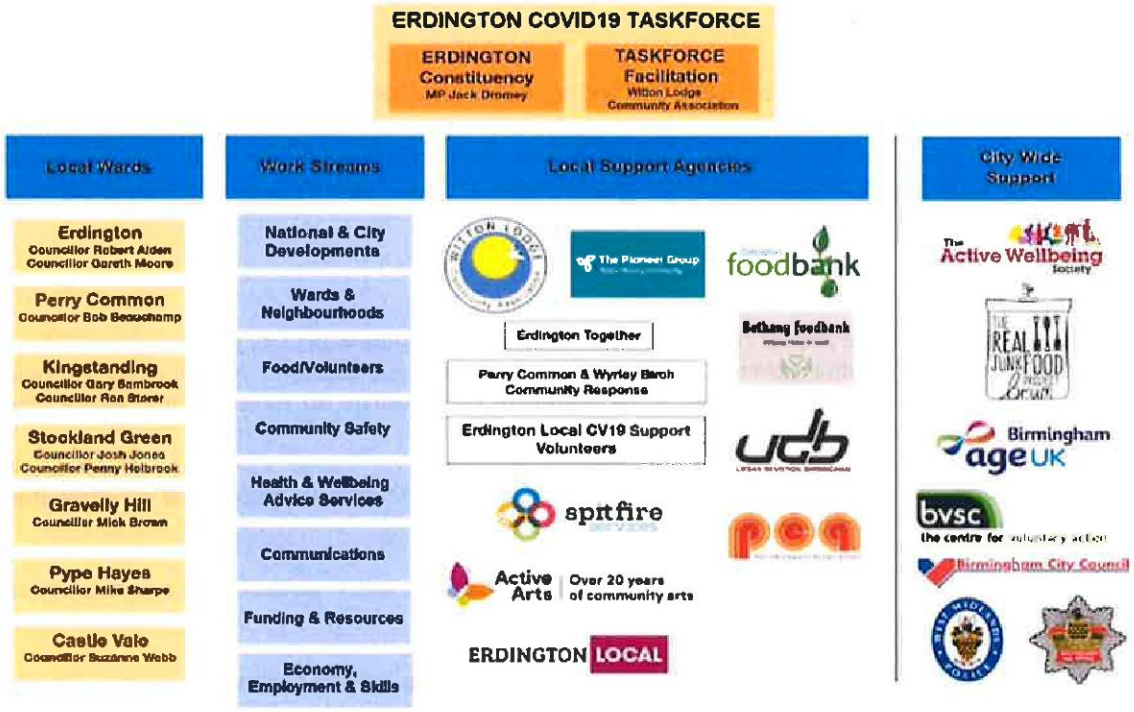
That being said, the pandemic has demonstrated the **power of communities**; providing timely and vital support to those who are vulnerable when it was needed the most, and we experienced this in abundance in Perry Common and the wider Erdington Constituency. There is an opportunity to maintain and build on this momentum, by further empowering communities and investing in community-rooted health and wellbeing services, employment; skills and enterprise initiatives; providing safe, secure, and affordable homes as well as strengthening community networks and enhancing local resilience.

During this period, the Association adapted its services and operations, and facilitated new community-led partnerships locally, in the Erdington Constituency and the wider North Birmingham geography. These partnerships responded to the immediacy of the pandemic and are continuing to collaborate throughout the recovery phase.

OBJECTIVES AND ACTIVITIES

Significant activities

Erdington Covid-19 Taskforce & Impact





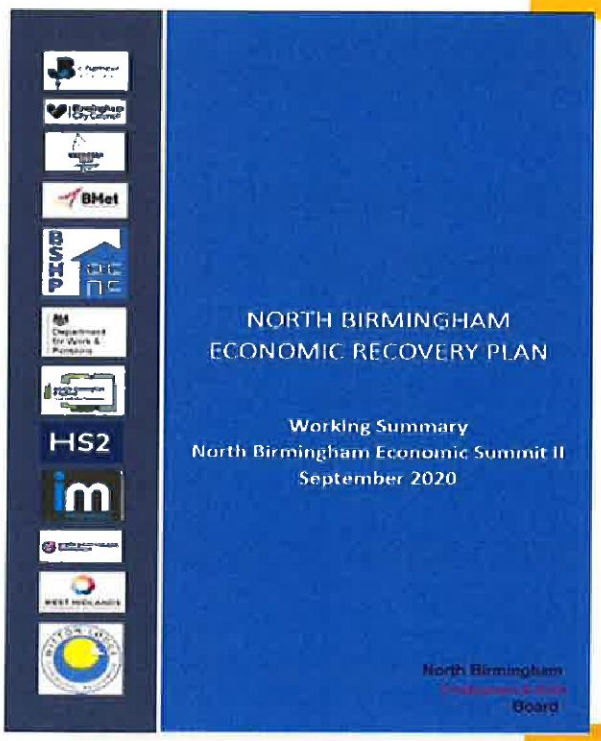
OBJECTIVES AND ACTIVITIES
Significant activities

North Birmingham Economic Recovery Taskforce and Plan

North Birmingham Economic Recovery Taskforce (Strategic focus)

North Birmingham Employment and Skills Board (Delivery focus)

North Birmingham Economic Recovery Coordinator



Thematic Achievements 2020-21

Homes, Assets & Neighbourhoods

- Successfully maintaining 198 tenancies with flourishing community services and support.
- Purchased and refurbished 5 empty properties for affordable rent to families in housing need.
- Regular housing surgeries providing advice and support including with Universal Credit Claims
- Launched and maintained Trusted Hands Service at Sycamore Court, with plans to roll-out into the community. Providing a valued service to promote Independent Living.
- Commenced Build of the Witton Lakes Eco Hub, a new community facility in Wyrley Birch.
- Witton Lodge CIC governance strengthened as part of Registered Provider application. Registration.

Flourishing Community (Overall team)

- Delivered a strong Covid-19 response, directly supporting **452** residents by delivering **4,507** food & essential supplies parcels to vulnerable residents, and making **1,304** wellbeing calls alongside many local volunteers.
- Launched new services including Benefits Advice, 'Momentum' domestic violence support group, Digital Skills Training and 'Time Out' wellbeing activity packs.

OBJECTIVES AND ACTIVITIES

Significant activities

Employment & Skills

- Supported **266** residents with employment support to develop skills and build confidence and motivation, with 15 securing jobs.
- **84** residents completed accredited and unaccredited training.
- Created Digital Lending Library to get residents online, supporting **46** residents to access ICT devices + training.

Health and Wellbeing

- Provided wellbeing support to **351** residents, mainly focusing on staying well at home, managing mental health, and reducing isolation.
- **£217,000** small grants funding awarded to **47** groups across Erdington through Erdington Neighbourhood Network Scheme and Emergency Assistance Programme.
- Supported **48** residents with weekly virtual support groups.

Community Life inc. Volunteering

- **68** volunteers supported many activities throughout the year.
- Organised **13** community events and activities attended by **173** residents including quizzes, volunteer activities, coffee morning and Christmas activities.
- Established strong partnerships such as the Erdington Covid-19 Task Force

Partnerships and Business Development

- Secured GBSLEP (Town and Local Centre) funding to develop designs and business plan for the Erdington Enterprise Hub - Finalised E3 detailed Business Plan and Design Concept documents
- Secured large ESF grant, Ignite Aspirations, to deliver Employment and Skills Support services across North and East Birmingham, in partnership with Compass Support.
- Forged new partnerships across North Birmingham and City Wide including with ISE to develop and deliver enterprise services.
- Facilitated the North Birmingham Economic Recovery Taskforce and recruited a Co-ordinator to move seamlessly into the implementation phase.

Public benefit
The Board of Trustees have complied with their duty in section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission. The Group carries out a wide range of activities in pursuance of its Charitable Aims. The Trustees consider that these activities, summarised below, provide benefit to those who live in the area of benefit.

Grantmaking
Witton Lodge Community Association reviews various organisations and individuals who support and deliver the charitys' objects.

Potential recipients of grants paid by Witton Lodge Community Association are reviewed by the charity on a case by case basis depending upon the available resources of the charity.

STRATEGIC REPORT
Financial review
A summary of the Group's finances is set out in the attached group consolidated financial statements for the year ended 31 March 2021. The principal source of income is from the charity's accommodation. The company's subsidiary collects ground rents and has made a contribution to the company by way of Gift Aid. The company's financial key performance indicators relate to the delivery of accommodation and the collection of related income and other relevant factors are described elsewhere in this report. After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the Financial Statements.

Principal funding sources
The principal funding sources for the Charitable Company are currently by way of rental income from tenants, housing benefit, local housing allowance and ad hoc grants, gift aid from its Subsidiary and interest on deposits.

Reserves policy and purpose of designation
The Charitable Company manages its accommodation on the basis of whole life funding. It maintains a designated fund matched by cash resources to pay for major repairs of a revenue nature and to provide for cyclical maintenance. The property assets of the charity underpin its charitable objectives and activities hence a designated fund is used to ensure that the carrying value of fixed assets is supported by funds. A fund has also been created to ensure that the charity can part finance its development of new housing stock. The carrying value of all reserves has been considered and appropriate adjustments made, further details are in the notes to the Financial Statements.

Future plans
The Strategic Business Plan provides a strategic framework and direction for our work. It defines high level outcomes that we'll work towards, in partnership with residents and stakeholders.

The Plan guides our established Annual Business Planning process, the result of which is a prioritised, costed, timed, risk assessed with an annual Delivery Plan, adopted and monitored by the Board and implemented by our Staff team. The Plan identifies the resources are risks likely to be involved in the strategies we adopt, and highlights where these should be evaluated in our Annual Business Planning. It is structured according to our 4 headline themes:

- Homes and Assets
- Flourishing Communities
- Local Leadership
- Enterprise and Economic Development

The Association wishes to thank all those individuals, community groups, local schools, churches and public and private sector undertakings which have assisted the endeavours of the Group during this and previous years.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Association is a Charitable Company Limited by Guarantee incorporated on 2 March 1994 (registered as a charity on 27 June 1994). The governing documents for Witton Lodge Community Association, Witton Lodge CIC, WLCA Enterprises Limited and the Minority Protection Agreement were reviewed, revised and approved during 2016/17. The revised documents were presented by Anthony Collins Solicitors and approved by the Board at its meeting on 5 July 2017.

The Company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the Company. The Company is governed under its Articles of Association. In the event of the Company being wound up, members are required to contribute an amount not exceeding £1.

Recruitment and appointment of new trustees

The Board of Directors of the Group consists of 8 resident Directors and 4 institutional Directors (2 nominees of Birmingham City Council and 2 independents).

Each Director shall serve a term as near as possible to four years. Either before or following the expiry of their term of office, a Director may be re-appointed for a further term of as near as possible to four years by the Board.

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were in force during the year and exist at the date of this report.

Organisational structure

The structure of the Board of Trustees is for there to be 12 members who meet 10 times a year. Within the 12 is the Chair and the Deputy Chair. The Board of Trustees undertakes the general control and management of the administration of the Group but delegates day to day operational responsibility to the Chief Officer and a team of officers and staff who support him.

Roles are benchmarked externally by our retained HR consultants. Recommendations are presented, considered and approved by WLCA's Resources Subgroup and the Board.

Mazars LLP are the financial adviser to the Group. Anthony Collins Solicitors and Tyndallwoods Solicitors provide legal services.

Enhancement of our Risk Management Policies and Procedures including where appropriate the following areas of risk: Strategic; Financial; Operational; Reputation and public interest; Legal and regulatory and Employment law.

Induction and training of new trustees

As good practice, other Directors, the Company Secretary, the Senior Staff Members and the Group's advisors give the Trustees an induction to the Organisation. They are made aware of the Mission and Vision Statements and the current financial plan of the Organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission.

Where prospective local Directors are identified, they are given the opportunity to attend Board Meetings as an observer prior to offering themselves for appointment. Directors' ongoing training needs are addressed through attendance at organised Away Days, conferences and training.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Related parties

The Charity has two subsidiary companies, WLCA Enterprises Limited, which is a Non-Charitable Company limited by shares. The subsidiary has two members, one of whom is the Charity itself and the other is Teresa Compton, a nominee of Witton Lodge Community Association. Both members hold one share each so the subsidiary is a wholly owned subsidiary of the Charity. To date the subsidiary has restricted its activities to:

- Receiving capital sums from Birmingham City Council for the sale of redevelopment land;
- Allowing developers, under Development Agreements to build houses on land;
- Collecting grounds rents from Under Leasehold owner occupiers;
- Selling interests under the provisions of the Leasehold Reform Act.

The second subsidiary is Witton Lodge Community Interest Company which is Limited by Guarantee. The Company is formed for the benefit of the Community, and its objects are:

- The business of providing and managing housing, including Social Housing, and providing assistance to help house people and associated facilities, amenities and services;
- Any other object that the Board can reasonably decide which can be carried out from time to time by a Community Interest Company registered as a provider of Social Housing with the Regulator.

Further information on related parties is given in the notes to the financial statements.

Risk management

The Board of Trustees continues to review the major risks which the Group is exposed to and these have been regularly reported at Board meetings. A Risk Management Plan forms part of the Group's Financial Plan and is reviewed on an annual basis. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the Group faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety for all staff, volunteers, clients and visitors to Association property. Procedures are reviewed as required, to ensure they continue to meet the needs of the Group, and all risks and their management are reviewed as required to ensure all reasonable steps are being taken to minimise them.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
02903760 (England and Wales)

Registered Charity number
1039005

Registered office
Perry Common Community Hall
87 Witton Lodge Road
Perry Common
Birmingham
West Midlands
B23 5JD

Trustees
L S Hines MBE
S G Allison
T B Compton
M R Davis
M M Harvey
R A Beauchamp
P M Tomlinson
A Winmill
R S Rahanu
J L Jennings
C L Ross (appointed 7.10.20)
S P Harris (appointed 1.9.21)
A R Mendez (appointed 1.9.21)

Company Secretary
A Hussain

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Solicitors
Anthony Collins Solicitors
134 Edmund Street
Birmingham
B3 2ES

Tyndalwoods
29 Wombourne Road
Birmingham
B17 8BY

Bankers
The Co-operative Bank Plc
118-120 Colmore Row
Birmingham
B3 3BN

Unity Trust Bank Plc
9 Brindleyplace
Birmingham
B1 2HB

Metro Bank
27-29 Abington Street
Northampton
NN1 2AN

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Witton Lodge Community Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper 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. They are 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 1 December 2021 and signed on the board's behalf by:



L S Hines MBE - Trustee

Opinion

We have audited the financial statements of Witton Lodge Community Association (the 'parent charitable company') and its subsidiaries (the 'group') for the year ended 31 March 2021 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent charitable company's affairs as at 31 March 2021 and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Group and parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.
- Confirming accounts receivable and other accounts with a third party.

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

Use of our report

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



James Cruse ACA, FCCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

1 December 2021

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	4	**1,042**	**250**	**1,292**	980
Charitable activities	6				
General Housing and Sycamore Court		**1,327,443**	**-**	**1,327,443**	1,241,127
Housing Development		**31,250**	**-**	**31,250**	8,200
Perry Common Community Hall		**-**	**-**	**-**	22,876
Flourishing Communities		**-**	**930,796**	**930,796**	344,759
Association Development		**11,777**	**-**	**11,777**	1,345
Erdington Enterprise Hub		**98,122**	**-**	**98,122**	-
Investment income	5	**4,128**	**-**	**4,128**	11,725
Other income		**6,144**	**-**	**6,144**	-
Total		**1,479,906**	**931,046**	**2,410,952**	1,631,012
EXPENDITURE ON					
Charitable activities	7				
General Housing and Sycamore Court		**585,010**	**172,197**	**757,207**	730,363
Housing Development		**770**	**-**	**770**	68,857
Perry Common Community Hall		**36,428**	**-**	**36,428**	42,143
Flourishing Communities		**-**	**662,726**	**662,726**	361,150
Association Development		**173,940**	**-**	**173,940**	234,912
Eco Hub		**39,257**	**-**	**39,257**	26,467
Erdington Enterprise Hub		**98,122**	**-**	**98,122**	-
Total		**933,527**	**834,923**	**1,768,450**	1,463,892
NET INCOME		**546,379**	**96,123**	**642,502**	167,120
TRANSFERS BETWEEN FUNDS	21	**226,356**	**(226,356)**	**-**	-
RECONCILIATION OF FUNDS					
Total funds brought forward		**6,314,185**	**6,135,621**	**12,449,806**	12,282,686
TOTAL FUNDS CARRIED FORWARD		**7,086,920**	**6,005,388**	**13,092,308**	12,449,806

The income of the parent charity was £2,404,220 in 2021 (2020: £1,641,994) and the operating surplus for the year was £343,727 (2020: £200,242).

The Consolidated Statement of Financial Activities includes all gains and losses recognised in the year.

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

CONSOLIDATED BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	**2021 Total funds £**	2020 Total funds £
FIXED ASSETS					
Tangible assets	13	**6,593,622**	**5,963,423**	**12,557,045**	12,291,890
CURRENT ASSETS					
Debtors	15	**537,082**	-	**537,082**	174,915
Cash at bank and in hand		**1,847,808**	**41,965**	**1,889,773**	1,780,681
		2,384,890	**41,965**	**2,426,855**	1,955,596
CREDITORS					
Amounts falling due within one year	16	**(451,632)**	-	**(451,632)**	(262,294)
NET CURRENT ASSETS		**1,933,258**	**41,965**	**1,975,223**	1,693,302
TOTAL ASSETS LESS CURRENT LIABILITIES		**8,526,880**	**6,005,388**	**14,532,268**	13,985,192
CREDITORS					
Amounts falling due after more than one year	17	**(1,439,960)**	-	**(1,439,960)**	(1,535,386)
NET ASSETS		**7,086,920**	**6,005,388**	**13,092,308**	12,449,806
FUNDS	21				
Unrestricted funds				**7,086,920**	6,314,185
Restricted funds				**6,005,388**	6,135,621
TOTAL FUNDS				**13,092,308**	12,449,806

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 1 December 2021 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION (REGISTERED NUMBER: 02903760)

PARENT CHARITY BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	13	**5,865,800**	**5,963,422**	**11,829,222**	12,289,840
Investments	14	**2**	**-**	**2**	2
		5,865,802	**5,963,422**	**11,829,224**	12,289,842
CURRENT ASSETS					
Debtors	15	**1,005,507**	**-**	**1,005,507**	210,126
Cash at bank and in hand		**1,810,238**	**41,965**	**1,852,203**	1,743,474
		2,815,745	**41,965**	**2,857,710**	1,953,600
CREDITORS					
Amounts falling due within one year	16	**(443,420)**	**-**	**(443,420)**	(248,229)
NET CURRENT ASSETS		**2,372,325**	**41,965**	**2,414,290**	1,705,371
TOTAL ASSETS LESS CURRENT LIABILITIES		**8,238,127**	**6,005,388**	**14,243,514**	13,995,213
CREDITORS					
Amounts falling due after more than one year	17	**(1,439,960)**	**-**	**(1,439,960)**	(1,535,386)
NET ASSETS		**6,798,166**	**6,005,388**	**12,803,554**	12,459,827
FUNDS	21				
Unrestricted funds				**6,798,166**	6,324,206
Restricted funds				**6,005,388**	6,135,621
TOTAL FUNDS				**12,803,554**	12,459,827

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions to entities subject to the small companies' regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 1 December 2021 and were signed on its behalf by:



L S Hines MBE - Trustee

The notes form part of these financial statements

WITTON LODGE COMMUNITY ASSOCIATION

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	**809,762**	531,402
Interest paid		**(52,000)**	(82,314)
Net cash provided by operating activities		**757,762**	449,088
Cash flows from investing activities			
Purchase of tangible fixed assets		**(570,648)**	(704,786)
Sale of tangible fixed assets		**-**	-
Interest received		**4,128**	11,725
Net cash used in investing activities		**(566,520)**	(693,061)
Cash flows from financing activities			
Capital repayments in year		**(82,150)**	(60,981)
Net cash used in financing activities		**(82,150)**	(60,981)
Change in cash and cash equivalents in the reporting period		**109,092**	(304,954)
Cash and cash equivalents at the beginning of the reporting period		**1,780,681**	2,085,635
Cash and cash equivalents at the end of the reporting period		**1,889,773**	1,780,681

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021	2020
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	**642,502**	167,120
Adjustments for:		
Depreciation charges	**279,760**	267,347
Loss on disposal of fixed assets	**25,732**	30,405
Interest received	**(4,128)**	(11,725)
Interest paid	**52,000**	82,314
Increase in debtors	**(362,167)**	(38,482)
Increase in creditors	**176,063**	34,423
Net cash provided by operations	**809,762**	531,402

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.20	Cash flow	At 31.3.21
	£	£	£
Net cash			
Cash at bank and in hand	**1,780,681**	**109,092**	**1,889,773**
	1,780,681	**109,092**	**1,889,773**
Debt			
Debts falling due within 1 year	**(72,825)**	**(13,276)**	**(86,101)**
Debts falling due after 1 year	**(1,535,386)**	**95,426**	**(1,439,960)**
	(1,608,211)	**82,150**	**(1,526,061)**
Total	**172,470**	**191,242**	**363,712**

The notes form part of these financial statements

1. GENERAL INFORMATION

Witton Lodge Community Association is a private limited company, limited by guarantee and incorporated in England. The address of the registered office is given on the company information page of these financial statements.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The Consolidated Statement of Financial Activities (SOFA) and Consolidated Balance Sheet consolidate the financial statements of the Group and its subsidiary undertakings. The results of the subsidiaries are consolidated on a line by line basis.

The presentational currency of these financial statements is Sterling. All amounts have been rounded to the nearest £1.

The company is a company limited by guarantee. The members of the company are the Trustees named within the Trustees Report. In the event of the company being wound up, the liability in respect of the guarantee is limited to £1 per member of the company.

INCOME

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

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the charity has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will be be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the charity, can be reliably measured.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Donated services or facilities are recognised when the company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use of the company of the item is probable and that the economic benefit can be measured reliably. In accordance with the Charity SORP (FRS 102), the general volunteer time of the Friends is not recognised and refer to the Trustees Report for information about their contribution.

On receipt, donated professional services and facilities are recognised on the basis of the value of the gift to the charity which is the amount it would have been willing to pay to obtain services of facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

continued...

2. ACCOUNTING POLICIES - continued

EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party. It is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of the expenditure on the objects of the charity and include project management carried out centrally. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and governance costs are costs incurred on the charity's educational operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

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

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

TANGIBLE FIXED ASSETS

Tangible fixed assets are included at cost including any incidental expenses of acquisition.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of Financial Activities.

Depreciation is provided on the following bases:

Housing property	- see below
Perry Common Community Hall	- over 50 years
Fixtures and fittings	- 20% on cost
Office equipment	- 25% on cost

Housing properties and property improvements

The Association adopts full component accounting in relation to the capitalisation and depreciation of its housing property stock.

Financial reporting standards require that where a tangible asset comprises two or more major components with substantially different useful economic lives, each component should be accounted for separately for depreciation purposes and depreciated over its individual useful economic life.

All housing properties have been split between land, structure costs and major components which require periodic replacement, where the cost exceeds £400. No depreciation is provided on land. Expenditure less than £400 is expensed through the Statement of Financial Activities in the year it is incurred. Replacement of such major components is capitalised and depreciated over the estimated useful life of the component.

The estimated useful economic life for each component is:

continued...

2. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

General need housing

Building and roof	- 75 years
Kitchen	- 20 years
Bathroom	- 30 years
Radiators and electrics	- 30 years
Windows and external doors	- 30 years
Boiler	- 15 years

Sheltered housing

Building and roof	- 75 years
Kitchen and bathroom	- 20 years
Radiators	- 30 years
Windows, emergency lighting and fire alarms	- 30 years
CCTV and warden call system	- 15 years
Lifts and external doors	- 15 years
Laundry and door entry	- 20 years
Boiler	- 15 years

INVESTMENTS
Investments in subsidiaries are valued at cost less provision for impairment.

TAXATION
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3, Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The subsidiaries are subject to Corporation Tax.

No taxation liability arose in the current or previous year.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS
The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

continued...

2. ACCOUNTING POLICIES - continued

CAPITAL FUND
Land and Buildings donated by local authorities are added to long leasehold land and buildings costs at the time of the donation. The resulting capital fund generated is treated a a restricted fund. The depreciation on the grant funded element of long leasehold land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

OPERATING LEASES
Rentals under operating leases are charged to the Statement of Financial Activities on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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.

The following is a key source of estimation uncertainty:
Expenditure allocations: expenditure is apportioned where it relates to more than one cost category.

4. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	**1,292**	980

5. INVESTMENT INCOME

	2021	2020
	£	£
Deposit account interest	**4,128**	11,725

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2021 £	2020 £
Rental income	General Housing and Sycamore Court	**1,277,787**	1,192,434
Room hire and solar panel income	General Housing and Sycamore Court	**40,638**	46,193
Sundry income	General Housing and Sycamore Court	**9,018**	2,500
Grants	Housing Development	**31,250**	8,200
Grants	Flourishing Communities	**741,499**	257,081
Contract income	Flourishing Communities	**169,452**	89,409
Room hire and solar panel income	Flourishing Communities	**1,145**	1,713
Sundry income	Flourishing Communities	**18,700**	19,432
Sundry income	Association Development	**11,777**	1,345
Grants	Erdington Enterprise Hub	**98,122**	-
		2,399,388	1,618,307

Grants received, included in the above, are as follows:

	2021 £	2020 £
Department of Health and Social Care	**18,847**	45,300
Birmingham City Council - Near Neighbourhood Network Scheme Erdington Constituency	**108,000**	122,300
West Midlands Combined Authority	**-**	83,181
Groundwork UK	**-**	8,200
The Active Wellbeing Society Project	**45,917**	9,183
Future Parks Accelerator Programme	**27,280**	12,720
Homes England	**30,500**	10,000
Birmingham Adult Education Service	**-**	39,950
Greater Birmingham and Solihull Local Enterprise Partnership	**98,122**	-
National Lottery Community Fund - Covid-19 Emergency	**84,700**	-
Birmingham City Council - Near Neighbourhood Network Scheme Small Grants	**63,178**	-
Birmingham City Council - Emergency Assistance	**67,895**	-
Reach Fund	**750**	14,190
Power to Change	**97,500**	-
IES - Employment and Skills	**500**	-
ESF Priority 1.1 - Ignite Aspirations	**223,101**	-
North Birmingham Economic Recovery Taskforce	**4,581**	-
	870,871	345,024

continued...

7. CHARITABLE ACTIVITIES COSTS

YEAR ENDED 31 MARCH 2021

	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	**733,710**	-	**23,497**	**757,207**
Housing Development	-	-	**770**	**770**
Perry Common Community Hall	**36,354**	-	**74**	**36,428**
Flourishing Communities	**508,601**	**138,932**	**15,193**	**662,726**
Association Development	**120,732**	-	**53,208**	**173,940**
Eco Hub	**2,147**	-	**37,110**	**39,257**
Erdington Enterprise Hub	**12,066**	-	**86,056**	**98,122**
	1,413,610	**138,932**	**215,908**	**1,768,450**

YEAR ENDED 31 MARCH 2020

	Direct Costs	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
General Housing and Sycamore Court	713,403	-	16,960	730,363
Housing Development	68,857	-	-	68,857
Perry Common Community Hall	41,889	-	254	42,143
Flourishing Communities	333,629	15,189	12,332	361,150
Association Development	166,784	-	68,128	234,912
Eco Hub	26,467	-	-	26,467
Erdington Enterprise Hub	-	-	-	-
	1,351,029	15,189	97,674	1,463,892

continued...

8. GRANTS PAYABLE

	2021	2020
	£	£
Flourishing Communities	138,932	15,189
	138,932	15,189

The total grants paid to institutions during the year was as follows:

	2021	2020
	£	£
Associated grants to institutions	138,932	15,189
	138,932	15,189

9. SUPPORT COSTS

YEAR ENDED 31 MARCH 2021

	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	22,497	1,000	23,497
Housing Development	770	-	770
Perry Common Community Hall	74	-	74
Flourishing Communities	15,193	-	15,193
Association Development	39,479	13,729	53,208
Eco Hub	23,364	13,746	37,110
Erdington Enterprise Hub	86,056	-	86,056
	187,433	28,475	215,908

YEAR ENDED 31 MARCH 2020

	Management	Governance costs	Totals
	£	£	£
General Housing and Sycamore Court	16,960	-	16,960
Housing Development	-	-	-
Perry Common Community Hall	254	-	254
Flourishing Communities	12,332	-	12,332
Association Development	48,472	19,656	68,128
Eco Hub	-	-	-
Erdington Enterprise Hub	-	-	-
	78,018	19,656	97,674

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Auditors' remuneration	**14,040**	15,350
Accountants' remuneration for other services	**16,075**	4,306
Depreciation - owned assets	**279,760**	267,347
Deficit on disposal of fixed assets	**25,732**	30,405

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

TRUSTEES' EXPENSES

2 (2020: 2) Trustees received reimbursement of expenses to cover travel and other costs incurred whilst on Association duties amounting to £379 in the current year (2020: £577).

12. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	**552,111**	491,886
Social security costs	**47,464**	42,709
Other pension costs	**22,568**	19,676
	622,143	554,271

The average number of employees during the year was 31 (2020: 31) and the average monthly number of employees during the year expressed as full-time equivalents was as follows (including casual and part-time staff):

The average monthly number of employees during the year was as follows:

	2021	2020
Charitable activities	**15**	15
Management and administration	**3**	3
	18	18

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2021	2020
£80,001 - £90,000	**1**	1

continued...

13. TANGIBLE FIXED ASSETS - GROUP

	Freehold property £	Long leasehold £	Fixtures and fittings £	Office equipment £	Totals £
COST					
At 1 April 2020	**866,144**	**15,087,955**	**65,625**	**121,519**	**16,141,243**
Additions	**360,472**	**208,946**	**1,230**	**-**	**570,648**
Disposals	**-**	**(69,288)**	**-**	**-**	**(69,288)**
At 31 March 2021	**1,226,616**	**15,227,613**	**66,855**	**121,519**	**16,642,603**
DEPRECIATION					
At 1 April 2020	**7,580**	**3,685,670**	**53,432**	**102,672**	**3,849,354**
Charge for year	**16,721**	**243,639**	**7,618**	**11,782**	**279,760**
Eliminated on disposal	**-**	**(43,556)**	**-**	**-**	**(43,556)**
At 31 March 2021	**24,301**	**3,885,753**	**61,050**	**114,454**	**4,085,558**
NET BOOK VALUE					
At 31 March 2021	**1,202,315**	**11,341,860**	**5,805**	**7,065**	**12,557,045**
At 31 March 2020	858,564	11,402,285	12,193	18,848	12,291,890

Included in cost or valuation of land and buildings is freehold land of £2,618,745 (2020 - £2,798,745) which is not depreciated.

During the year ended 31 March 2021 the charity transferred 4 properties to its subsidiary undertaking, Witton Lodge Community Interest Company. These properties were professionally revalued on 7 December 2020 by Le Baron Haussmann Limited Chartered Surveyors. The combined revalued amount for these properties totalled £592,000 realising a gain on revaluation of £6,144 which has been recorded in other income.

The charity has secured certain property assets and further details are provided in the secured debts note.

continued...

13. TANGIBLE FIXED ASSETS - COMPANY

	Freehold property £	Long leasehold £	Fixtures and fittings £	Office equipment £	Totals £
COST					
At 1 April 2020	**866,144**	**15,087,955**	**55,376**	**121,519**	**16,130,994**
Additions	**222,842**	**208,946**	**1,230**	-	**433,018**
Disposals	**(599,269)**	**(69,288)**	-	-	**(668,557)**
At 31 March 2021	**489,717**	**15,227,613**	**56,606**	**121,519**	**15,895,455**
DEPRECIATION					
At 1 April 2020	**7,580**	**3,685,670**	**45,232**	**102,672**	**3,841,154**
Charge for year	**14,913**	**243,639**	**5,569**	**11,782**	**275,903**
Eliminated on disposal	**(7,268)**	**(43,556)**	-	-	**(50,824)**
At 31 March 2021	**15,225**	**3,885,753**	**50,801**	**114,454**	**4,066,233**
NET BOOK VALUE					
At 31 March 2021	**474,492**	**11,341,860**	**5,805**	**7,065**	**11,829,222**
At 31 March 2020	858,564	11,402,285	10,144	18,847	12,289,840

Included in cost or valuation of land and buildings is freehold land of £2,618,745 (2020 - £2,798,745) which is not depreciated.

During the year ended 31 March 2021 the charity transferred 4 properties to its subsidiary undertaking, Witton Lodge Community Interest Company. These properties were professionally revalued on 7 December 2020 by Le Baron Haussmann Limited Chartered Surveyors. The combined revalued amount for these properties totalled £592,000 realising a gain on revaluation of £6,144 which has been recorded in other income.

The charity has secured certain property assets and further details are provided in the secured debts note.

14. FIXED ASSET INVESTMENTS - COMPANY

	Shares in group undertakings £
MARKET VALUE	
At 1 April 2020 and 31 March 2021	**2**
NET BOOK VALUE	
At 31 March 2021	**2**
At 31 March 2020	2

There were no investment assets outside the UK.

The company's investments at the balance sheet date in the share capital of companies include the following:

continued...

14. FIXED ASSET INVESTMENTS - COMPANY - continued

WLCA Enterprises Limited
Registered office: United Kingdom

Class of share:	% holding
Ordinary	**100**

	2021	2020
	£	£
Aggregate capital and reserves	**2**	2
Profit for the year	**19,401**	22,721

Witton Lodge Community Interest Company
Registered office: United Kingdom

Class of share:	% holding
Voting rights	**100**

	2021	2020
	£	£
Aggregate capital and reserves	**288,754**	(10,021)
Profit/(loss) for the year	**298,775**	(3,894)

Company investments at cost comprise of WLCA Enterprises Limited - £2 (2020: £2).

15. DEBTORS

	Group		Company	
	2021	2020	2021	2020
	£	£	£	£
Amounts falling due within 1 year:				
Trade debtors	**205,318**	107,863	**193,862**	96,759
Amounts owed by group undertakings	-	-	-	46,479
Prepayments and accrued income	**331,764**	67,052	**331,764**	66,888
	537,082	174,915	**525,626**	210,126
Amounts falling due after more than 1 year:				
Amounts owed by group undertakings	-	-	**479,881**	-
Aggregate amounts	**537,082**	174,915	**1,005,507**	210,126

continued...

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2021	2020	**2021**	2020
	£	£	**£**	£
Bank loans	**56,048**	47,049	**56,048**	47,049
Other loans	**30,053**	25,778	**30,053**	25,776
Trade creditors	**71,411**	88,462	**71,411**	88,462
Amounts owed to group undertakings	**-**	-	**7,516**	7,264
Social security and other taxes	**13,895**	11,683	**13,895**	11,683
Other creditors	**11,739**	11,923	**11,739**	11,924
Accruals and deferred income	**268,486**	77,399	**252,758**	56,071
	451,632	262,294	**443,420**	248,229

Deferred income included above consists of:	Group		Company	
	2021	2020	**2021**	2020
	£	£	**£**	£
Deferred income as at 1 April 2020	**53,955**	23,914	**39,766**	23,914
Resources deferred during the year	**124,551**	36,292	**111,011**	22,103
Amounts released from previous years	**(15,006)**	(6,251)	**(817)**	(6,251)
Deferred income as at 31 March 2021	**163,500**	53,955	**149,960**	39,766

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	2021	2020	**2021**	2020
	£	£	**£**	£
Bank loans	**1,404,898**	1,465,999	**1,404,898**	1,465,999
Other loans	**35,062**	69,387	**35,062**	69,387
	1,439,960	1,535,386	**1,439,960**	1,535,386

18. BANK AND OTHER LOANS – CONSOLIDATED AND COMPANY

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Bank and other loans	**86,101**	47,049
Amounts falling between one and two years:		
Bank and other loans - 1-2 years	**86,101**	51,878
Amounts falling due between two and five years:		
Bank and other loans - 2-5 years	**173,155**	155,636
Bank and other loans more 5 year by instalments	**1,180,704**	1,258,485

continued...

19. OPERATING LEASES – CONSOLIDATED AND COMPANY

Minimum lease payments fall due as follows:

	Non-cancellable operating leases	
	2021	2020
	£	£
Within one year	**3,995**	6,191
Between one and five years	**4,047**	8,042
	8,042	14,233

20. SECURED DEBTS

A long-term loan facility over 25 years has been obtained from Unity Trust Bank Plc to fund property acquisitions. The loan is secured on certain properties and is repayable in monthly instalments; the interest rate is fixed for 5 years at 4.5% p.a.

An unsecured loan has also been obtained to fund the purchase of solar panels, principal terms include an 8-year loan and interest rate of 5.6%.

21. MOVEMENT IN FUNDS

CONSOLIDATED

	At 1.4.20	Net movement in funds	Transfers between funds	At 31.3.21
	£	£	£	£
Unrestricted funds				
General Fund	**609,028**	**546,379**	**445,859**	**1,601,266**
Major and Cyclical Repairs Fund	**365,800**	-	-	**365,800**
Disability Adaptations Fund	**10,000**	-	-	**10,000**
Small Grants Fund	**5,000**	-	-	**5,000**
Housing Development Fund	**700,000**	-	-	**700,000**
Fixed Asset Fund	**4,624,357**	-	**(219,503)**	**4,404,854**
	6,314,185	**546,379**	**226,356**	**7,086,920**
Restricted funds				
Capital Fund	**6,128,708**	**(165,286)**	-	**5,963,422**
Flourishing Communities Fund	-	**261,408**	**(226,356)**	**35,052**
Power to Change Grant Fund	**6,913**	-	-	**6,913**
	6,135,621	**96,123**	**(226,356)**	**6,005,388**
TOTAL FUNDS	**12,449,806**	**642,502**	-	**13,092,308**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,479,906**	**(933,526)**	**546,379**
Restricted funds			
Capital Fund	-	**(165,286)**	**(165,286)**
Flourishing Communities Fund	**707,945**	**(446,537)**	**261,408**
Power to Change Grant Fund	-	-	-
ESF Priority 1.1 – Ignite Aspirations	**223,101**	**(223,101)**	-
	931,046	**(834,924)**	**96,123**
TOTAL FUNDS	**2,410,952**	**(1,768,450)**	**642,502**

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General Fund	596,653	404,215	(391,840)	609,028
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	1,022,000	-	(322,000)	700,000
Fixed Asset Fund	3,926,019	-	698,338	4,624,357
	5,925,472	404,215	(15,502)	6,314,185
Restricted funds				
Capital Fund	6,289,644	(160,936)	-	6,128,708
Flourishing Communities Fund	-	(15,502)	15,502	-
Power to Change Grant Fund	67,570	(60,657)	-	6,913
	6,357,214	(237,095)	15,502	6,135,621
TOTAL FUNDS	12,282,686	167,120	-	12,449,806

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,278,053	(873,838)	404,215
Restricted funds			
Capital Fund	-	(160,936)	(160,936)
Flourishing Communities Fund	344,759	(360,261)	(15,502)
Power to Change Grant Fund	-	(60,657)	(60,657)
Community Led Housing Fund	8,200	(8,200)	-
	352,959	(590,054)	(237,095)
TOTAL FUNDS	1,631,012	(1,463,892)	167,120

COMPANY

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General Fund	**619,049**	**247,604**	**445,859**	**1,312,512**
Major and Cyclical Repairs Fund	**365,800**	**-**	**-**	**365,800**
Disability Adaptations Fund	**10,000**	**-**	**-**	**10,000**
Small Grants Fund	**5,000**	**-**	**-**	**5,000**
Housing Development Fund	**700,000**	**-**	**-**	**700,000**
Fixed Asset Fund	**4,624,357**	**-**	**(219,503)**	**4,404,854**
	6,324,206	**247,604**	**226,356**	**6,798,166**
Restricted funds				
Capital Fund	**6,128,708**	**(165,286)**	**-**	**5,963,422**
Flourishing Communities Fund	**-**	**261,408**	**(226,356)**	**35,052**
Power to Change Grant Fund	**6,913**	**-**	**-**	**6,913**
	6,135,621	**96,123**	**(226,356)**	**6,005,388**
TOTAL FUNDS	**12,459,827**	**343,727**	**-**	**12,803,554**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	**1,473,174**	**(1,225,569)**	**247,604**
Restricted funds			
Capital Fund	-	**(165,286)**	**(165,286)**
Flourishing Communities Fund	**707,945**	**(446,537)**	**261,408**
Power to Change Grant Fund	-	-	-
ESF Priority 1.1 – Ignite Aspirations	**223,101**	**(223,101)**	-
	931,046	**(834,924)**	**96,123**
TOTAL FUNDS	**2,404,220**	**(2,060,493)**	**343,727**

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General Fund	573,552	437,337	(391,840)	619,049
Major and Cyclical Repairs Fund	365,800	-	-	365,800
Disability Adaptations Fund	10,000	-	-	10,000
Small Grants Fund	5,000	-	-	5,000
Housing Development Fund	1,022,000	-	(322,000)	700,000
Fixed Asset Fund	3,926,019	-	698,338	4,624,357
	5,902,371	437,337	(15,502)	6,324,206
Restricted funds				
Capital Fund	6,289,644	(160,936)	-	6,128,708
Flourishing Communities Fund	-	(15,502)	15,502	-
Power to Change Grant Fund	67,570	(60,657)	-	6,913
	6,357,214	(237,095)	15,502	6,135,621
TOTAL FUNDS	12,259,585	200,242	-	12,459,827

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund	1,289,035	(851,698)	437,337
Restricted funds			
Capital Fund	-	(160,936)	(160,936)
Flourishing Communities Fund	344,759	(360,261)	(15,502)
Power to Change Grant Fund	-	(60,657)	(60,657)
Community Led Housing Fund	8,200	(8,200)	-
	352,959	(590,054)	(237,095)
TOTAL FUNDS	1,641,994	(1,441,752)	200,242

Capital Fund
This fund relates to capital grants received which were used to purchase land and buildings. The depreciation on the grant funded element of land and buildings is expended through restricted funds to reduce the capital fund over the life of the assets.

Flourishing Communities Fund
Flourishing Community Services provide a wide range of services, support and activities which enable residents to live well, achieve their ambitions and thrive in their communities. This includes employment support; training and personal development; health and wellbeing; benefits advice; sports and physical activities; environmental activities; volunteering; community events and activities; capacity building and small grants for small groups. The programme has grown substantially this year, underpinned by a number of new grants and contracts focused particularly on Covid-19 support and relief work.

ESF Priority 1.1 – Ignite Aspirations
Supporting residents (29+) across North and East Birmingham into training, education and employment. Delivering wrap-around services including careers IAG, housing surgeries, benefits advice, wellbeing interventions and numeracy/literacy/digital skills etc to help overcome barriers and achieve their aspirations. Programme supports long-term unemployed, residents with disabilities including mental health issues, women, single parents, 50+ and BAME communities.

Power to Change Fund
The creation of an Enabler Hub to promote community led initiatives within the West Midlands. Witton Lodge Community Association as a founding member of the Enabler Hub agreed to take receipt of funding from Power to Change on behalf of the Enabler Hub named West Midlands Urban Community Homes (formerly Birmingham community homes). WMUCH Enabler Hub provides a range of services including community group facilitation, community consultation, identifying funding, assistance with financial and governance arrangements and business planning. WMUCH Enabler Hub now has its own financial credentials and funding goes straight to the organisation and not WLCA.

continued...

21. MOVEMENT IN FUNDS - continued

Major and Cyclical Repairs Fund
This fund relates to monies set aside to finance future planned maintenance of a revenue nature where it relates to major components in social rented housing including the cleaning of UPVC surfaces, clearing of rainwater goods, painting/treating external doors and fences and painting railings and gates etc.

This provision also provides for an amount covering planned major and cyclical repair costs for a period of 5 years from the balance sheet date.

Disability Adaptation Fund
This fund relates to monies set aside each year to provide for adaptation to be carried out in social rented dwellings to help tenants in need to be able to stay in their homes and achieve independent living.

Small Grants Fund
The fund was set up at the start of the re-development process and income was derived from advertising hoardings erected around development plots. The fund is being used to provide grants to fund projects for local groups.

Housing Development Fund
One of the main objectives of the charity is 'to provide social housing for the persons in necessitous circumstances upon terms appropriate to their means'. To ensure furtherance of this objective, Witton Lodge Community Association is committed to the development of further housing stock and has designated funds for part financing this ongoing development programme.

Fixed Asset Fund
The Charity recognises that its tangible fixed assets are used operationally and their disposal would adversely impact on its ability to deliver its aims. The fixed asset fund has been established to ensure that funds, both restricted and designated, exist within the charity at any point in time which equate to the net book value of the fixed assets of the charity (less any outstanding associated debt). The fund has been established as follows:

At 31 March 2021	£
Tangible Fixed Assets - net book value	11,829,222
Associated debt outstanding	(1,460,946)
Capital Fund	(5,963,422)
Fixed Asset Fund	4,404,854

General Fund
The Trustees have set a policy to hold in general funds an amount which will cover 6 months expenditure. Such time period is considered reasonable to enable the trustees to address any unforeseen issues which might arise without damaging the ability of the charity to continue to deliver its principal objectives. The amount carried forward at 31 March 2021 is based on 6 months budgeted costs for 2021-22.

continued...

22. EMPLOYEE BENEFIT OBLIGATIONS

The group contributes to a defined contribution pension scheme on behalf of its employees. The assets of the fund are held separately from those of the group in an independently administered fund. The pension costs charged represents the contributions payable by the group to the fund and amounted to £22,568 (2020: £19,676). Contributions totalling £3,771 (2020: £3,278) were payable to the fund at the balance sheet date and are included in creditors.

23. RELATED PARTY DISCLOSURES

The charitable company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Board members include trustees nominated by Birmingham City Council. Although the Association is independent of the City Council, the two organisations work closely with each other for the benefit of the designated area.

Some Board Members hold tenancy agreements with the Association on normal terms and cannot use their position to their advantage. The total of rent charged to the Tenant Board members was £11,996 (2020: £11,714). There are no arrears on those tenancies at the year end (2020: £nil).

During the year ended 31 March 2021 the charity paid a grant of £7,000 (2020: £889) to Urban Devotion Birmingham, a charity in which one of the current trustees of Witton Lodge Community Association, holds a role within key management.