

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales · Charity number 1059084

Details

Status	Registered
Legal form	Charitable company
Company number	03217598
Registered	1996-11-08
Register	View on the Charity Commission register

Contact

Address	378 Lillie Road London SW6 7PH
Phone	02073859689
Email	info@creightonhouse.org
Website	www.creightonhouse.org

Activities

Objects: (A) TO PROMOTE THE BENEFIT OF INHABITANTS OF THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM AND THE SURROUNDING AREA WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, BY ASSOCIATING TOGETHER THE SAID INHABITANTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND 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;(B) TO ESTABLISH, OR SECURE THE ESTABLISHMENT OF, A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE THE SAME (WHETHER ALONE OR IN CO-OPERATION WITH ANY LOCAL AUTHORITY OR OTHER PERSON OR BODY); AND(C) TO RELIEVE THOSE IN NEED, BY REASON OF AGE, DISABILITY, ILL-HEALTH, YOUTH, FINANCIAL HARDSHIP OR OTHER DISADVANTAGE, IN PARTICULAR BUT NOT EXCLUSIVELY BY PROVIDING SOCIAL WELFARE SERVICES TO THE INHABITANTS OF THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM AND OTHER LONDON BOROUGHES, INCLUDING BUT NOT LIMITED TO SERVICES RELATING TO BEFRIENDING, MENTORING, TRAINING, MOBILITY AND HOME ACCESSIBILITY AND SAFETY.

Activities: Community centre and outreach services to children, older people and young people with learning disabilities.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Disability, The Prevention Or Relief Of Poverty
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Hammersmith And Fulham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£844,857	£824,079	£3,473,737	18
2024-03-31	£766,342	£762,040	£3,392,959	17
2023-03-31	£712,964	£683,758	£3,295,878	10
2022-03-31	£852,641	£614,157	£3,097,886	17
2021-03-31	£736,776	£724,100	£2,895,622	19

Trustees

Name	Role	Appointed
LEE SMITH	Chair	2013-09-23
Alex Hearn		2022-12-13
Nikos Souslous		2022-12-13
Omid Miri		2023-02-22
Patricia Samuel		2025-12-05
Raika Hadipour		2023-02-22
Rhys Owen		2019-12-04
Sidona Assefa		2022-12-13

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales - Charity number 1059084

Accounts



The Creighton Centre

Bishop Creighton House Settlement

operating as The Creighton Centre

Annual Report and Financial Statements

Year ended 31 March 2025

Company number: 3217598

Charity number: 1059084

Bishop Creighton House Settlement

Contents

For the year ended 31 March 2025

Reference and administrative information..... 2

Trustees’ annual report..... 3

Independent auditor’s report 12

Statement of financial activities (incorporating an income and expenditure account)..... 16

Balance sheet 17

Statement of cash flows 18

Notes to the financial statements 19

Bishop Creighton House Settlement

Reference and administration details

For the year ended 31 March 2025

Company number	3217598	
Charity number	1059084	
Registered office and operational address	378 Lillie Road, London, SW6 7PH	
Trustees	Trustees, who are also directors under Company Law, who served during the year and up to the date of this report were as follows:	
	Lee Smith	Chair
	Jane Walker	Treasurer – Resigned on 17 April 2024
	Raika Hadipour	Treasurer from April 2024
	Sidona Assefa	
	Tom Hackett	Resigned on 17 April 2024
	Alex Hearn	
	Omid Miri	
	Alex Morley	Resigned on 17 April 2024
	Rhys Owen	
	Jana Reid	
	Nikos Souslous	
Key Management	Rory Gillert	Chief Executive & Company Secretary Retired June 2025
	Jamie Ward-Smith	CEO & Company Secretary (appointed June 2025)
Personnel	Matthew Byrne	Care & Repair Manager
	Jessica Lawn	Older People's Services Manager
	Caecilia Isidore	Safer Homes & Community Centre Manager
Bankers	CAF Bank Ltd	25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ
Auditors	Moore Kingston Smith LLP	10 Orange Street, Haymarket, London, WC2H 7DQ

The trustees present their report, including the directors report required under company law, and the audited financial statements for the year ended 31 March 2025.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

The Creighton Centre (registered as Bishop Creighton House Settlement) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham (LBH&F) and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

The Creighton Centre fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. The Creighton Centre meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.
- Keep Active H&F: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All activities are undertaken to further the organisation's charitable purposes for the public benefit.

This is the first full year using our new operating name of The Creighton Centre and we think it has been a success: more modern, secular and inclusive, while retaining the surname of Bishop and Louise Creighton for historical continuity. Bishop Creighton House Settlement remains the legal name of the charity and the company.

Phase 1 of our building redevelopment, the creation of seven new workshops in the basement, was completed in October 2022. Working with Carver Haggard Architects, we are currently fundraising for phase 2, the transformation of the ground floor community centre.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by around 1035 group members who attended 74 different classes, events and activities.

Learning Disability Outreach

LDO is a service for adults with learning disabilities, providing social opportunities, mentoring from staff and volunteers, health and wellbeing activities, educational/skills workshops, a literacy programme, employment advice and casework support. Priority is given to people who are particularly isolated or in periods of transition – such as those leaving school or college – who have few or no other sources of support. During the year, the service offered support to 102 people, assisted by 7 volunteers who helped with mentoring or in the community garden.

Homeline

Homeline provided daily phone calls, volunteer home visits, walking support, casework, social classes and events, trips and newsletters for 345 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed length of time and carry out casework and advocacy for those experiencing problems and needing additional support. Homeline distributed Winter Support Fund payments to older people, as well as delivering 113 Christmas hampers to housebound members.

The telephone befriending service operates every day of the year including bank holidays, when people are likely to feel more isolated. 33 volunteers and 3 staff made around 10,000 telephone befriending calls to 185 clients. Homeline had 57 client/volunteer home visiting/walking matches, held 215 social events with 1900 attendances and staff helped with over 700 pieces of casework, supporting 135 members. There were 108 active volunteers who gave over 8,400 hours of their time.

Our new dementia project, funded for three years by Mercers' Co, began in September 2024. We have developed a 'Circle of Care' that offers specially trained dementia home-befrienders to visit those who are home-bound, creates inclusive and dementia-friendly activities for those able to attend our Community Centre, and provides improved information and advice support to the community, building stronger links with community dementia services across the borough.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during

what can be a major upheaval. 100 jobs were carried out in the year across eight different London Boroughs.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. Safer Homes visited 187 properties. Home safety assessments were carried out for 98 households, fitting over 600 pieces of safety, security and fire safety equipment. 63 small jobs were completed, 42 'home essentials' tasks were carried out, and we fitted draught proofing for 18 households.

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to be independent in their homes after a fall or period of illness. Referrals are made by Community Rehabilitation Teams (e.g. Community Independence Services, Falls Prevention and Neurological Rehabilitation Teams) for clients including those classed as clinically vulnerable or suffering from debilitating conditions such as Parkinson's disease, and life changing incidents such as strokes. In the year, the service helped 85 people. This year Keep Active started a new strength and balance exercise class for clients and members of the community aged 60+. 37 classes took place with 264 attendances.

Financial Review

Income for the year was £844,857, and increase of £78,515 on the previous year, so a good result. Expenditure was £824,079, leaving a surplus of £20,778 (2023/24: £4,302).

Fundraising Activity & Performance

Fundraised income was up £78,515 from the previous year, partly offset by the £62,039 increase in expenditure. This is a relatively good outcome in view of the economic climate.

The Creighton Centre employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers. The charity raises some donations from the general public, both online through our website and in person at our centre. We are registered with the Fundraising Regulator.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees. Clearly, future pandemics are a concern and are now included in the charity's risk register.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2024/25 were £521,750 in total (£450,000 and £71,750 respectively).

£200,000 of the reserves (including £132,000 from the sale of the investment portfolio) are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £514,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £935,124 were property revaluation funds relating to the charity's freehold property and £1,500,000 were fair value reserves.

Despite the coronavirus pandemic (and the possibility of others) and economic issues since, trustees believe The Creighton Centre remains a going concern and there are no material uncertainties. Trustees believe that Creighton Centre services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that we will continue to offer vital services for our clients and plan to:

- Work with Carver Haggard Architects to carry out phase 2 of the building redevelopment, which will include ground floor community centre improvements and a new facade.
- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, The Creighton Centre applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £16,837 was held in the client bank account on behalf of clients.

Statement of responsibilities of the trustees

The trustees of The Creighton Centre (who are also directors of Bishop Creighton House Settlement for the purposes of company law) are responsible for preparing the trustees' annual report 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 these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2025 was six (2024: six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Moore Kingston Smith LLP were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

The trustees' annual report was approved by the trustees on 3 December 2025 and signed on their behalf by

Lee Smith

Chair of Trustees

Raika Hadipour

Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement ('the company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its 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 Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

In auditing the financial statements, we have concluded that the 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 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and,

except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of 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 there is 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.

Opinion 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 Trustees Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees Annual Report 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 company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the trustees' annual report and from preparing a strategic report.

Responsibilities of Trustees

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

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.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those

assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the charitable company's activities, controls and laws and regulations and assessed the susceptibility of the charitable company's financial statements to material misstatement from irregularities, including fraud.
- We determined that the laws and regulations that are most significant to the charitable company are the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)), Companies Act 2006, Charities Act 2011 and the charitable company's Articles of Association.
- Based on this understanding we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management and those charged with governance; journal entry testing; review of bank letters, investments reports, trustee board minutes and the Articles of Association; review of transactions for any undisclosed related party transactions; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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 company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Tim Hardy

For and on behalf of Moore Kingston Smith LLP

Chartered Accountants and statutory auditors

10 Orange Street, Haymarket, London, WC2H 7DQ

11/12/2025

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2025

				2025			2024
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from:							
Donations and Legacies	2	65,986	6,119	72,105	6,280	5,141	11,421
Charitable Activities							
Community Centre	3a	46,677	20,908	67,585	44,041	19,987	64,028
Learning Disability Outreach	3b	-	66,831	66,831	-	99,915	99,915
Homeline	3c	-	142,411	142,411	-	127,970	127,970
Care and Repair	3d	130,331	41,720	172,051	110,732	41,720	152,452
Safer Homes	3e	3,590	68,758	72,348	3,910	70,871	74,781
Keep Active H&F	3f	-	52,503	52,503	-	48,500	48,500
Other Trading Activities	4	101,453	-	101,453	102,390	-	102,390
Investments	5	86,776	82	86,858	78,318	96	78,414
Other		10,665	47	10,712	6,471	-	6,471
Total Income		445,478	399,379	844,857	352,142	414,200	766,342
Expenditure on:							
Raising Funds							
Cost of raising funds		30,705	-	30,705	25,579	-	25,579
Cost of trading and investment management		179,789	-	179,789	163,755	-	163,755
Charitable Activities							
Community Centre		46,677	13,466	60,143	44,041	24,563	68,604
Learning Disability Outreach		-	103,584	103,584	-	105,553	105,553
Homeline		-	150,445	150,445	-	132,748	132,748
Care and Repair		111,910	41,780	153,690	83,320	41,780	125,100
Safer Homes		3,590	79,167	82,757	3,910	69,475	73,385
Keep Active H&F		-	53,239	53,239	-	57,589	57,589
Property Redevelopment		-	9,727	9,727	-	9,727	9,727
Total Expenditure	6	372,671	451,408	824,079	320,605	441,435	762,040
Net income/(expenditure) before net gains / (losses) on investments		72,807	(52,029)	20,778	31,537	(27,235)	4,302
Net (losses) on investments	14	-	-	-	(7,221)	-	(7,221)
Unrealised gains on investment properties	13	60,000	-	60,000	100,000	-	100,000
Net income/(expenditure) for the year	7	132,807	(52,029)	80,778	124,316	(27,235)	97,081
Transfers between funds	19a	(49,315)	49,315	-	(7,227)	7,227	-
Net movement in funds		83,492	(2,714)	80,778	117,089	(20,008)	97,081
Reconciliation of funds:							
Total funds brought forward		2,873,382	519,577	3,392,959	2,756,293	539,585	3,295,878
Total funds carried forward	19	2,956,874	516,863	3,473,737	2,873,382	519,577	3,392,959

All the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

Bishop Creighton House Settlement

Balance Sheet

As at 31 March 2025

Company no. 3217598		2025		2024	
	Note	£	£	£	£
Fixed assets					
Tangible assets	12	1,446,108		1,475,931	
Investment Properties	13	1,500,000		1,440,000	
Investments	14	-		-	
		2,946,108		2,915,931	
Current assets					
Debtors	15	73,895		58,711	
Cash at bank and in hand	21	590,393		595,096	
		664,288		653,807	
Liabilities					
Creditors: amounts falling due within one year	16	136,659		176,779	
Net current assets		527,629		477,028	
Total net assets	18	3,473,737		3,392,959	
The funds of the charity					
	19				
Restricted income funds		516,863		519,577	
Unrestricted income funds					
Designated funds		450,000		453,000	
Property revaluation reserve		935,124		955,232	
Fair value reserve		1,500,000		1,440,000	
General		71,750		25,150	
Total unrestricted funds		2,956,874		2,873,382	
Total charity funds		3,473,737		3,392,959	

Approved by the trustees on 3 December 2025 and signed on their behalf by

Lee Smith

Chair of Trustees

Raika Hadipour

Treasurer

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)	80,778	97,081
Depreciation charges	37,437	36,669
Losses on investments	-	7,221
(Gains) on investment properties	(60,000)	(100,000)
Dividends, interest and rent from investments	(86,858)	(78,414)
(Increase) / Decrease in debtors	(15,184)	17,823
(Decrease) in creditors	(40,120)	(49,432)
Net cash used by operating activities	<u>(83,947)</u>	<u>(69,052)</u>

	2025 £	2024 £
Cash flows from operating activities		
Net cash used by operating activities	(83,947)	(69,052)
Cash flows from investing activities:		
Dividends, interest and rents from investments	86,858	78,414
Decrease/(Increase) in cash held by investment manager	-	4,914
Purchase of fixed assets	(7,614)	(743)
Proceeds from sale of investments	-	132,266
Purchase of investments	-	(7,806)
Net cash provided by investing activities	<u>79,244</u>	<u>207,045</u>
Change in cash and cash equivalents in the year	<u>(4,703)</u>	<u>137,993</u>
Cash and cash equivalents at the beginning of the year	595,096	457,103
Cash and cash equivalents at the end of the year	<u>590,393</u>	<u>595,096</u>

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The functional currency of the charity is considered to be pounds sterling because that is the currency of the primary economic environment in which the charity operates. The financial statements are also presented in pounds sterling.

The amounts in the financial statements are presented to the nearest £, unless otherwise stated.

Accounting policies have been applied consistently throughout the year and preceding year.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

As mentioned in the trustees' report, despite attendant economic issues, trustees believe BCH remains a going concern and there is no material uncertainty exists. Throughout the calendar years 2024/2025, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

On completion of the building redevelopment, workshops, studios and new meeting space have generated income so we are now less reliant on statutory and trust funding.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received, and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised, and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable, and the amount can be measured reliably.

1 Accounting policies (continued)

f) **Donations of gifts, services and facilities**

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

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

g) **Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

h) **Fund accounting**

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure, which meets these criteria, is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

i) **Expenditure and irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required, and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

j) **Investment properties**

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

1 Accounting policies (continued)

k) **Allocation of support costs**

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis, which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities based on the average number of staff involved in each activity.

• Community Centre	6%
• Learning Disability Outreach	14%
• Homeline	22%
• Care and Repair	26%
• Safer Homes	13%
• Keep Active H&F	9%
• Support costs	8%
• Governance costs	2%

Support and governance costs are re-allocated to each of the activities on the following basis, which is an estimate, based on staff time, of the amount attributable to each activity.

• Community Centre	7%
• Learning Disability Outreach	18%
• Homeline	29%
• Care and Repair	22%
• Safer Homes	12%
• Keep Active H&F	12%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

l) **Tangible fixed assets**

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities based on the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

• Freehold Property (excluding land)	2% on deemed cost
• Freehold Improvements – Huts	10% on cost
• Freehold Improvements – Basement	2% on cost
• Buildings	10% on cost
• Furniture & Fittings	4% or 25% on cost
• Computer Equipment	25% on cost
• Motor Vehicles	25% on cost

1 Accounting policies (continued)

m) **Listed investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/ (losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due. The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans, which are subsequently measured at amortised cost using the effective interest method.

q) **Pensions**

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

r) **Operating leases**

The charity classifies the lease of equipment as an operating lease as the title remains with the lessor. Rental charges are charged on a straight-line basis over the term of the lease.

s) **Judgements and estimates**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. No judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies. The key assumptions concerning the future and key sources of estimation of uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

• the valuation of the investment property. The property has been valued at £1,500,000 based on estimates provided by Lets Do Business.

2 Income from donations and legacies

	Unrestricted	Restricted	2025 Total	Unrestricted	Restricted	2024 Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	1,700	-	1,700	5,970	-	5,970
Legacies	62,153	-	62,153	-	-	-
Other donations	2,133	6,119	8,252	310	5,141	5,451
	<u>65,986</u>	<u>6,119</u>	<u>72,105</u>	<u>6,280</u>	<u>5,141</u>	<u>11,421</u>

3 Income from charitable activities

	Unrestricted	Restricted	2025 Total	Unrestricted	Restricted	2024 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	20,748	20,748	-	19,950	19,950
H&F Giving Winter Fund	-	120	120	-	-	-
Room hires	46,677	-	46,677	44,041	-	44,041
Other income	-	40	40	-	37	37
a) Sub-total for Community Centre	<u>46,677</u>	<u>20,908</u>	<u>67,585</u>	<u>44,041</u>	<u>19,987</u>	<u>64,028</u>

LBHF – Adult Social Care Grant	-	15,000	15,000	-	20,000	20,000
YBS Charitable Foundation	-	1,000	1,000	-	-	-
R G Hills Charitable Trust	-	1,500	1,500	-	-	-
David Family Foundation	-	3,000	3,000	-	-	-
W G Edwards Charitable Foundation	-	-	-	-	4,137	4,137
City Bridge Trust	-	-	-	-	23,695	23,695
The Woodroffe Benton	-	4,345	4,345	-	8,655	8,655
Garfield Weston Foundation	-	14,671	14,671	-	20,329	20,329
Dr Edwards and Bishop Kings Fulham Charity	-	4,589	4,589	-	-	-
The February Foundation	-	5,000	5,000	-	-	-
Edward Gostling Foundation	-	5,863	5,863	-	-	-
The 29 th May 1961 Charity	-	-	-	-	4,000	4,000
Baily Thomas Charitable Fund	-	3,753	3,753	-	-	-
H&F Giving Winter Fund	-	2,100	2,100	-	-	-
The Sir James Roll Charitable Trust	-	-	-	-	750	750
Awards for all	-	-	-	-	3,270	3,270
The Daisy Trust	-	-	-	-	2,000	2,000
Kathleen Beryl Sleigh Charitable Trust	-	-	-	-	2,500	2,500
FB Coales No 4 (Family) Trust	-	-	-	-	1,000	1,000
Veolia UK-Veolia's Sustainability Fund	-	1,040	1,040	-	1,170	1,170
The CPF Trust	-	-	-	-	1,000	1,000
The Tendril Trust	-	-	-	-	1,000	1,000
Hammersmith United Charities	-	4,970	4,970	-	2,845	2,845
United in Hammersmith & Fulham	-	-	-	-	981	981
Other income	-	-	-	-	2,583	2,583
b) Sub-total for Learning Disability Outreach	<u>-</u>	<u>66,831</u>	<u>66,831</u>	<u>-</u>	<u>99,915</u>	<u>99,915</u>

3 Income from charitable activities (continued)

	2025			2024		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	70,980	70,980	-	68,250	68,250
Masonic Charitable Foundation	-	14,373	14,373	-	21,500	21,500
The Field Family Charitable Trust	-	-	-	-	2,000	2,000
Charity of Sir Richard Whittington	-	13,618	13,618	-	-	-
H&F Giving Winter Fund	-	4,020	4,020	-	-	-
Awards for All	-	7,787	7,787	-	-	-
National lottery Community Fund	-	31,049	31,049	-	30,769	30,769
United in Hammersmith and Fulham	-	584	584	-	359	359
Hammersmith United Charities	-	-	-	-	4,692	4,692
The Oliver Morland Charitable Trust	-	-	-	-	400	400
c) Sub-total for Homeline	-	142,411	142,411	-	127,970	127,970
LBHF – Adult Social Care Grant	-	41,720	41,720	-	41,720	41,720
Fee Income	130,331	-	130,331	110,732	-	110,732
d) Sub-total for Care & Repair	130,331	41,720	172,051	110,732	41,720	152,452
LBHF – 3 rd Sector Investment Fund	-	54,600	54,600	-	52,500	52,500
Masonic Charitable Foundation	-	2,340	2,340	-	3,500	3,500
Hammersmith United Charities	-	-	-	-	1,877	1,877
United in Hammersmith & Fulham	-	550	550	-	79	79
Charity of Sir Richard Whittington	-	2,330	2,330	-	-	-
H&F Giving Winter Fund	-	1,460	1,460	-	-	-
Innholders' Charitable Foundation	-	1,126	1,126	-	-	-
National Lottery Community Fund	-	4,727	4,727	-	4,582	4,582
Groundwork UK	-	1,125	1,125	-	-	-
Fee Income	3,590	-	3,590	3,910	-	3,910
Other income	-	500	500	-	8,333	8,333
e) Sub-total for Safer Homes	3,590	68,758	72,348	3,910	70,871	74,781
LBHF – 3 rd Sector Investment Fund	-	43,680	43,680	-	42,000	42,000
Charity of Sir Richard Whittington	-	1,997	1,997	-	-	-
Awards for All	-	5,326	5,326	-	-	-
The Lennox Hannay Charitable Trust	-	1,500	1,500	-	-	-
The Froggnal Trust	-	-	-	-	2,750	2,750
Edward Gostlin Foundation	-	-	-	-	1,667	1,667
Dr Edwards and Bishop Kings Fulham Charity	-	-	-	-	2,083	2,083
d) Sub-total for Keep Active H&F	-	52,503	52,503	-	48,500	48,500
Total Income from Charitable Activities	180,598	393,131	573,729	158,683	408,963	567,646

4 Income from other trading activities

	Unrestricted	Restricted	2025 Total	Unrestricted	Restricted	2024 Total
	£	£	£	£	£	£
Office Rent	53,648	-	53,648	51,800	-	51,800
Workshop Licence	35,428	-	35,428	35,310	-	35,310
Other Income	12,377	-	12,377	15,280	-	15,280
	<u>101,453</u>	<u>-</u>	<u>101,453</u>	<u>102,390</u>	<u>-</u>	<u>102,390</u>

5 Income from investments

	Unrestricted	Restricted	2025 Total	Unrestricted	Restricted	2024 Total
	£	£	£	£	£	£
Garden House rental income	72,917	-	72,917	65,587	-	65,587
Dividends	-	-	-	2,814	-	2,814
Bank interest	13,859	82	13,941	9,917	96	10,013
	<u>86,776</u>	<u>82</u>	<u>86,858</u>	<u>78,318</u>	<u>96</u>	<u>78,414</u>

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities									
	Cost of raising funds	Cost of trading & investment management	Community Centre	Learning Disability Outreach	Homeline	Care and Repair	Safer Homes	Keep Active H&F	Property Redevelopment	Governance costs	Support costs	2025 Total
	£	£	£	£	£	£	£	£	£	£	£	£
Staff costs (note 8)	5,983	1,225	29,025	62,074	100,466	126,481	46,527	39,611	-	-	156,779	568,171
Other staff costs	921	1,381	-	392	1,514	191	4,920	124	-	-	1,235	10,678
Volunteer costs	-	-	331	65	1,508	-	-	522	-	-	-	2,426
Beneficiary costs	-	-	120	6,636	5,710	-	2,746	2,400	-	-	-	17,612
Premises	-	57,240	409	-	14	-	-	-	-	-	-	57,663
Office costs	-	6,747	30	598	1,481	2,323	1,605	517	-	40	26,211	39,552
Legal & professional fees	-	48,417	-	-	-	329	-	-	-	10,998	1,696	61,440
Tools & materials	-	-	-	-	-	7	5,080	-	-	-	-	5,087
Insurance	1,260	1,934	-	-	-	1,096	-	-	-	300	10,266	14,856
Fundraising	3,580	-	-	-	298	-	108	108	-	80	1,566	5,740
Depreciation	530	22,555	-	240	327	281	3,690	88	9,727	-	-	37,438
Bad debt written off	-	708	-	-	-	950	-	-	-	-	-	1,658
Provision of doubtful debts	-	409	-	-	-	-	-	-	-	-	-	409
Others	-	302	7	-	-	100	32	-	-	-	908	1,349
	<u>12,274</u>	<u>140,918</u>	<u>29,922</u>	<u>70,005</u>	<u>111,318</u>	<u>131,758</u>	<u>64,708</u>	<u>43,370</u>	<u>9,727</u>	<u>11,418</u>	<u>198,661</u>	824,079
Support costs	11,070	31,511	27,256	27,170	28,379	12,998	13,350	5,374	-	41,553	(198,661)	-
Governance costs	7,361	7,360	2,965	6,409	10,748	8,934	4,699	4,495	-	(52,971)	-	-
Total expenditure 2025	<u>30,705</u>	<u>179,789</u>	<u>60,143</u>	<u>103,584</u>	<u>150,445</u>	<u>153,690</u>	<u>82,757</u>	<u>53,239</u>	<u>9,727</u>	<u>-</u>	<u>-</u>	<u>824,079</u>
Total expenditure 2024	<u>25,579</u>	<u>163,755</u>	<u>68,604</u>	<u>105,553</u>	<u>132,748</u>	<u>125,100</u>	<u>73,385</u>	<u>57,589</u>	<u>9,727</u>	<u>-</u>	<u>-</u>	<u>762,040</u>

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities									
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Property Redevelopment £	Governance costs £	Support costs £	2024 Total £
Staff costs (note 8)	4,888	863	27,552	62,747	86,907	97,663	40,154	39,336	-	-	145,127	505,237
Other staff costs	753	81	-	-	60	127	5,125	61	-	-	530	6,737
Volunteer costs	-	-	221	13	1,192	-	-	373	-	-	-	1,799
Beneficiary costs	-	-	-	7,340	8,035	-	802	1,962	-	-	-	18,139
Premises	-	78,477	7,146	-	-	-	-	-	-	-	-	85,623
Office costs	-	10,104	-	493	1,217	1,927	1,025	504	-	60	37,630	52,960
Legal & professional fees	-	11,892	-	-	-	63	158	-	-	10,667	2,315	25,095
Tools & materials	-	-	-	-	-	-	2,289	-	-	-	-	2,289
Insurance	1,108	1,924	-	-	-	1,029	5,000	-	-	300	9,226	18,587
Fundraising	2,490	-	-	7	273	-	98	106	-	100	1,817	4,891
Depreciation	410	22,106	-	240	238	448	3,500	-	9,727	-	-	36,669
Bad debt written off	-	806	-	-	-	-	-	-	-	-	-	806
Provision of doubtful debts	-	1,217	-	-	-	-	-	-	-	-	-	1,217
Others	-	185	-	-	5	74	286	-	-	-	566	1,116
Investment manager's fees	-	875	-	-	-	-	-	-	-	-	-	875
	<u>9,649</u>	<u>128,530</u>	<u>34,919</u>	<u>70,840</u>	<u>97,927</u>	<u>101,331</u>	<u>58,437</u>	<u>42,342</u>	<u>9,727</u>	<u>11,127</u>	<u>197,211</u>	<u>762,040</u>
Support costs	9,753	29,047	30,961	28,142	26,083	15,775	10,452	11,044	-	35,954	(197,211)	-
Governance costs	6,177	6,178	2,724	6,571	8,738	7,994	4,496	4,203	-	(47,081)	-	-
Total expenditure 2024	<u>25,579</u>	<u>163,755</u>	<u>68,604</u>	<u>105,553</u>	<u>132,748</u>	<u>125,100</u>	<u>73,385</u>	<u>57,589</u>	<u>9,727</u>	<u>-</u>	<u>-</u>	<u>762,040</u>

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2025	2024
	£	£
Depreciation	37,437	36,669
Lease payments on equipment	5,946	5,687
Interest receivable	13,941	10,013
Auditors' remuneration (excluding VAT) - Audit	8,650	8,400

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025	2024
	£	£
Salaries and wages	472,431	430,671
Social security costs	46,002	41,180
Employer's contribution to defined contribution pension schemes	21,215	19,582
Temporary staff and consultants' remuneration	28,523	13,805
	<u>568,171</u>	<u>505,238</u>

No employee earned more than £60,000 during the year (2024: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £227,519 (2024: £215,072) which is incurred by 4 (2024: 4) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2024: £nil). No charity trustee received payment for professional or other services supplied to the charity (2024: £nil).

Trustees' expenses represent the payment or reimbursement of travel and subsistence costs totalling £nil (2024: £Nil) incurred by nil (2024: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees throughout the year, calculated on a full-time equivalent basis was:

	2025	2024
	No.	No.
Director and core staff	3.0	2.8
Community Centre	0.5	0.5
Care & Repair project	1.8	1.7
Homeline	2.4	2.0
Keep Active H&F	1.0	1.0
Learning Disability Outreach	1.5	1.5
Safer Homes	1.0	1.0
	<u>11.2</u>	<u>10.5</u>

The average number of staff on a head count basis in the year was 17 (2024: 17).

10 Related party transactions

Aggregate donations from the trustees were £nil (2024: £1,255).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arm's length basis, which occurred in the normal course of the charity's activities. As at the year-end the balance owed to the charity from Kingsmith Care Limited was £nil (2024: £51). The charity also held a deposit equivalent to one-month rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property	Building & Freehold improvements	Fixtures and fittings	Motor vehicles	Computer Equipment	Total
	£	£	£	£	£	£
Cost or valuation						
At the start of the year	1,377,500	566,511	55,076	14,000	26,775	2,039,862
Additions	–	–	2,695	–	4,919	7,614
Disposals	–	–	(2,144)	–	(12,195)	(14,339)
At the end of the year	1,377,500	566,511	55,627	14,000	19,499	2,033,137
Depreciation						
At the start of the year	422,268	93,952	15,115	8,458	24,138	563,931
Charge for the year	20,108	9,726	2,447	3,500	1,656	37,437
Disposals	–	–	(2,144)	–	(12,195)	(14,339)
At the end of the year	442,376	103,678	15,418	11,958	13,599	587,029
Net book value						
At the end of the year	935,124	462,833	40,209	2,042	5,900	1,446,108
At the start of the year	955,232	472,559	39,961	5,542	2,637	1,475,931

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £566,511 is an amount for buildings of £26,501 and for freehold improvements of £540,010.

All of the above assets are used for charitable purposes.

13 Investment properties

	2025	2024
	£	£
Fair value at the start of the year	1,440,000	1,340,000
Increase in Fair value	60,000	100,000
Fair value at the end of the year	<u>1,500,000</u>	<u>1,440,000</u>

The properties were valued on 9 June 2025 by Lets Do Business.

14 Investments

	2025	2024
	£	£
Fair value at the start of the year	-	131,681
Additions in the year	-	7,806
Disposals at opening market value	-	(132,266)
Net (loss) on change in fair value	-	(7,221)
Cash held by investment broker pending reinvestment	-	-
Fair value at the end of the year	<u>-</u>	<u>-</u>
Historic cost at the end of the year	<u>-</u>	<u>-</u>

Investments comprise:

	2025	2024
	£	£
Cash held for investments	-	-
Listed investments	-	-
	<u>-</u>	<u>-</u>

15 Debtors

	2025	2024
	£	£
London Borough of Hammersmith and Fulham	41,890	60
Trade debtors	10,214	37,490
Prepayments and accrued income	21,588	20,728
Other debtors	203	433
	<u>73,895</u>	<u>58,711</u>

16 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	10,795	6,349
Taxation and social security	18,174	22,335
Accruals	32,442	42,639
Deferred income (note 17)	58,312	94,542
Other creditors	16,936	10,914
	<u>136,659</u>	<u>176,779</u>

17 Deferred income

	2025	2024
	£	£
Balance at the beginning of the year	94,542	70,036
Amount released to income in the year	(87,976)	(68,903)
Amount deferred in the year	51,746	93,409
Balance at the end of the year	<u>58,312</u>	<u>94,542</u>

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2025/26.

18a Analysis of net assets between funds (current year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	40,446	935,124	470,538	1,446,108
Investment Properties	-	1,500,000	-	1,500,000
Net Current Assets	31,304	450,000	46,325	527,629
Net Assets at the end of the year	<u>71,750</u>	<u>2,885,124</u>	<u>516,863</u>	<u>3,473,737</u>

18b Analysis of net assets between funds (prior year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	40,434	955,232	480,265	1,475,931
Investment Properties	-	1,440,000	-	1,440,000
Net Current Assets	(15,284)	453,000	39,312	477,028
Net Assets at the end of the year	<u>25,150</u>	<u>2,848,232</u>	<u>519,577</u>	<u>3,392,959</u>

19a **Movements in funds (current year)**

	At 1 April 2025	Income & gains	Expenditure & losses	Transfers	At 31 March 2025
	£	£	£	£	£
Restricted Funds:					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,757	82	(60)	-	2,779
Community Centre	18,380	20,908	(13,466)	-	25,822
Homeline	-	145,854	(150,445)	4,591	-
Keep Active H&F	165	54,754	(53,239)	-	1,680
Learning Disability Outreach	-	66,848	(103,584)	36,736	-
Property Redevelopment	480,265	-	(9,727)	-	470,538
Safer Homes	1,966	69,213	(79,167)	7,988	-
Safer Homes Client Support	4,302	-	-	-	4,302
Total Restricted Funds	519,577	399,379	(451,408)	49,315	516,863
Unrestricted Funds:					
Designated Funds:					
Cyclical Maintenance Fund	71,000	24,000	-	-	95,000
Equipment Replacement Fund	20,000	5,000	-	-	25,000
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	20,000	-	-	-	20,000
Contingency Fund	100,000	-	-	-	100,000
Property Redevelopment Fund	232,000	-	(32,000)	-	200,000
Designated Funds per Reserves Policy	453,000	29,000	(32,000)	-	450,000
Property Revaluation Reserve	955,232	-	(20,108)	-	935,124
Fair Value Reserves	1,440,000	60,000	-	-	1,500,000
General Funds	25,150	416,478	(320,563)	(49,315)	71,750
Total Unrestricted Funds	2,873,382	505,478	(372,671)	(49,315)	2,956,874
Total Funds	3,392,959	904,857	(824,079)	-	3,473,737

19b Movements in funds (prior year)

	At 1 April 2024	Income & gains	Expenditure & losses	Transfers	At 31 March 2024
	£	£	£	£	£
Restricted Funds:					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,721	96	(60)	-	2,757
Community Centre	22,950	19,993	(24,563)	-	18,380
Homeline	-	131,109	(132,748)	1,639	-
Keep Active H&F	7,630	50,124	(57,589)	-	165
Learning Disability Outreach	-	99,965	(105,553)	5,588	-
Property Redevelopment	489,992	-	(9,727)	-	480,265
Safer Homes	-	71,193	(69,227)	-	1,966
Safer Homes Client Support	4,550	-	(248)	-	4,302
Total Restricted Funds	539,585	414,200	(441,435)	7,227	519,577
Unrestricted Funds:					
Designated Funds:					
Cyclical Maintenance Fund	63,000	8,000	-	-	71,000
Equipment Replacement Fund	29,900	-	(9,900)	-	20,000
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	20,000	-	-	-	20,000
Contingency Fund	100,000	-	-	-	100,000
Property Redevelopment Fund	100,000	132,000	-	-	232,000
Designated Funds per Reserves Policy	322,900	140,000	(9,900)	-	453,000
Property Revaluation Reserve	975,340	-	(20,108)	-	955,232
Fair Value Reserves	1,340,000	100,000	-	-	1,440,000
General Funds	118,053	212,142	(297,818)	(7,227)	25,150
Total Unrestricted Funds	2,756,293	452,142	(327,826)	(7,227)	2,873,382
Total Funds	3,295,878	866,342	(769,261)	-	3,392,959

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £81.62 interest earned and expenditure of £60.00 on Care and Repair Clients' Accounts (for more details see page 9).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £nil spent on some repairs works which the clients cannot afford to pay.

Learning Disability Outreach (previous name: Learning Disability Services)

This project recruits, trains, supports volunteers to mentor young people with learning disabilities, and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable homeowners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Property Redevelopment

Work for basement improvement began in March 2022 and it was completed in October 2022.

Designated Fair Value Reserves

The fair value reserves represent the Balance Sheet valuation of the investment properties

Transfers between funds

The transfer to the restricted Learning Disabilities Outreach, Safer Homes and Homeline was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency.

19 Movements in funds (continued)

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building and redevelopment of frontage in ground floor.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation reserve represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the near future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept noting how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year-end, £16,837 (2024: £9,166) was held in the client bank account on behalf of clients. As this money does not belong to BCH, it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts, but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases are as follows for each of the following periods

	Equipment	
	2025	2024
	£	£
Less than one year	4,848	8,204
One to five years	15,756	5,469
	20,604	13,673

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales - Charity number 1059084

Accounts



The Creighton Centre

Bishop Creighton House Settlement

operating as The Creighton Centre

Annual Report and Financial Statements

Year ended 31 March 2024

Company number: 3217598

Charity number: 1059084

Bishop Creighton House Settlement

Contents

For the year ended 31 March 2024

Reference and administrative information..... 2

Trustees’ annual report..... 3

Independent auditor’s report 12

Statement of financial activities (incorporating an income and expenditure account)..... 16

Balance sheet 17

Statement of cash flows 18

Notes to the financial statements 19

Bishop Creighton House Settlement

Reference and administration details

For the year ended 31 March 2024

Company number 3217598

Charity number 1059084

Registered office and
operational address 378 Lillie Road, London, SW6 7PH

Trustees Trustees, who are also directors under Company Law, who served during the year and up to the date of this report were as follows:

Lee Smith	Chair
Jane Walker	Treasurer – Resigned on 17 April 2024
Raika Hadipour	Interim Treasurer from April 2024
Sidona Assefa	
Tom Hackett	Resigned on 17 April 2024
Tom Fitzgerald	Resigned on 26 April 2023
Alex Hearn	
Omid Miri	
Alex Morley	Resigned on 17 April 2024
Rhys Owen	
Jana Reid	
Nikos Souslous	

Key Management Rory Gillert Chief Executive & Company Secretary

Personnel Matthew Byrne Care & Repair Manager
Jessica Lawn Older People's Services Manager
Caecilia Isidore Safer Homes & Community Centre Manager

Bankers CAF Bank Ltd 25 Kings Hill Avenue,
Kings Hill, West Malling,
Kent, ME19 4JQ

Auditors Shipleys LLP 10 Orange Street,
Haymarket,
London,
WC2H 7DQ

The trustees present their report, including the directors report required under company law, and the audited financial statements for the year ended 31 March 2024.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

The Creighton Centre (registered as Bishop Creighton House Settlement) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham (LBH&F) and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

The Creighton Centre fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. The Creighton Centre meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.
- Keep Active H&F: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All activities are undertaken to further the organisation's charitable purposes for the public benefit.

With effect from June 2023, we changed our operating name to The Creighton Centre. The new name is a better reflection of who we are and what we do. Bishop Creighton House was established as a Christian charity in 1908, but we have been secular and inclusive in our approach for many years. For some decades after the charity was set up, volunteer 'settlers' lived at Bishop Creighton House, but that is no longer the case and we were often mistaken for a hostel or a care home.

We have retained the Creighton name for continuity and to celebrate Louise Creighton, the Bishop's widow, who was the driving force behind the establishment of Bishop Creighton House. The Creighton Centre is the operating name. Bishop Creighton House Settlement remains the legal name of the charity and the company.

Phase 1 of our building redevelopment, the creation of seven new workshops in the basement, was completed in October 2022. We are currently fundraising for phase 2, the transformation of the ground floor community centre.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by 16,472 group members who attended 67 different classes, events and activities.

Learning Disability Outreach

LDO is a service for adults with learning disabilities, providing social opportunities, mentoring from staff and volunteers, health and wellbeing activities, educational/skills workshops, a literacy programme, employment advice and casework support. Priority is given to people who are particularly isolated or in periods of transition – such as those leaving school or college – who have few or no other sources of support. During the year, the service worked with 102 people, assisted by 7 volunteer mentors.

Homeline

Homeline provided daily phone calls, volunteer home visits, walking support, casework, social classes and events, trips and newsletters for 302 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed length of time and carry out casework and advocacy for those experiencing problems and needing additional support. Homeline distributed Winter Support Fund payments to older people, as well as delivering 117 Christmas hampers to housebound members.

The telephone befriending service operates every day of the year including bank holidays, when people are likely to feel more isolated. 35 volunteers and 3 staff made around 12,000 telephone befriending calls to 221 clients. Homeline had 54 client/volunteer home visiting/walking matches, held 160 social events with 1300 attendances and staff helped with over 800 pieces of casework, supporting 125 members. There were 91 active volunteers who gave over 8100 hours of their time.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during what can be a major upheaval. 96 jobs were carried out in the year.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. Safer Homes visited 231 properties. Home safety assessments were carried out for 100 households, fitting over 374 pieces of safety, security and fire safety equipment. 75 small jobs were completed, 41 'home essentials' tasks were carried out and we fitted draught proofing for 13 households.

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to regain independence in their homes and communities after a fall or period of illness. Referrals are made by NHS Community Rehabilitation Teams (e.g. Community Independence Services and Falls Prevention), people who are clinically frail, living with neurological conditions such as Parkinson's disease, frequent fallers and those who have experienced life changing incidents such as strokes. An older person is paired with a volunteer who visits for 9 weeks, encouraging independence and helping to prevent hospital re-admissions. This year the service supported 108 people. In addition, 48 strength and balance exercise classes were held for clients and members of the community, with 442 attendances.

Financial Review

Income for the year was £766,342. This figure is less than 2022/23 (£962,964) because in that year we received a £250,000 Section 106 grant from LB Hammersmith & Fulham for the redevelopment of the basement. Expenditure was £762,040, leaving a surplus of £4,302.

Investment Policy & Performance

We decided that the investment portfolio, held for us by Brewin Dolphin/Royal Bank of Canada, would be better utilised as cash, helping towards the costs of phase 2 of the building redevelopment. The portfolio was sold for £132,266 in December 2023.

Fundraising Activity & Performance

Fundraised income was up £53,378 from the previous year, partly offset by the £78,282 increase in expenditure. This is a relatively good outcome in view of the economic climate.

The Creighton Centre employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers and does not raise funds from the general public.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees. Clearly, future pandemics are a concern and are now included in the charity's risk register.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2023/24 were £479,524 in total (£321,000 and £158,524 respectively).

£232,000 of the reserves (including £132,000 from the sale of the investment portfolio) are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £411,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £955,232 were property revaluation funds relating to the charity's freehold property and £1,440,000 were fair value reserves.

Despite the coronavirus pandemic (and the possibility of others) and economic issues since, trustees believe The Creighton Centre remains a going concern and there are no material uncertainties. Trustees believe that Creighton Centre services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that we will continue to offer vital services for our clients and plan to:

- Work with Carver Haggard Architects to carry out phase 2 of the building redevelopment, which will include ground floor community centre improvements and a new facade.
- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales, but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation, and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, The Creighton Centre applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £9,166 was held in the client bank account on behalf of clients.

Statement of responsibilities of the trustees

The trustees of The Creighton Centre (who are also directors of Bishop Creighton House Settlement for the purposes of company law) are responsible for preparing the trustees' annual report 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 these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2024 was six (2023 : six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Shipleys LLP were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

The trustees' annual report was approved by the trustees on 6 November 2024 and signed on their behalf by

Lee Smith

Chair of Trustees

Raika Hadipour

Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement ("the charitable company") for the year ended 31 March 2024 which comprise the Statement of Financial Activities (incorporating the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

In auditing the financial statements, we have concluded that the 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 Bishop Creighton House Settlement's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion 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 Trustees Annual Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees Annual Report 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees Annual Report.

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

- adequate and proper 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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.

The extent to which the audit was considered capable of detecting irregularities including fraud

We obtained an understanding of the charitable company's activities, controls and laws and regulations and assessed the susceptibility of the charitable company's financial statements to material misstatement from irregularities, including fraud.

We determined that the laws and regulations that are most significant to the charitable company are the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)), Companies Act 2006, Charities Act 2011 and the charitable company's Articles of Association.

Based on this understanding we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management and those charged with governance; journal entry testing; review of bank letters, investments reports, trustee board minutes and the Articles of Association; review of transactions for any undisclosed related party transactions; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of Our Report

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

Tim Hardy (Senior Statutory Auditor)

For and on behalf of

Shipleys LLP

Chartered Accountants and statutory auditors

10 Orange Street

Haymarket

London. WC2H 7DQ

6 November 2024

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2024

				2024			2023
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from :							
Donations and Legacies	2	6,280	5,141	11,421	19,016	4,015	23,031
Charitable Activities							
Community Centre	3a	44,041	19,987	64,028	42,291	19,782	62,073
Learning Disability Outreach	3b	-	99,915	99,915	-	104,146	104,146
Homeline	3c	-	127,970	127,970	-	108,691	108,691
Care and Repair	3d	110,732	41,720	152,452	95,135	41,720	136,855
Safer Homes	3e	3,910	70,871	74,781	3,399	60,036	63,435
Keep Active H&F	3f	-	48,500	48,500	-	48,520	48,520
Other Trading Activities	4	102,390	-	102,390	77,344	-	77,344
Investments	5	78,318	96	78,414	75,439	65	75,504
Other		6,471	-	6,471	13,365	-	13,365
Sub-total		352,142	414,200	766,342	325,989	386,975	712,964
Charitable activities-capital grants							
Property Redevelopment	3g	-	-	-	-	250,000	250,000
Total Income		352,142	414,200	766,342	325,989	636,975	962,964
Expenditure on :							
Raising Funds							
Cost of raising funds		25,579	-	25,579	22,691	-	22,691
Cost of trading and investment management		163,755	-	163,755	120,202	-	120,202
Charitable Activities							
Community Centre		44,041	24,563	68,604	42,291	15,624	57,915
Learning Disability Outreach		-	105,553	105,553	-	111,463	111,463
Homeline		-	132,748	132,748	-	132,851	132,851
Care and Repair		83,320	41,780	125,100	61,085	41,792	102,877
Safer Homes		3,910	69,475	73,385	3,399	80,830	84,229
Keep Active H&F		-	57,589	57,589	-	41,522	41,522
Property Redevelopment		-	9,727	9,727	-	10,008	10,008
Total Expenditure	6	320,605	441,435	762,040	249,668	434,090	683,758
Net income / (expenditure) before net (losses) on investments		31,537	(27,235)	4,302	76,321	202,885	279,206
Net (losses) on investments	14	(7,221)	-	(7,221)	(21,214)	-	(21,214)
Unrealised gains/(losses) on investment properties	13	100,000	-	100,000	(60,000)	-	(60,000)
Net income / (expenditure) for the year	7	124,316	(27,235)	97,081	(4,893)	202,885	197,992
Transfers between funds	19a	(7,227)	7,227	-	(48,814)	48,814	-
Net movement in funds		117,089	(20,008)	97,081	(53,707)	251,699	197,992
Reconciliation of funds :							
Total funds brought forward		2,756,293	539,585	3,295,878	2,810,000	287,886	3,097,886
Total funds carried forward	19	2,873,382	519,577	3,392,959	2,756,293	539,585	3,295,878

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

The capital grant of £250,000 from The Mayor and Burgesses of the London Borough of Hammersmith and Fulham is for the redevelopment of the BCH building. It was received during financial year 2022/23 and most of it was expended in 2022/23. Total income for the projects in the previous year was £712,964.

As at 31 March 2024

17

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)	97,081	197,992
Depreciation charges	36,669	30,770
Loss on disposal of fixed assets	-	505
Losses on investments	7,221	21,214
(Gains)/ Losses on investment properties	(100,000)	60,000
Dividends, interest and rent from investments	(78,414)	(75,504)
Decrease / (Increase) in debtors	17,823	(41,629)
(Decrease) / Increase in creditors	(49,432)	123,227
Net cash provided by operating activities	<u>(69,052)</u>	<u>316,575</u>

	2024	2023
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	(69,052)	316,575
Cash flows from investing activities :		
Dividends, interest and rents from investments	78,414	75,504
Decrease/(Increase) in cash held by investment manager	4,914	(1,965)
Purchase of fixed assets	(743)	(461,145)
Proceeds from sale of investments	132,266	33,050
Purchase of investments	(7,806)	(33,801)
Net cash provided /(used) by investing activities	<u>207,045</u>	<u>(388,357)</u>
Change in cash and cash equivalents in the year	<u>137,993</u>	<u>(71,782)</u>
Cash and cash equivalents at the beginning of the year	457,103	528,885
Cash and cash equivalents at the end of the year	<u>595,096</u>	<u>457,103</u>

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The functional currency of the charity is considered to be pounds sterling because that is the currency of the primary economic environment in which the charity operates. The financial statements are also presented in pounds sterling.

The amounts in the financial statements are presented to the nearest £, unless otherwise stated.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

As mentioned in the trustees' report, despite attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainty exists. Throughout the calendar years 2023/2024, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

On completion of the building redevelopment, workshops, studios and new meeting space have generated income so we are now less reliant on statutory and trust funding.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable and the amount can be measured reliably.

1 Accounting policies (continued)

f) **Donations of gifts, services and facilities**

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

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

g) **Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

h) **Fund accounting**

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure, which meets these criteria, is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

i) **Expenditure and irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

j) **Allocation of support costs**

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis, which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities based on the average number of staff involved in each activity.

• Community Centre	8%
• Learning Disability Outreach	15%
• Homeline	21%
• Care and Repair	22%
• Safer Homes	12%
• Keep Active H&F	9%
• Support costs	11%
• Governance costs	2%

Support and governance costs are re-allocated to each of the activities on the following basis, which is an estimate, based on staff time, of the amount attributable to each activity.

• Community Centre	7%
• Learning Disability Outreach	19%
• Homeline	26%
• Care and Repair	22%
• Safer Homes	13%
• Keep Active H&F	13%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

k) **Tangible fixed assets**

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities based on the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

• Freehold Property (excluding land)	2% on deemed cost
• Freehold Improvements – Huts	10% on cost
• Freehold Improvements – Basement	2% on cost
• Buildings	10% on cost
• Furniture & Fittings	4% or 25% on cost
• Computer Equipment	25% on cost
• Motor Vehicles	25% on cost

1 Accounting policies (continued)

l) **Investment properties**

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

m) **Listed investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/ (losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans, which are subsequently measured at amortised cost using the effective interest method.

q) **Pensions**

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

r) **Operating leases**

The charity classifies the lease of equipment as an operating lease as the title remains with the lessor. Rental charges are charged on a straight-line basis over the term of the lease.

2 Income from donations and legacies

	Unrestricted	Restricted	2024 Total	Unrestricted	Restricted	2023 Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	5,970	-	5,970	15,466	-	15,466
Other donations	310	5,141	5,451	3,550	4,015	7,565
	<u>6,280</u>	<u>5,141</u>	<u>11,421</u>	<u>19,016</u>	<u>4,015</u>	<u>23,031</u>

3 Income from charitable activities

	Unrestricted	Restricted	2024 Total	Unrestricted	Restricted	2023 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	19,950	19,950	-	19,722	19,722
Room hire	44,041	-	44,041	42,291	-	42,291
Other income	-	37	37	-	60	60
a) Sub-total for Community Centre	<u>44,041</u>	<u>19,987</u>	<u>64,028</u>	<u>42,291</u>	<u>19,782</u>	<u>62,073</u>

LBHF – Adult Social Care Grant	-	20,000	20,000	-	20,000	20,000
The Girdlers Company	-	-	-	-	2,750	2,750
Groundwork London	-	-	-	-	4,179	4,179
Mrs L D Rope Third Charitable Trust	-	-	-	-	1,666	1,666
The Rest-Harrow Trust	-	-	-	-	500	500
W G Edwards Charitable Foundation	-	4,137	4,137	-	1,600	1,600
City Bridge Trust	-	23,695	23,695	-	39,679	39,679
The Woodroffe Benton	-	8,655	8,655	-	-	-
Garfield Weston Foundation	-	20,329	20,329	-	-	-
The Edward Gostling Foundation	-	-	-	-	1,726	1,726
February Foundation	-	-	-	-	5,000	5,000
Souter Charitable Trust	-	-	-	-	5,000	5,000
The 29 th May 1961 Charity	-	4,000	4,000	-	4,000	4,000
The Inman Charity	-	-	-	-	3,750	3,750
David Solomons Charitable Trust	-	-	-	-	750	750
The Sir James Roll Charitable Trust	-	750	750	-	750	750
Awards for all	-	3,270	3,270	-	6,580	6,580
The Daisy Trust	-	2,000	2,000	-	-	-
Kathleen Beryl Sleigh Charitable Trust	-	2,500	2,500	-	-	-
FB Coales No 4 (Family) Trust	-	1,000	1,000	-	-	-
Veolia UK-Veolia's Sustainability Fund	-	1,170	1,170	-	-	-
The CPF Trust	-	1,000	1,000	-	-	-
The Tendril Trust	-	1,000	1,000	-	-	-
Hammersmith United Charities	-	2,845	2,845	-	-	-
United in Hammersmith & Fulham	-	981	981	-	-	-
Other income	-	2,583	2,583	-	6,216	6,216
b) Sub-total for Learning Disability Outreach	<u>-</u>	<u>99,915</u>	<u>99,915</u>	<u>-</u>	<u>104,146</u>	<u>104,146</u>

3 Income from charitable activities (continued)

	2024			2023		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	68,250	68,250	-	67,470	67,470
Masonic Charitable Foundation	-	21,500	21,500	-	7,127	7,127
The Field Family Charitable Trust	-	2,000	2,000	-	3,250	3,250
Mercers Charitable Trust	-	-	-	-	3,740	3,740
Drapers Charitable Trust	-	-	-	-	5,348	5,348
National lottery Community Fund	-	30,769	30,769	-	17,583	17,583
United in Hammersmith and Fulham	-	359	359	-	1,773	1,773
Hammersmith United Charities	-	4,692	4,692	-	-	-
The Oliver Morland Charitable Trust	-	400	400	-	400	400
Other Income	-	-	-	-	2,000	2,000
c) Sub-total for Homeline	-	127,970	127,970	-	108,691	108,691
LBHF – Adult Social Care Grant	-	41,720	41,720	-	41,720	41,720
Fee Income	110,732	-	110,732	95,135	-	95,135
d) Sub-total for Care & Repair	110,732	41,720	152,452	95,135	41,720	136,855
LBHF – 3 rd Sector Investment Fund	-	52,500	52,500	-	51,900	51,900
Masonic Charitable Foundation	-	3,500	3,500	-	1,160	1,160
Hammersmith United Charities	-	1,877	1,877	-	174	174
United in Hammersmith & Fulham	-	79	79	-	-	-
National Lottery Community Fund	-	4,582	4,582	-	2,618	2,618
Fee Income	3,910	-	3,910	3,399	-	3,399
Other income	-	8,333	8,333	-	4,184	4,184
e) Sub-total for Safer Homes	3,910	70,871	74,781	3,399	60,036	63,435
LBHF – Investment Fund	-	42,000	42,000	-	41,520	41,520
Woodroffe Benton Foundation	-	-	-	-	500	500
The Frognal Trust	-	2,750	2,750	-	250	250
Edward Gostling Foundation	-	1,667	1,667	-	3,333	3,333
Dr Edwards and Bishop Kings Fulham Charity	-	2,083	2,083	-	2,917	2,917
f) Sub-total for Keep Active H&F	-	48,500	48,500	-	48,520	48,520

3 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2024 Total £	Unrestricted £	Restricted £	2023 Total £
LBHF Section 106 Grant	-	-	-	-	-	-
	-	-	-	-	250,000	250,000
g) Sub-total for Property Redevelopment Project	-	-	-	-	250,000	250,000
Total Income from Charitable Activities	158,683	408,963	567,646	140,825	632,895	773,720

The grant of £250,000 from The Band Trust and grant of £250,000 from LBHF Section 106 Grant were for the redevelopment of the BCH building project commencing in March 2022 and ending in October 2022.

4 Income from other trading activities

	Unrestricted £	Restricted £	2024 Total £	Unrestricted £	Restricted £	2023 Total £
Office Rent	51,800	-	51,800	49,222	-	49,222
Workshop Licence	35,310	-	35,310	15,222	-	15,222
Other Income	15,280	-	15,280	12,900	-	12,900
	102,390	-	102,390	77,344	-	77,344

5 Income from investments

	Unrestricted £	Restricted £	2024 Total £	Unrestricted £	Restricted £	2023 Total £
Garden House rental income	65,587	-	65,587	64,464	-	64,464
Dividends	2,814	-	2,814	8,093	-	8,093
Bank interest	9,917	96	10,013	2,882	65	2,947
	78,318	96	78,414	75,439	65	75,504

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities									
	Cost of raising funds	Cost of trading & investment management	Community Centre	Learning Disability Outreach	Homeline	Care and Repair	Safer Homes	Keep Active H&F	Property Redevelopment	Governance costs	Support costs	2024 Total
	£	£	£	£	£	£	£	£	£	£	£	£
Staff costs (note 8)	4,888	863	27,552	62,747	86,907	97,663	40,154	39,336	-	-	145,127	505,237
Other staff costs	753	81	-	-	60	127	5,125	61	-	-	530	6,737
Volunteer costs	-	-	221	13	1,192	-	-	373	-	-	-	1,799
Beneficiary costs	-	-	-	7,340	8,035	-	802	1,962	-	-	-	18,139
Premises	-	78,477	7,146	-	-	-	-	-	-	-	-	85,623
Office costs	-	10,104	-	493	1,217	1,927	1,025	504	-	60	37,630	52,960
Legal & professional fees	-	11,892	-	-	-	63	158	-	-	10,667	2,315	25,095
Tools & materials	-	-	-	-	-	-	2,289	-	-	-	-	2,289
Insurance	1,108	1,924	-	-	-	1,029	5,000	-	-	300	9,226	18,587
Fundraising	2,490	-	-	7	273	-	98	106	-	100	1,817	4,891
Depreciation	410	22,106	-	240	238	448	3,500	-	9,727	-	-	36,669
Bad debt written off	-	806	-	-	-	-	-	-	-	-	-	806
Provision of doubtful debts	-	1,217	-	-	-	-	-	-	-	-	-	1,217
Others	-	185	-	-	5	74	286	-	-	-	566	1,116
Investment manager's fees	-	875	-	-	-	-	-	-	-	-	-	875
	9,649	128,530	34,919	70,840	97,927	101,331	58,437	42,342	9,727	11,127	197,211	762,040
Support costs	9,753	29,047	30,961	28,142	26,083	15,775	10,452	11,044	-	35,954	(197,211)	-
Governance costs	6,177	6,178	2,724	6,571	8,738	7,994	4,496	4,203	-	(47,081)	-	-
Total expenditure 2024	25,579	163,755	68,604	105,553	132,748	125,100	73,385	57,589	9,727	-	-	762,040
Total expenditure 2023	<u>22,691</u>	<u>120,202</u>	<u>57,915</u>	<u>111,463</u>	<u>132,851</u>	<u>102,877</u>	<u>84,229</u>	<u>41,522</u>	<u>10,008</u>	<u>-</u>	<u>-</u>	<u>683,758</u>

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities									~~2022-2023~~
	Cost of raising funds	Cost of trading & investment management	Community Centre	Learning Disability Outreach	Homeline	Care and Repair	Safer Homes	Keep Active H&F	Property Redevelopment	Governance costs	Support costs	Total
	£	£	£	£	£	£	£	£	£	£	£	£
Staff costs (note 8)	4,580	808	25,803	62,511	86,549	77,930	41,911	28,479	5,955	-	132,976	467,502
Other staff costs	487	25	-	50	620	331	4,954	142	-	-	62	6,671
Volunteer costs	-	60	42	5	273	-	-	167	-	-	-	547
Beneficiary costs	-	-	-	9,455	3,488	-	2,471	-	-	-	-	15,414
Premises	-	54,164	2,896	-	-	-	-	-	-	-	18,931	75,991
Office costs	-	6,479	-	942	1,128	2,360	943	501	-	110	23,787	36,250
Legal & professional fees	-	12,514	-	-	-	(600)	15	-	-	10,442	2,008	24,379
Tools & materials	-	-	-	-	-	-	6,931	-	-	-	-	6,931
Insurance	1,300	1,904	-	-	-	963	-	-	-	200	6,947	11,314
Fundraising	1,872	-	-	107	3,165	79	273	1,737	-	100	889	8,222
Depreciation	410	22,106	-	240	-	462	3,500	-	4,053	-	-	30,771
Provision of doubtful debts	-	(2,943)	-	-	-	-	-	-	-	-	-	(2,943)
Others	-	188	88	-	48	696	71	53	-	-	546	1,690
Investment manager's fees	-	1,019	-	-	-	-	-	-	-	-	-	1,019
	<u>8,649</u>	<u>96,324</u>	<u>28,829</u>	<u>73,310</u>	<u>95,271</u>	<u>82,221</u>	<u>61,069</u>	<u>31,079</u>	<u>10,008</u>	<u>10,852</u>	<u>186,146</u>	683,758
Support costs	8,397	18,233	26,456	31,318	29,050	14,230	18,384	7,872	-	32,206	(186,146)	-
Governance costs	5,645	5,645	2,630	6,835	8,530	6,426	4,776	2,571	-	(43,058)	-	-
Total expenditure 2023	<u>22,691</u>	<u>120,202</u>	<u>57,915</u>	<u>111,463</u>	<u>132,851</u>	<u>102,877</u>	<u>84,229</u>	<u>41,522</u>	<u>10,008</u>	<u>-</u>	<u>-</u>	683,758

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2024	2023
	£	£
Depreciation	36,669	30,770
Lease payments on equipment	5,687	8,139
Interest receivable	10,013	2,947
Auditors' remuneration (excluding VAT) - Audit	8,400	8,150

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2024	2023
	£	£
Salaries and wages	430,671	400,624
Social security costs	41,180	38,944
Employer's contribution to defined contribution pension schemes	19,582	18,670
Temporary staff and consultants remuneration	13,805	9,264
	<u>505,238</u>	<u>467,502</u>

No employee earned more than £60,000 during the year (2023: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £215,072 (2023: £175,579) which is incurred by 4 (2023: 5) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2023: £nil). No charity trustee received payment for professional or other services supplied to the charity (2023: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2023: £Nil) incurred by nil (2023: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees throughout the year, calculated on a full-time equivalent basis was :

	2024	2023
	No.	No.
Director and core staff	2.8	2.8
Community Centre	0.5	0.5
Care & Repair project	1.7	1.5
Homeline	2.0	2.0
Keep Active H&F	1.0	0.8
Learning Disability Outreach	1.5	1.6
Safe ^r Homes	1.0	1.0
	<u>10.5</u>	<u>10.2</u>

The average number of staff on a head count basis in the year was 17 (2023: 17).

10 Related party transactions

Aggregate donations from the trustees were £1,255 (2023: £nil).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arm's length basis, which occurred in the normal course of the charity's activities. As at the year-end the balance owed to the charity from Kingsmith Care Limited was £51 (2023: £nil). The charity also held a deposit equivalent to one-month rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property	Building & Freehold improvements	Fixtures and fittings	Motor vehicles	Computer Equipment	Total
	£	£	£	£	£	£
Cost or valuation						
At the start of the year	1,377,500	566,511	55,076	14,000	26,032	2,039,119
Additions	–	–	–	–	743	743
At the end of the year	1,377,500	566,511	55,076	14,000	26,775	2,039,862
Depreciation						
At the start of the year	402,160	84,225	13,117	4,958	22,802	527,262
Charge for the year	20,108	9,727	1,998	3,500	1,336	36,669
At the end of the year	422,268	93,952	15,115	8,458	24,138	563,931
Net book value						
At the end of the year	955,232	472,559	39,961	5,542	2,637	1,475,931
At the start of the year	975,340	482,286	41,959	9,042	3,230	1,511,857

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £566,511 is an amount for buildings of £26,501 and for freehold improvements of £540,010.

All of the above assets are used for charitable purposes.

13 Investment properties

	2024	2023
	£	£
Fair value at the start of the year	1,340,000	1,400,000
Increase/(Decrease) in Fair value	100,000	(60,000)
Fair value at the end of the year	<u>1,440,000</u>	<u>1,340,000</u>

The properties were valued on 20 June 2024 by Lets Do Business.

14 Investments

	2024	2023
	£	£
Fair value at the start of the year	131,681	152,144
Additions in the year	7,806	33,801
Disposals at opening market value	(132,266)	(33,050)
Net (loss) on change in fair value	(7,221)	(21,214)
Cash held by investment broker pending reinvestment	-	131,681
	-	4,914
Fair value at the end of the year	-	136,595
Historic cost at the end of the year	-	167,323

Investments comprise :

	2024	2023
	£	£
Cash held for investments	-	4,914
Listed investments	-	131,681
	-	136,595

15 Debtors

	2024	2023
	£	£
London Borough of Hammersmith and Fulham	60	41,858
Trade debtors	37,490	17,354
Prepayments and accrued income	20,728	17,022
Other debtors	433	300
	<u>58,711</u>	<u>76,534</u>

16 Creditors : amounts falling due within one year

	2024	2023
	£	£
Trade creditors	6,349	7,574
Taxation and social security	22,335	18,551
Accruals	42,639	101,818
Deferred income (note 17)	94,542	70,036
Other creditors	10,914	28,232
	<u>176,779</u>	<u>226,211</u>

17 Deferred income

	2024	2023
	£	£
Balance at the beginning of the year	70,036	60,373
Amount released to income in the year	(68,903)	(58,426)
Amount deferred in the year	93,409	68,089
Balance at the end of the year	<u>94,542</u>	<u>70,036</u>

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2024/25.

18a Analysis of net assets between funds (current year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	40,434	955,232	480,265	1,475,931
Investment Properties	-	1,440,000	-	1,440,000
Investments	-	-	-	-
Net Current Assets	(15,284)	453,000	39,312	477,028
Net Assets at the end of the year	<u>25,150</u>	<u>2,848,232</u>	<u>519,577</u>	<u>3,392,959</u>

18b Analysis of net assets between funds (prior year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	46,525	975,340	489,992	1,511,857
Investment Properties	-	1,340,000	-	1,340,000
Investments	136,595	-	-	136,595
Net Current Assets	(65,067)	322,900	49,593	307,426
Net Assets at the end of the year	<u>118,053</u>	<u>2,638,240</u>	<u>539,585</u>	<u>3,295,878</u>

19a **Movements in funds (current year)**

	At 1 April 2023	Income & gains	Expenditure & losses	Transfers	At 31 March 2024
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,721	96	(60)	-	2,757
Community Centre	22,950	19,993	(24,563)	-	18,380
Homeline	-	131,109	(132,748)	1,639	-
Keep Active H&F	7,630	50,124	(57,589)	-	165
Learning Disability Outreach	-	99,965	(105,553)	5,588	-
Property Redevelopment	489,992	-	(9,727)	-	480,265
Safer Homes	-	71,193	(69,227)	-	1,966
Safer Homes Client Support	4,550	-	(248)	-	4,302
Total Restricted Funds	539,585	414,200	(441,435)	7,227	519,577
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	63,000	8,000	-	-	71,000
Equipment Replacement Fund	29,900	-	(9,900)	-	20,000
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	20,000	-	-	-	20,000
Contingency Fund	100,000	-	-	-	100,000
Property Redevelopment Fund	100,000	132,000	-	-	232,000
Designated Funds per Reserves Policy	322,900	140,000	(9,900)	-	453,000
Property Revaluation Reserve	975,340	-	(20,108)	-	955,232
Fair Value Reserves	1,340,000	100,000	-	-	1,440,000
General Funds	118,053	212,142	(297,818)	(7,227)	25,150
Total Unrestricted Funds	2,756,293	452,142	(327,826)	(7,227)	2,873,382
Total Funds	3,295,878	866,342	(769,261)	-	3,392,959

19b Movements in funds (prior year)

	At 1 April 2022	Income & gains	Expenditure & losses	Transfers	At 31 March 2023
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,728	65	(72)	-	2,721
Community Centre	18,792	19,782	(15,624)	-	22,950
Homeline	-	111,283	(132,851)	21,568	-
Keep Active H&F	-	49,152	(41,522)	-	7,630
Learning Disability Outreach	-	104,232	(111,463)	7,231	-
Property Redevelopment	250,000	250,000	(10,008)	-	489,992
Safer Homes	-	60,741	(80,756)	-	-
Safer Homes Client Support	4,624	-	(74)	-	4,550
Total Restricted Funds	287,886	636,975	(434,090)	48,814	539,585
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,600	9,400	-	-	63,000
Equipment Replacement Fund	36,100	-	(6,200)	-	29,900
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	5,000	-	-	20,000
Contingency Fund	70,000	30,000	-	-	100,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	284,700	44,400	(6,200)	-	322,900
Property Revaluation Reserve	995,448	-	(20,108)	-	975,340
Fair Value Reserves	1,400,000	-	(60,000)	-	1,340,000
General Funds	129,852	281,589	(244,574)	(48,814)	118,053
Total Unrestricted Funds	2,810,000	325,989	(330,882)	(48,814)	2,756,293
Total Funds	3,097,886	962,964	(764,972)	-	3,295,878

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £95.85 interest earned and expenditure of £60.00 on Care and Repair Clients' Accounts (for more details see page 9).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £247.68 spent on some repairs works which the clients cannot afford to pay.

Learning Disability Outreach

This project recruits, trains, supports volunteers to mentor young people with learning disabilities, and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable homeowners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Property Redevelopment

Work for basement improvement began in March 2022 and it was completed in October 2022.

Designated Fair Value Reserves

The fair value reserves represents the Balance Sheet valuation of the investment properties

Transfers between funds

The transfer to the restricted Learning Disabilities Services and Homeline was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency.

19 Movements in funds (continued)

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building and redevelopment of frontage in ground floor.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation reserve represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the near future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year-end, £9,166 (2023: £65,829) was held in the client bank account on behalf of clients. As this money does not belong to BCH, it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Equipment	
	2024	2023
	£	£
Less than one year	8,204	8,204
One to five years	5,469	14,935
	13,673	23,139

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales - Charity number 1059084

Accounts



The Creighton Centre

Bishop Creighton House Settlement

operating as The Creighton Centre

Annual Report and Financial Statements

Year ended 31 March 2023

Company number: 3217598

Charity number: 1059084

Bishop Creighton House Settlement

Contents

For the year ended 31 March 2023

Reference and administrative information.....	2
Trustees' annual report.....	3
Independent auditor's report	12
Statement of financial activities (incorporating an income and expenditure account).....	16
Balance sheet	17
Statement of cash flows	18
Notes to the financial statements	19

Bishop Creighton House Settlement

Reference and administration details

For the year ended 31 March 2023

Company number	3217598	
Charity number	1059084	
Registered office and operational address	378 Lillie Road, London, SW6 7PH	
Trustees	Trustees, who are also directors under Company Law, who served during the year and up to the date of this report were as follows:	
	Lee Smith	Chair
	Jane Walker	Treasurer
	Sidona Assefa	Appointed 13 December 2022
	Tom Fitzgerald	Resigned on 26 April 2023
	Tom Hackett	
	Raika Hadipour	Appointed 22 February 2023
	Alex Hearn	Appointed 13 December 2022
	Omid Miri	Appointed 22 February 2023
	Alex Morley	
	Rhys Owen	
	Jana Roznovska	Appointed 13 December 2022
	Nikos Souslous	Appointed 13 December 2022
Key Management	Rory Gillert	Chief Executive & Company Secretary
Personnel	Matthew Byrne	Care & Repair Manager
	Jessica Lawn	Older People's Services Manager
	Caecilia Isidore	Safer Homes & Community Centre Manager
Bankers	CAF Bank Ltd	25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ
Auditors	Shipleys LLP	10 Orange Street, Haymarket, London, WC2H 7DQ

The trustees present their report, including the directors report required under company law, and the audited financial statements for the year ended 31 March 2023.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

The Creighton Centre (registered as Bishop Creighton House Settlement) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham (LBH&F) and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

The Creighton Centre fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. The Creighton Centre meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.
- Keep Active H&F: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All activities are undertaken to further the organisation's charitable purposes for the public benefit.

With effect from June 2023, we changed our operating name to The Creighton Centre. The new name is a better reflection of who we are and what we do. Bishop Creighton House was established as a Christian charity in 1908, but we have been secular and inclusive in our approach for many years. For some decades after the charity was set up, volunteer 'settlers' lived at Bishop Creighton House, but that is no longer the case and we were often mistaken for a hostel or a care home.

We have retained the Creighton name for continuity and to celebrate Louise Creighton, the Bishop's widow, who was the driving force behind the establishment of Bishop Creighton House. The Creighton Centre is the operating name. Bishop Creighton House Settlement remains the legal name of the charity and the company.

In October 2022, working with Orsini-Brewin Architects and Kessey Construction, we completed phase 1 of the redevelopment of the Community Centre, which improves access for people with disabilities and provides seven new basement workshops. The workshops (rented out for metalwork, photography, jewellery-making etc.) generate income that can help to fund our projects in the community. We are

Bishop Creighton House Settlement

Trustees' annual report

For the year ended 31 March 2023

grateful to The Band Trust and LB Hammersmith & Fulham, who made generous financial contributions towards the cost of the works. We will fundraise for phase 2, the ground floor works, during 2023/24.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by 1035 group members who attended 74 different classes, events and activities.

Learning Disability Outreach

LDO is a service for adults with learning disabilities, providing social opportunities, mentoring from staff and volunteers, health and wellbeing activities, educational/skills workshops, a literacy programme, employment advice and casework support. Priority is given to people who are particularly isolated or in periods of transition – such as those leaving school or college – who have few or no other sources of support. During the year, the service worked with 105 people, assisted by 12 volunteer mentors.

Homeline

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 304 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed number of days, and carry out casework and advocacy for those experiencing problems and needing additional support. Post pandemic, Homeline has carried out assessments of members' needs to ensure support is offered to the most isolated and vulnerable.

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. 33 volunteers and 3 staff made almost 12,000 telephone befriending calls to around 211 clients. Homeline had 58 client/volunteer home visiting/walking matches, held 154 social events with 950 attendances and staff helped with over 650 pieces of casework, supporting 138 members. There were 87 active volunteers who gave over 8000 hours of their time.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors

and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during what can be a major upheaval. 91 jobs were carried out in the year.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. Safer Homes visited 187 properties. Home safety assessments were carried out for 98 households, fitting over 600 pieces of safety, security and fire safety equipment. 63 small jobs were completed, 42 'home essentials' tasks were carried out and we fitted draught proofing for 18 households.

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to be independent in their homes after a fall or period of illness. Referrals are made by Community Rehabilitation Teams (e.g. Community Independence Services, Falls Prevention and Neurological Rehabilitation Teams), for clients including those classed as clinically vulnerable or suffering from debilitating conditions such as Parkinson's disease, and life changing incidents such as strokes. The service helped 76 people. This year Keep Active started a new strength and balance exercise class for clients and members of the community aged 60 plus. 37 classes were held with 264 attendances.

Financial Review

Income for the year was £962,964. This figure includes a Section 106 grant of £250,000 from LB Hammersmith & Fulham for the redevelopment of the basement. Excluding the impact of this grant for capital expenditure, underlying income was £712,964, an increase of £110,323 on 2022. Expenditure was £683,758, leaving a surplus of £29,206 when the Section 106 grant is excluded.

Including the £250,000 grant and net losses on investments of £81,214, the net surplus in the accounts came to £197,992 (2022: a net surplus of £202,264).

Investment Policy & Performance

The organisation continued with the investment policy originally formulated in 2006, reviewed by the trustees in February 2016. The value of the investments decreased by £21,214 during the year, a sign of volatility in the markets. The investment policy will be reviewed again later in 2023.

Fundraising Activity & Performance

Fundraised income was up £110,000 from the previous year, partly offset by the £69,901 increase in expenditure. This is a relatively good outcome in view of the economic climate.

The Creighton Centre employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers and does not raise funds from the general public.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register, and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees. Clearly, future pandemics are a concern and are now included in the charity's risk register.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2022/23 were £420,911 in total (£322,900 and £118,053 respectively).

£100,000 of the reserves are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £389,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £975,340 were property revaluation funds relating to the charity's freehold property and £1,340,000 were fair value reserves.

Despite the coronavirus pandemic (and the possibility of others) and economic issues since, trustees believe The Creighton Centre remains a going concern and there are no material uncertainties. Trustees believe that Creighton Centre services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that we will continue to offer vital services for our clients and plan to:

- Work with Orsini-Brewin Architects to carry out phase 2 of the building redevelopment, which will include ground floor community centre improvements and a new facade. Whether this comes to fruition largely depends on capital grants and donations in 2023/24.
- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise, in particular, neighbouring Kensington & Chelsea and Westminster.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales, but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation, and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, The Creighton Centre applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair

client bank account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £65,829 was held in the client bank account on behalf of clients.

Statement of responsibilities of the trustees

The trustees of The Creighton Centre (who are also directors of Bishop Creighton House Settlement for the purposes of company law) are responsible for preparing the trustees' annual report 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 these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2023 was six (2022 : six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Shipleys LLP were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

The trustees' annual report was approved by the trustees on 15 November 2023 and signed on their behalf by

Lee Smith

Chair of Trustees

Jane Walker

Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement ("the charitable company") for the year ended 31 March 2023 which comprise the Statement of Financial Activities (incorporating the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

In auditing the financial statements, we have concluded that the 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 Bishop Creighton House Settlement's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion

Independent auditor's report

For the year ended 31 March 2023

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion 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 Trustees Annual Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees Annual Report 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees Annual Report.

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

- adequate and proper 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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.

The extent to which the audit was considered capable of detecting irregularities including fraud

We obtained an understanding of the charitable company's activities, controls and laws and regulations and assessed the susceptibility of the charitable company's financial statements to material misstatement from irregularities, including fraud.

We determined that the laws and regulations that are most significant to the charitable company are the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)), Companies Act 2006, Charities Act 2011 and the charitable company's Articles of Association.

Based on this understanding we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management and those charged with governance; journal entry testing; review of bank letters, investments reports, trustee board minutes and the Articles of Association; review of transactions for any undisclosed related party transactions; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent auditor's report

For the year ended 31 March 2023

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of Our Report

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

Tim Hardy (Senior Statutory Auditor)
For and on behalf of
Shipleys LLP
Chartered Accountants and statutory auditors
10 Orange Street
Haymarket
London, WC2H 7DQ
20 November 2023

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2023

				2023			2022
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from :							
Donations and Legacies	2	19,016	4,015	23,031	18,101	4,161	22,262
Charitable Activities							
Community Centre	3a	42,291	19,782	62,073	32,556	29,661	62,217
Learning Disability Outreach	3b	-	104,146	104,146	-	81,070	81,070
Homeline	3c	-	108,691	108,691	-	100,012	100,012
Care and Repair	3d	95,135	41,720	136,855	59,857	41,750	101,607
Safer Homes	3e	3,399	60,036	63,435	4,571	65,006	69,577
Keep Active H&F	3f	-	48,520	48,520	-	41,613	41,613
Other Trading Activities	4	77,344	-	77,344	60,868	-	60,868
Investments	5	75,439	65	75,504	61,576	-	61,576
Other		13,365	-	13,365	1,839	-	1,839
Sub-total		325,989	386,975	712,964	239,368	363,273	602,641
Charitable activities-capital grants							
Property Redevelopment	3g	-	250,000	250,000	-	250,000	250,000
Total Income		325,989	636,975	962,964	239,368	613,273	852,641
Expenditure on :							
Raising Funds							
Cost of raising funds		22,691	-	22,691	21,326	-	21,326
Cost of trading and investment management		120,202	-	120,202	83,651	-	83,651
Charitable Activities							
Community Centre		42,291	15,624	57,915	32,556	18,119	50,675
Learning Disability Outreach		-	111,463	111,463	-	101,885	101,885
Homeline		-	132,851	132,851	-	125,102	125,102
Care and Repair		61,085	41,792	102,877	55,246	41,860	97,106
Safer Homes		3,399	80,830	84,229	4,571	76,758	81,329
Keep Active H&F		-	41,522	41,522	-	53,083	53,083
Property Redevelopment		-	10,008	10,008	-	-	-
Total Expenditure	6	249,668	434,090	683,758	197,350	416,807	614,157
Net income before net (losses)/gains on investments		76,321	202,885	279,206	42,018	196,466	238,484
Net (losses) / gains on investments	14	(21,214)	-	(21,214)	3,780	-	3,780
Unrealised (losses) on investment properties	13	(60,000)	-	(60,000)	(40,000)	-	(40,000)
Net (expenditure)/income for the year	7	(4,893)	202,885	197,992	5,798	196,466	202,264
Transfers between funds	19a	(48,814)	48,814	-	(52,732)	52,732	-
Net movement in funds		(53,707)	251,699	197,992	(46,934)	249,198	202,264
Reconciliation of funds :							
Total funds brought forward		2,810,000	287,886	3,097,886	2,856,934	38,688	2,895,622
Total funds carried forward	19	2,756,293	539,585	3,295,878	2,810,000	287,886	3,097,886

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

The capital grant of £250,000 from The Mayor and Burgesses of the London Borough of Hammersmith and Fulham is for the redevelopment of the BCH building. It was received during financial year 2022/23 and most of it was expended in 2022/23. Total income for the projects in the year was £712,964.

Bishop Creighton House Settlement

Balance Sheet

As at 31 March 2023

Company no. 3217598		2023		2022
	Note	£	£	£
Fixed assets				
Tangible assets	12	1,511,857		1,081,987
Investment Properties	13	1,340,000		1,400,000
Investments	14	136,595		155,093
		2,988,452		2,637,080
Current assets				
Debtors	15	76,534	34,905	
Cash at bank and in hand	21	457,103	528,885	
		533,637	563,790	
Liabilities				
Creditors : amounts falling due within one year	16	226,211	102,984	
Net current assets		307,426		460,806
Total net assets	18	3,295,878		3,097,886
The funds of the charity	19			
Restricted income funds		539,585		287,886
Unrestricted income funds				
Designated funds		322,900	284,700	
Property revaluation reserve		975,340	995,448	
Fair value reserve		1,340,000	1,400,000	
General		118,053	129,852	
Total unrestricted funds		2,756,293		2,810,000
Total charity funds		3,295,878		3,097,886

Approved by the trustees on 15 November 2023 and signed on their behalf by

Lee Smith

Jane Walker

Chair of Trustees

Treasurer

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)	197,992	202,264
Depreciation charges	30,770	28,141
Loss on disposal of fixed assets	505	-
(Losses) / Gains on investments	21,214	(3,780)
Losses on investment properties	60,000	40,000
Dividends, interest and rent from investments	(75,504)	(61,576)
Decrease / (Increase) in debtors	(41,629)	17,954
Increase in creditors	123,227	11,784
Net cash provided by operating activities	<u>316,575</u>	<u>234,787</u>

	2023	2022
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	316,575	234,787
Cash flows from investing activities :		
Dividends, interest and rents from investments	75,504	61,576
Decrease in cash held by investment manager	(1,965)	434
Purchase of fixed assets	(461,145)	(25,711)
Proceeds from sale of investments	33,050	22,930
Purchase of investments	(33,801)	(21,976)
Net cash provided /(used) by investing activities	<u>(388,357)</u>	<u>37,253</u>
Change in cash and cash equivalents in the year	<u>(71,782)</u>	<u>272,040</u>
Cash and cash equivalents at the beginning of the year	528,885	256,845
Cash and cash equivalents at the end of the year	<u>457,103</u>	<u>528,885</u>

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The functional currency of the charity is considered to be pounds sterling because that is the currency of the primary economic environment in which the charity operates. The financial statements are also presented in pounds sterling.

The amounts in the financial statements are presented to the nearest £, unless otherwise stated.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

As mentioned in the trustees' report, despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainty exists. Throughout the calendar years 2022/2023, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

On completion of the building redevelopment, workshops, studios and new meeting space have generated income so we are now less reliant on statutory and trust funding.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Government assistance in the form of Coronavirus Job Retention Scheme and Job Support Schemes is recognised as income when an eligible claim has been submitted.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable and the amount can be measured reliably.

1 Accounting policies (continued)

f) Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

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

g) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

h) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure, which meets these criteria, is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

i) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

j) **Allocation of support costs**

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis, which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities based on the average number of staff involved in each activity.

• Community Centre	7%
• Learning Disability Outreach	17%
• Homeline	23%
• Care and Repair	20%
• Safer Homes	15%
• Keep Active H&F	7%
• Support costs	8%
• Governance costs	3%

Support and governance costs are re-allocated to each of the activities on the following basis, which is an estimate, based on staff time, of the amount attributable to each activity.

• Community Centre	7%
• Learning Disability Outreach	22%
• Homeline	27%
• Care and Repair	20%
• Safer Homes	13%
• Keep Active H&F	11%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

k) **Tangible fixed assets**

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities based on the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

• Freehold Property (excluding land)	2% on deemed cost
• Freehold Improvements – Huts	10% on cost
• Freehold Improvements – Basement	2% on cost
• Buildings	10% on cost
• Furniture & Fittings	4% or 25% on cost
• Computer Equipment	25% on cost
• Motor Vehicles	25% on cost

1 Accounting policies (continued)

l) **Investment properties**

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

m) **Listed investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/ (losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans, which are subsequently measured at amortised cost using the effective interest method.

q) **Pensions**

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

r) **Operating leases**

The charity classifies the lease of equipment as an operating lease as the title remains with the lessor. Rental charges are charged on a straight-line basis over the term of the lease.

2 Income from donations and legacies

	Unrestricted	Restricted	2023 Total	Unrestricted	Restricted	2022 Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	15,466	-	15,466	16,034	-	16,034
Other donations	3,550	4,015	7,565	2,067	4,161	6,228
	<u>19,016</u>	<u>4,015</u>	<u>23,031</u>	<u>18,101</u>	<u>4,161</u>	<u>22,262</u>

3 Income from charitable activities

	Unrestricted	Restricted	2023 Total	Unrestricted	Restricted	2022 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	19,722	19,722	-	19,000	19,000
Coronavirus Job Retention Scheme	-	-	-	2,449	-	2,449
Locality	-	-	-	-	10,000	10,000
United in Hammersmith & Fulham	-	-	-	-	200	200
Room hire	42,291	-	42,291	30,107	-	30,107
Other income	-	60	60	-	461	461
a) Sub-total for Community Centre	<u>42,291</u>	<u>19,782</u>	<u>62,073</u>	<u>32,556</u>	<u>29,661</u>	<u>62,217</u>

LBHF – Adult Social Care Grant	-	20,000	20,000	-	20,000	20,000
The Girdlers Company	-	2,750	2,750	-	-	-
Groundwork London	-	4,179	4,179	-	-	-
Mrs L D Rope Third Charitable Trust	-	1,666	1,666	-	-	-
The Rest-Harrow Trust	-	500	500	-	-	-
W G Edwards Charitable Foundation	-	1,600	1,600	-	-	-
City Bridge Trust	-	39,679	39,679	-	34,621	34,621
The Edward Gostling Foundation	-	1,726	1,726	-	3,274	3,274
February Foundation	-	5,000	5,000	-	-	-
The Souter Charitable Trust	-	-	-	-	2,000	2,000
The Baily Thomas Charitable Trust	-	5,000	5,000	-	-	-
The 29 th May 1961 Charity	-	4,000	4,000	-	4,000	4,000
The Inman Charity	-	3,750	3,750	-	1,250	1,250
David Solomons Charitable Trust	-	750	750	-	-	-
The Sir James Roll Charitable Trust	-	750	750	-	-	-
Awards for all	-	6,580	6,580	-	-	-
Other income	-	6,216	6,216	-	15,925	15,925
b) Sub-total for Learning Disability Outreach	<u>-</u>	<u>104,146</u>	<u>104,146</u>	<u>-</u>	<u>81,070</u>	<u>81,070</u>

3 Income from charitable activities (continued)

	Unrestricted	Restricted	2023 Total	Unrestricted	Restricted	2022 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	67,470	67,470	-	65,000	65,000
Masonic Charitable Foundation	-	7,127	7,127	-	-	-
The Field Family Charitable Trust	-	3,250	3,250	-	750	750
Drapers Charitable Trust	-	5,348	5,348	-	2,652	2,652
National lottery Community Fund	-	17,583	17,583	-	-	-
United in Hammersmith and Fulham	-	1,773	1,773	-	6,366	6,366
Mercers Charitable Trust	-	3,740	3,740	-	20,090	20,090
The Oliver Morland Charitable Trust	-	400	400	-	-	-
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	5,000	5,000
Other Income	-	2,000	2,000	-	154	154
c) Sub-total for Homeline	-	108,691	108,691	-	100,012	100,012
LBHF – Adult Social Care Grant	-	41,720	41,720	-	41,750	41,750
Fee Income	95,135	-	95,135	59,857	-	59,857
d) Sub-total for Care & Repair	95,135	41,720	136,855	59,857	41,750	101,607
LBHF – 3 rd Sector Investment Fund	-	51,900	51,900	-	50,000	50,000
Coronavirus Job Retention Scheme	-	-	-	2,549	-	2,549
Masonic Charitable Foundation	-	1,160	1,160	-	-	-
National Lottery Community Fund	-	2,618	2,618	-	-	-
United in Hammersmith & Fulham	-	174	174	-	300	300
Awards For ALL	-	-	-	-	2,617	2,617
Fee Income	3,399	-	3,399	2,022	-	2,022
Other income	-	4,184	4,184	-	12,089	12,089
e) Sub-total for Safer Homes	3,399	60,036	63,435	4,571	65,006	69,577
LBHF – Investment Fund	-	41,520	41,520	-	40,000	40,000
Woodroffe Benton Foundation	-	500	500	-	-	-
The Frognal Trust	-	250	250	-	-	-
Edward Gostling Foundation	-	3,333	3,333	-	-	-
Dr Edwards and Bishop Kings Fulham Charity	-	2,917	2,917	-	-	-
The Innholders Charitable Foundation	-	-	-	-	1,500	1,500
Other Income	-	-	-	-	113	113
f) Sub-total for Keep Active H&F	-	48,520	48,520	-	41,613	41,613

3 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
The Band Trust	-	-	-	-	250,000	250,000
LBHF Section 106 Grant	-	250,000	250,000			
g) Sub-total for Property Redevelopment Project	-	250,000	250,000	-	250,000	250,000
Total Income from Charitable Activities	140,825	632,895	773,720	96,984	609,112	706,096

The grant of £250,000 from The Band Trust and grant of £250,000 from LBHF Section 106 Grant were for the redevelopment of the BCH building project commencing in March 2022 and ending in October 2022.

4 Income from other trading activities

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Office Rent	49,222	-	49,222	47,968	-	47,968
Workshop Licence	15,222	-	15,222			
Other Income	12,900	-	12,900	12,900	-	12,900
	77,344	-	77,344	60,868	-	60,868

5 Income from investments

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Garden House rental income	64,464	-	64,464	57,967	-	57,967
Dividends	8,093	-	8,093	3,564	-	3,564
Bank interest	2,882	65	2,947	45	-	45
	75,439	65	75,504	61,576	-	61,576

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities									
	Cost of raising funds	Cost of trading & investment management	Community Centre	Learning Disability Outreach	Homeline	Care and Repair	Safer Homes	Keep Active H&F	Property Redevelopment	Governance costs	Support costs	2023 Total
	£	£	£	£	£	£	£	£	£	£	£	£
Staff costs (note 8)	4,580	808	25,803	62,511	86,549	77,930	41,911	28,479	5,955	-	132,976	467,502
Other staff costs	487	25	-	50	620	331	4,954	142	-	-	62	6,671
Volunteer costs	-	60	42	5	273	-	-	167	-	-	-	547
Beneficiary costs	-	-	-	9,455	3,488	-	2,471	-	-	-	-	15,414
Premises	-	54,164	2,896	-	-	-	-	-	-	-	18,931	75,991
Office costs	-	6,479	-	942	1,128	2,360	943	501	-	110	23,787	36,250
Legal & professional fees	-	12,514	-	-	-	(600)	15	-	-	10,442	2,008	24,379
Tools & materials	-	-	-	-	-	-	6,931	-	-	-	-	6,931
Insurance	1,300	1,904	-	-	-	963	-	-	-	200	6,947	11,314
Fundraising	1,872	-	-	107	3,165	79	273	1,737	-	100	889	8,222
Depreciation	410	22,106	-	240	-	462	3,500	-	4,053	-	-	30,771
Provision of doubtful debts	-	(2,943)	-	-	-	-	-	-	-	-	-	(2,943)
Others	-	188	88	-	48	696	71	53	-	-	546	1,690
Investment manager's fees	-	1,019	-	-	-	-	-	-	-	-	-	1,019
	8,649	96,324	28,829	73,310	95,271	82,221	61,069	31,079	10,008	10,852	186,146	683,758
Support costs	8,397	18,233	26,456	31,318	29,050	14,230	18,384	7,872	-	32,206	(186,146)	-
Governance costs	5,645	5,645	2,630	6,835	8,530	6,426	4,776	2,571	-	(43,058)	-	-
Total expenditure 2023	22,691	120,202	57,915	111,463	132,851	102,877	84,229	41,522	10,008	-	-	683,758
Total expenditure 2022	21,326	83,651	50,675	101,885	125,102	97,106	81,329	53,083	-	-	-	614,157

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities									
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Property Redevelopment £	Governance costs £	Support costs £	2022 Total £
Staff costs (note 8)	3,943	701	20,222	63,002	80,124	70,869	37,463	39,279	-	-	131,775	447,378
Other staff costs	593	101	51	51	954	603	9,328	40	-	-	907	12,628
Volunteer costs	-	196	-	58	322	-	46	425	-	-	-	1,047
Beneficiary costs	-	-	-	1,475	678	-	-	-	-	-	-	2,153
Premises	-	23,269	54	-	-	456	-	-	-	-	21,166	44,945
Office costs	-	7,427	-	807	1,053	1,803	1,073	572	-	110	23,603	36,448
Legal & professional fees	-	11,890	-	-	-	128	-	-	-	10,173	1,523	23,714
Tools & materials	-	-	-	-	-	-	3,288	-	-	-	-	3,288
Insurance	1,261	50	-	-	-	971	-	-	-	200	5,852	8,334
Fundraising	1,681	-	-	19	1,898	31	-	99	-	100	996	4,824
Depreciation	585	22,276	232	390	279	548	3,769	63	-	-	-	28,142
Provision of doubtful debts	-	(1,353)	-	-	-	-	-	-	-	-	-	(1,353)
Others	-	152	-	-	339	107	5	-	-	-	483	1,086
Investment manager's fees	-	1,523	-	-	-	-	-	-	-	-	-	1,523
	8,063	66,232	20,559	65,802	85,647	75,516	54,972	40,478	-	10,583	186,305	614,157
Support costs	8,020	12,176	27,845	29,042	31,063	14,951	21,978	9,432	-	31,798	(186,305)	-
Governance costs	5,243	5,243	2,271	7,041	8,392	6,639	4,379	3,173	-	(42,381)	-	-
Total expenditure 2022	21,326	83,651	50,675	101,885	125,102	97,106	81,329	53,083	-	-	-	614,157

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2023	2022
	£	£
Depreciation	30,770	28,141
Lease payments on equipment	8,139	9,199
Interest receivable	2,947	45
Auditors' remuneration (excluding VAT) - Audit	8,150	7,950

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2023	2022
	£	£
Salaries and wages	400,624	384,411
Social security costs	38,944	35,966
Employer's contribution to defined contribution pension schemes	18,670	17,947
Temporary staff and consultants remuneration	9,264	9,054
	<u>467,502</u>	<u>447,378</u>

No employee earned more than £60,000 during the year (2022: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £175,579 (2022: £185,593) which is incurred by 5 (2022: 5) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2022: £Nil) incurred by nil (2022: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees throughout the year, calculated on a full-time equivalent basis was :

	2023	2022
	No.	No.
Director and core staff	2.8	2.9
Community Centre	0.5	0.4
Care & Repair project	1.5	1.5
Homeline	2.0	2.1
Keep Active H&F	0.8	1.0
Learning Disability Outreach	1.6	1.6
Safe Homes	1.0	0.9
	<u>10.2</u>	<u>10.4</u>

The average number of staff on a head count basis in the year was 17 (2022: 16).

10 Related party transactions

Aggregate donations from the trustees were £ nil (2022: £90).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arm's length basis, which occurred in the normal course of the charity's activities. As at the year-end the balance owed to the charity from Kingsmith Care Limited was £ nil (2022: £246). The charity also held a deposit equivalent to one-month rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property	Building & Freehold improvements	Fixtures and fittings	Motor vehicles	Computer Equipment	Assets under construction	Total
	£	£	£	£	£	£	£
Cost or valuation							
At the start of the year	1,377,500	80,175	55,076	14,000	24,341	27,890	1,578,982
Additions	–	–	–	–	2,699	458,446	461,145
Transfers	–	486,336	–	–	–	(486,336)	–
Disposals	–	–	–	–	(1,008)	–	(1,008)
At the end of the year	1,377,500	566,511	55,076	14,000	26,032	–	2,039,119
Depreciation							
At the start of the year	382,052	80,173	11,119	1,458	22,193	–	496,995
Charge for the year	20,108	4,052	1,998	3,500	1,112	–	30,770
Disposal for the year	–	–	–	–	(503)	–	(503)
At the end of the year	402,160	84,225	13,117	4,958	22,802	–	527,262
Net book value							
At the end of the year	975,340	482,286	41,959	9,042	3,230	–	1,511,857
At the start of the year	995,448	2	43,957	12,542	2,148	27,890	1,081,987

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £566,511 is an amount for buildings of £26,501 and for freehold improvements of £540,010.

All of the above assets are used for charitable purposes.

13 Investment properties

	2023	2022
	£	£
Fair value at the start of the year	1,400,000	1,440,000
(Decrease) in Fair value	(60,000)	(40,000)
	<u>1,340,000</u>	<u>1,400,000</u>

The properties were valued on 14 July 2023 by Lets Do Business.

14 Investments

	2023	2022
	£	£
Fair value at the start of the year	152,144	149,318
Additions in the year	33,801	21,976
Disposals at opening market value	(33,050)	(22,930)
Net (loss)/gain on change in fair value	(21,214)	3,780
	<u>131,681</u>	<u>152,144</u>
Cash held by investment broker pending reinvestment	4,914	2,949
	<u>136,595</u>	<u>155,093</u>
	<u>167,323</u>	<u>137,850</u>

Investments comprise :

	2023	2022
	£	£
Cash held for investments	4,914	2,949
Listed investments	131,681	152,144
	<u>136,595</u>	<u>155,093</u>

15 Debtors

	2023	2022
	£	£
London Borough of Hammersmith and Fulham	41,858	133
The Royal Borough of Kensington & Chelsea room hire	–	714
Trade debtors	17,354	16,668
Prepayments and accrued income	17,022	16,901
Other debtors	300	489
	<u>76,534</u>	<u>34,905</u>

16 Creditors : amounts falling due within one year

	2023	2022
	£	£
Trade creditors	7,574	9,172
Taxation and social security	18,551	10,585
Accruals	101,818	12,799
Deferred income (note 17)	70,036	60,373
Other creditors	28,232	10,055
	<u>226,211</u>	<u>102,984</u>

17 Deferred income

	2023	2022
	£	£
Balance at the beginning of the year	60,373	40,024
Amount released to income in the year	(58,426)	(40,024)
Amount deferred in the year	68,089	60,373
Balance at the end of the year	<u>70,036</u>	<u>60,373</u>

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2023/24.

18a Analysis of net assets between funds (current year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	46,525	975,340	489,992	1,511,857
Investment Properties	-	1,340,000	-	1,340,000
Investments	136,595	-	-	136,595
Net Current Assets	(65,067)	322,900	49,593	307,426
Net Assets at the end of the year	<u>118,053</u>	<u>2,638,240</u>	<u>539,585</u>	<u>3,295,878</u>

18b Analysis of net assets between funds (prior year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	86,539	995,448	-	1,081,987
Investment Properties	-	1,400,000	-	1,400,000
Investments	155,093	-	-	155,093
Net Current Assets	(111,780)	284,700	287,886	460,806
Net Assets at the end of the year	<u>129,852</u>	<u>2,680,148</u>	<u>287,886</u>	<u>3,097,886</u>

19a **Movements in funds (current year)**

	At 1 April 2022	Income & gains	Expenditure & losses	Transfers	At 31 March 2023
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,720	(41,720)	-	11,742
Care & Repair Client Support	2,728	65	(72)	-	2,721
Community Centre	18,792	19,782	(15,624)	-	22,950
Homeline	-	111,283	(132,851)	21,568	-
Learning Disability Outreach	-	104,232	(111,463)	7,231	-
Keep Active H&F	-	49,152	(41,522)	-	7,630
Property Redevelopment	250,000	250,000	(10,008)	-	489,992
Safer Homes	-	60,741	(80,756)	20,015	-
Safer Homes Client Support	4,624	-	(74)	-	4,550
Total Restricted Funds	287,886	636,975	(434,090)	48,814	539,585
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,600	9,400	-	-	63,000
Equipment Replacement Fund	36,100	-	(6,200)	-	29,900
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	5,000	-	-	20,000
Contingency Fund	70,000	30,000	-	-	100,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	284,700	44,400	(6,200)	-	322,900
Property Revaluation Reserve	995,448	-	(20,108)	-	975,340
Fair Value Reserves	1,400,000	-	(60,000)	-	1,340,000
General Funds	129,852	281,589	(244,574)	(48,814)	118,053
Total Unrestricted Funds	2,810,000	325,989	(330,882)	(48,814)	2,756,293
Total Funds	3,097,886	962,964	(764,972)	-	3,295,878

19b Movements in funds (prior year)

	At 1 April 2021	Income & gains	Expenditure & losses	Transfers	At 31 March 2022
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,750	(41,750)	-	11,742
Care & Repair Client Support	2,838	-	(110)	-	2,728
Community Centre	7,245	29,666	(18,119)	-	18,792
Homeline	8,663	103,083	(125,102)	13,356	-
Learning Disability Outreach	3,502	81,145	(101,885)	17,238	-
Keep Active H&F	-	42,163	(53,083)	10,920	-
Safer Homes	-	65,466	(76,684)	11,218	-
Safer Homes Client Support	4,698	-	(74)	-	4,624
Property Redevelopment	-	250,000	-	-	250,000
Total Restricted Funds	38,688	613,273	(416,807)	52,732	287,886
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,300	300	-	-	53,600
Equipment Replacement Fund	35,000	1,100	-	-	36,100
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	-	-	-	15,000
Contingency Fund	70,000	-	-	-	70,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	283,300	1,400	-	-	284,700
Property Revaluation Reserve	1,015,556	-	(20,108)	-	995,448
Fair Value Reserves	1,440,000	-	(40,000)	-	1,400,000
General Funds	118,078	241,748	(177,242)	(52,732)	129,852
Total Unrestricted Funds	2,856,934	243,148	(237,350)	(52,732)	2,810,000
Total Funds	2,895,622	856,421	(654,157)	-	3,097,886

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £65 interest earned and expenditure of £72 on Care and Repair Clients' Accounts (for more details see page 9).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £74 spent on some repairs works which the clients cannot afford to pay.

Learning Disability Outreach

This project recruits, trains, supports volunteers to mentor young people with learning disabilities, and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable homeowners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Property Redevelopment

Work for basement improvement began in March 2022 and it was completed in October 2022.

Designated Fair Value Reserves

The fair value reserves represents the Balance Sheet valuation of the investment properties

Transfers between funds

The transfer to the restricted Learning Disabilities Services, Homeline and Safer Homes was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency.

19 Movements in funds (continued)

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation reserve represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the near future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year-end, £65,829 (2022: £15,934) was held in the client bank account on behalf of clients. As this money does not belong to BCH, it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	2023	2022
	£	£
Less than one year	8,204	7,704
One to five years	14,935	20,544
	<u>23,139</u>	<u>28,248</u>

23 Capital commitments

Capital expenditure contracted for but not provided for in the financial statements is £nil (2022: £460,000) relating to the redevelopment of the community centre in the year 21/22.

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales - Charity number 1059084

Accounts



Bishop Creighton House Settlement

Annual Report and Financial Statements

Year ended 31 March 2022

Company number: 3217598

Charity number: 1059084

Bishop Creighton House Settlement

Contents

For the year ended 31 March 2022

Reference and administrative information..... 2

Trustees’ annual report..... 3

Independent auditor’s report 12

Statement of financial activities (incorporating an income and expenditure account)..... 16

Balance sheet 17

Statement of cash flows 18

Notes to the financial statements 19

Bishop Creighton House Settlement

Reference and administration details

For the year ended 31 March 2022

Company number	3217598	
Charity number	1059084	
Registered office and operational address	378 Lillie Road, London, SW6 7PH	
Trustees	Trustees, who are also directors under Company Law, who served during the year and up to the date of this report were as follows: Lee Smith Chair Jane Walker Treasurer Tom Fitzgerald Tom Hackett Alex Morley Rhys Owen	
Key Management	Rory Gillert	Chief Executive & Company Secretary
Personnel	Matthew Byrne Jessica Lawn Caecilia Isidore	Care & Repair Manager Older People's Services Manager Safer Homes & Community Centre Manager
Bankers	CAF Bank Ltd	25 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4JQ
Auditors	Shipleys LLP	10 Orange Street, Haymarket, London, WC2H 7DQ

The trustees present their report and the audited financial statements for the year ended 31 March 2022.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

Bishop Creighton House (BCH) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

BCH fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. BCH meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.
- Keep Active H&F: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All its charitable activities are undertaken to further BCH's charitable purposes for the public benefit.

Working with Orsini-Brewin Architects and Kessey Construction, we finalised plans for phase 1 of the redevelopment of the Community Centre, which will improve access for people with disabilities and provide new basement workshops. The workshops, which will be rented out, will generate income that can help to fund our projects in the community. We are grateful to The Band Trust and LB Hammersmith & Fulham, who made generous grants that have enabled us to transform the building's basement. Work began in March 2022 and should be completed at the end of August 2022. We will fundraise for phase 2, the ground floor works, during 2022/23.

BCH operations were adversely affected by the coronavirus pandemic, but we are now working normally.

We had PQASSO/Trusted Charity status since 2018. On its expiry in 2021 we decided to apply for a different quality mark, IQ (Improving Quality), and following rigorous assessment, were awarded this in December 2021.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by 739 group members who attended 66 different classes, events and activities.

Learning Disability Outreach

The project recruits, trains and supports volunteers to mentor people with learning disabilities, provides social opportunities, health and wellbeing activities, educational/skills workshops, a literacy programme and employment support and advice. Priority is given to people who are particularly isolated or in periods of transition – such as those leaving school or college – who have few or no other sources of support. During the year, the project offered support to 114 people with the assistance of 13 volunteer mentors.

Homeline

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 430 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed number of days, and carry out casework and advocacy for members experiencing problems and needing additional support. Following hugely increased demand during the pandemic, activity settled to a steadier pace but remains significantly higher than before the pandemic started.

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. Homeline had 85 client/volunteer matches, held 55 social events and 31 volunteers and three staff made over 15,000 telephone befriending calls to around 250 clients. Staff helped with over 600 pieces of casework, supporting 197 clients. There were 89 active volunteers; 14 new volunteers were recruited.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during what can be a major upheaval. 61 jobs were carried out in the year.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. Safer Homes visited 179 properties. Home safety assessments were carried out for 104 households fitting over 600 pieces of safety, security and fire safety equipment. 33 small jobs were completed, 52 'home essentials' tasks were carried out and we fitted draught proofing for 12 households.

Keep Active Hammersmith & Fulham

KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people to be independent in their homes after a fall or period of illness. Referrals are made by Community Independence Services and Falls Prevention and Neurological Rehabilitation Teams, for clients including those classed as clinically vulnerable or suffering from debilitating conditions such as Parkinson's disease, and life changing incidents such as strokes. In the year, the service helped 76 people.

Financial Review

Income for the year was £852,641. This figure includes a grant of £250,000 from The Band Trust for the redevelopment of the BCH building (starting in March 2022). Excluding the impact of this grant for capital expenditure, underlying income was £602,641, a fall of £134,135 from 2021. Costs, particularly staff costs, were reduced by £109,943, resulting in a small loss before investment gains/losses of £11,516. Income in 2021 of £736,776 had increased over the previous year with the receipt of one-off coronavirus grant funding. In 2022, income was lower in Learning Disability Outreach, Homeline, Care & Repair and Safer Homes and Keep Active Westminster & K&C came to an end.

Including the £250,000 grant and net losses on investments of £36,220, the net surplus in the accounts came to £202,264 (2021: a net surplus of £82,076).

Investment Policy & Performance

The organisation continued with the investment policy originally formulated in 2006, reviewed by the trustees in February 2016 and which will be reviewed again later in 2022. The value of the investments increased by £3,780 during the year.

Fundraising Activity & Performance

Fundraised income was down £134,135 from the previous year, partly offset by the £109,943 reduction in costs. This is a relatively good outcome in view of the economic difficulties post-pandemic.

BCH employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers and does not raise funds from the general public.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register, and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees. Clearly, future pandemics are a concern and are now included in the charity's risk register.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2021/22 were £414,552 in total (£284,700 and £129,852 respectively).

£100,000 of the reserves are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £374,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £995,448 were property revaluation funds relating to the charity's freehold property and £1,400,000 were fair value reserves.

Despite the coronavirus pandemic and economic issues since, trustees believe BCH remains a going concern and there are no material uncertainties. Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that we will continue to offer vital services for our clients and plan to:

- Work with Orsini-Brewin Architects to carry out phase 2 of the building redevelopment, which will include ground floor community centre improvements and a new facade. Whether this comes to fruition largely depends on capital grants and donations in 2022/23.
- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise, in particular, neighbouring Kensington & Chelsea and Westminster.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales, but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation, and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank

account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £15,934 was held in the client bank account on behalf of clients.

Statement of responsibilities of the trustees

The trustees (who are also directors of Bishop Creighton House Settlement for the purposes of company law) are responsible for preparing the trustees' annual report 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 these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2022 was six (2021 : six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

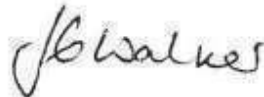
Shipleys LLP were appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

The trustees' annual report was approved by the trustees on 27 October 2022 and signed on their behalf by



Lee Smith
Chair of Trustees



Jane Walker
Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement ("the charitable company") for the year ended 31 March 2022 which comprise the Statement of Financial Activities (incorporating the Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions Relating to Going Concern

In auditing the financial statements, we have concluded that the 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 Bishop Creighton House Settlement's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion

Independent auditor's report

For the year ended 31 March 2022

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinion 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 Trustees Annual Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees Annual Report 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Trustees Annual Report.

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

- adequate and proper 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; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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.

The extent to which the audit was considered capable of detecting irregularities including fraud

We obtained an understanding of the charitable company's activities, controls and laws and regulations and assessed the susceptibility of the charitable company's financial statements to material misstatement from irregularities, including fraud.

We determined that the laws and regulations that are most significant to the charitable company are the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)), Companies Act 2006, Charities Act 2011 and the charitable company's Articles of Association.

Based on this understanding we designed our audit procedures to detecting irregularities, including fraud. Testing undertaken included making enquiries on the management and those charged with governance; journal entry testing; review of investments reports, trustee board minutes and the Articles of Association; review of transactions for any undisclosed related party transactions; reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of Our Report

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



Tim Hardy (Senior Statutory Auditor)

For and on behalf of
Shipleys LLP
Chartered accountants and statutory auditors
10 Orange Street
Haymarket
London. WC2H 7DQ

27 OCTOBER 2022

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2022

				2022			2021
	Note	Unrestricted £	Restricted £	Total £	Unrestricted £	Restricted £	Total £
Income from :							
Donations and Legacies	2	18,101	4,161	22,262	15,510	7,520	23,030
Charitable Activities							
Community Centre	3a	32,556	29,661	62,217	17,137	26,422	43,559
Learning Disability Outreach	3b	-	81,070	81,070	-	114,602	114,602
Homeline	3c	-	100,012	100,012	-	125,091	125,091
Care and Repair	3d	59,857	41,750	101,607	118,007	2,518	120,525
Safer Homes	3e	4,571	65,006	69,577	20,189	79,564	99,753
Keep Active H&F	3f	-	41,613	41,613	-	42,100	42,100
Keep Active Westminster and K&C	3g	-	-	-	-	58,000	58,000
Other Trading Activities	4	60,868	-	60,868	48,129	-	48,129
Investments	5	61,576	-	61,576	60,932	-	60,932
Other		1,839	-	1,839	1,055	-	1,055
Sub-total		239,368	363,273	602,641	280,959	455,817	736,776
Charitable activities-capital grants							
Property Redevelopment	3h	-	250,000	250,000	-	-	-
Total Income		239,368	613,273	852,641	280,959	455,817	736,776
Expenditure on :							
Raising Funds							
Cost of raising funds		21,326	-	21,326	18,901	-	18,901
Cost of trading and investment management		83,651	-	83,651	100,398	-	100,398
Charitable Activities							
Community Centre		32,556	18,119	50,675	17,137	47,211	64,348
Learning Disability Outreach		-	101,885	101,885	-	113,319	113,319
Homeline		-	125,102	125,102	-	126,278	126,278
Care and Repair		55,246	41,860	97,106	89,146	78	89,224
Safer Homes		4,571	76,758	81,329	20,189	81,318	101,507
Keep Active H&F		-	53,083	53,083	-	45,835	45,835
Keep Active Westminster and K&C		-	-	-	-	64,290	64,290
Property Redevelopment		-	-	-	-	-	-
Total Expenditure	6	197,350	416,807	614,157	245,771	478,329	724,100
Net income/(expenditure) before net gains/(losses) on investments		42,018	196,466	238,484	35,188	(22,512)	12,676
Net gains on investments	14	3,780	-	3,780	29,400	-	29,400
Unrealised (losses) / gains on investment properties	13	(40,000)	-	(40,000)	40,000	-	40,000
Net income/(expenditure) for the year	7	5,798	196,466	202,264	104,588	(22,512)	82,076
Transfers between funds	19a	(52,732)	52,732	-	(2,821)	2,821	-
Net movement in funds		(46,934)	249,198	202,264	101,767	(19,691)	82,076
Reconciliation of funds :							
Total funds brought forward		2,856,934	38,688	2,895,622	2,755,167	58,379	2,813,546
Total funds carried forward	19	2,810,000	287,886	3,097,886	2,856,934	38,688	2,895,622

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

The capital grant of £250,000 from The Band Trust is for the redevelopment of the BCH building. It was received at the end of the financial year 2021/22 and all of it will be expended in 2022/23. Total income for the projects in the year was £602,641.

Bishop Creighton House Settlement

Balance Sheet

As at 31 March 2022

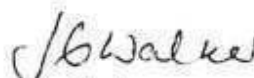
		2022		2021	
	Note	£	£	£	£
Fixed assets					
Tangible assets	12		1,081,987		1,084,417
Investment Properties	13		1,400,000		1,440,000
Investment	14		155,093		152,701
			<u>2,637,080</u>		<u>2,677,118</u>
Current assets					
Debtors	15	34,905		52,859	
Cash at bank and in hand	21	528,885		256,845	
		<u>563,790</u>		<u>309,704</u>	
Liabilities					
Creditors : amounts falling due within one year	16	102,984		91,200	
Net current assets			<u>460,806</u>		<u>218,504</u>
Total net assets	18		<u><u>3,097,886</u></u>		<u><u>2,895,622</u></u>
The funds of the charity	19				
Restricted income funds			287,886		38,688
Unrestricted income funds					
Designated funds		284,700		283,300	
Property revaluation reserve		995,448		1,015,556	
Fair value reserve		1,400,000		1,440,000	
General		<u>129,852</u>		<u>118,078</u>	
Total unrestricted funds			<u>2,810,000</u>		<u>2,856,934</u>
Total charity funds			<u><u>3,097,886</u></u>		<u><u>2,895,622</u></u>

Approved by the trustees on 27 October 2022 and signed on their behalf by



Lee Smith

Chair of Trustees



Jane Walker

Treasurer

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)	202,264	82,076
Depreciation charges	28,141	33,433
Gains on investments	(3,780)	(29,400)
Losses / (Gains) Losses on investment properties	40,000	(40,000)
Dividends, interest and rent from investments	(61,576)	(60,932)
Decrease / (Increase) in debtors	17,954	(2,398)
Increase in creditors	11,784	24,948
Net cash provided by operating activities	<u>234,787</u>	<u>7,727</u>

	2022	2021
	£	£
Cash flows from operating activities		
Net cash provided by operating activities	234,787	7,727
Cash flows from investing activities :		
Dividends, interest and rents from investments	61,576	60,932
Decrease in cash held by investment manager	434	10,418
Purchase of fixed assets	(25,711)	(19,833)
Proceeds from sale of investments	22,930	40,036
Purchase of investments	(21,976)	(48,756)
Net cash provided by investing activities	<u>37,253</u>	42,797
Change in cash and cash equivalents in the year	<u>272,040</u>	50,524
Cash and cash equivalents at the beginning of the year	256,845	206,321
Cash and cash equivalents at the end of the year	<u>528,885</u>	<u>256,845</u>

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The functional currency of the charity is considered to be pounds sterling because that is the currency of the primary economic environment in which the charity operates. The financial statements are also presented in pounds sterling.

The amounts in the financial statements are presented to the nearest £, unless otherwise stated.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

As mentioned in the trustees' report, despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainty exists. Throughout the calendar years 2022/2023, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Building redevelopment in 2022 will cause some disruption to community centre activities, but on completion, workshops, studios and new meeting space should generate income so we are less reliant on statutory and trust funding.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the Charity or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Government assistance in the form of Coronavirus Job Retention Scheme and Job Support Schemes is recognised as income when an eligible claim has been submitted.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable and the amount can be measured reliably.

1 Accounting policies (continued)

f) **Donations of gifts, services and facilities**

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

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

g) **Interest receivable**

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

h) **Fund accounting**

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure, which meets these criteria, is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

i) **Expenditure and irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

j) Allocation of support costs

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis, which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of the average number of staff involved in each activity.

• Community Centre	5%
• Learning Disability Outreach	17%
• Homeline	22%
• Care and Repair	19%
• Safer Homes	14%
• Keep Active H&F	10%
• Support costs	10%
• Governance costs	3%

Support and governance costs are re-allocated to each of the activities on the following basis, which is an estimate, based on staff time, of the amount attributable to each activity.

• Community Centre	6%
• Learning Disability Outreach	22%
• Homeline	26%
• Care and Repair	21%
• Safer Homes	12%
• Keep Active H&F	13%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

k) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities based on the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

• Freehold Property (excluding land)	2% on deemed cost
• Freehold Improvements	10% on cost
• Buildings	10% on cost
• Furniture & Fittings	4% or 25% on cost
• Computer Equipment	25% on cost
• Motor Vehicles	25% on cost

1 Accounting policies (continued)

l) **Investment properties**

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

m) **Listed investments**

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/ (losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) **Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) **Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans, which are subsequently measured at amortised cost using the effective interest method.

q) **Pensions**

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

r) **Operating leases**

The charity classifies the lease of equipment as an operating lease as the title remains with the lessor. Rental charges are charged on a straight line basis over the term of the lease.

2 Income from donations and legacies

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
Donations received from Charitable Trusts	16,034	-	16,034	2,750	-	2,750
Other donations	2,067	4,161	6,228	10,760	7,520	18,280
Legacies	-	-	-	2,000	-	2,000
	18,101	4,161	22,262	15,510	7,520	23,030

3 Income from charitable activities

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	19,000	19,000	-	19,000	19,000
Coronavirus Job Retention Scheme	2,449	-	2,449	12,340	-	12,340
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	5,000	5,000
London Community Response Fund –Wave 3 Locality	-	-	-	-	1,102	1,102
United in Hammersmith & Fulham	-	10,000	10,000	-	-	-
Room hire	-	200	200	-	-	-
Other income	30,107	-	30,107	4,797	-	4,797
	-	461	461	-	1,320	1,320
a) Sub-total for Community Centre	32,556	29,661	62,217	17,137	26,422	43,559
LBHF – Adult Social Care Grant	-	20,000	20,000	-	40,875	40,875
London Community Response Fund – Wave 2	-	-	-	-	8,000	8,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	6,990	6,990
Lottery Community Response Fund – Wave 3	-	-	-	-	8,320	8,320
Hammersmith United Charity	-	-	-	-	750	750
The Caroline Humby Teck Trust	-	-	-	-	4,000	4,000
City Bridge Trust	-	34,621	34,621	-	35,667	35,667
The Edward Gostling Foundation	-	3,274	3,274	-	-	-
The Souter Charitable Trust	-	2,000	2,000	-	-	-
Arnold Clark	-	1,000	1,000	-	-	-
The 29 th May 1961 Charity	-	4,000	4,000	-	-	-
The Inman Charity	-	1,250	1,250	-	-	-
Other income	-	14,925	14,925	-	10,000	10,000
b) Sub-total for Learning Disability Outreach	-	81,070	81,070	-	114,602	114,602

3 Income from charitable activities (continued)

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
LBHF – 3 rd Sector Investment Fund	-	65,000	65,000	-	65,000	65,000
Band Trust	-	-	-	-	2,500	2,500
Coronavirus Charity Help Fund	-	-	-	-	1,000	1,000
The Sir Jules Thorn Charitable Trust	-	-	-	-	1,000	1,000
The Field Family Charitable Trust	-	750	750	-	-	-
United in Hammersmith and Fulham	-	6,366	6,366	-	5,009	5,009
Waitrose Community Matters – Covid-19	-	-	-	-	2,000	2,000
London Community Response Fund – Wave 1	-	-	-	-	5,000	5,000
London Community Response Fund – Wave 2	-	-	-	-	1,000	1,000
London Community Response Fund – Wave 3	-	-	-	-	12,002	12,002
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	11,696	11,696
Mercers Charitable Trust	-	20,090	20,090	-	11,250	11,250
Garfield Weston Foundation	-	-	-	-	7,500	7,500
Dr Edwards and Bishop King's Fulham Charity	-	5,000	5,000	-	-	-
Drapers' Charitable Fund	-	2,652	2,652	-	-	-
Other Income	-	154	154	-	134	134
c) Sub-total for Homeline	-	100,012	100,012	-	125,091	125,091
LBHF – Adult Social Care Grant	-	41,750	41,750	41,720	-	41,720
Coronavirus Job Retention Scheme	-	-	-	5,050	-	5,050
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	2,518	2,518
Fee Income	59,857	-	59,857	71,237	-	71,237
d) Sub-total for Care & Repair	59,857	41,750	101,607	118,007	2,518	120,525
LBHF – 3 rd Sector Investment Fund	-	50,000	50,000	-	50,000	50,000
Coronavirus Job Retention Scheme	2,549	-	2,549	18,547	-	18,547
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	4,000	4,000
The Hobson Charity	-	-	-	-	1,000	1,000
Co-op Local Community Fund	-	-	-	-	6,431	6,431
The Edward Gostling Foundation	-	-	-	-	5,000	5,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	5,800	5,800
United in Hammersmith & Fulham	-	300	300	-	-	-
Awards For ALL	-	2,617	2,617	-	7,333	7,333
Fee Income	2,022	-	2,022	1,642	-	1,642
Other income	-	12,089	12,089	-	-	-
e) Sub-total for Safer Homes	4,571	65,006	69,577	20,189	79,564	99,753

3 Income from charitable activities (continued)

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
LBHF – Investment Fund	-	40,000	40,000	-	40,000	40,000
Lottery Community Fund – Covid-19 Response Fund	-	-	-	-	1,100	1,100
London Community Response Fund – Wave 3	-	-	-	-	1,000	1,000
Innholders Award	-	1,500	1,500	-	-	-
Other Income	-	113	113	-	-	-
f) Sub-total for Keep Active H&F	-	41,613	41,613	-	42,100	42,100
Westminster City Council	-	-	-	-	40,000	40,000
Royal Borough of Kensington and Chelsea	-	-	-	-	18,000	18,000
g) Sub-total for Keep Active K&C and Westminster	-	-	-	-	58,000	58,000
The Band Trust	-	250,000	250,000	-	-	-
h) Sub-total for Property Redevelopment Project	-	250,000	250,000	-	-	-
Total Income from Charitable Activities	96,984	609,112	706,096	155,333	448,297	603,630

The grant of £250,000 from The Band Trust is for the redevelopment of the BCH building (starting in March 2022).

4 Income from other trading activities

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
Office Rent	47,968	-	47,968	35,853	-	35,853
Other Income	12,900	-	12,900	12,276	-	12,276
	60,868	-	60,868	48,129	-	48,129

5 Income from investments

	Unrestricted	Restricted	2022 Total	Unrestricted	Restricted	2021 Total
	£	£	£	£	£	£
Garden House rental income	57,967	-	57,967	58,084	-	58,084
Dividends	3,564	-	3,564	2,738	-	2,738
Bank interest	45	-	45	110	-	110
	61,576	-	61,576	60,932	-	60,932

6a Analysis of expenditure (Current year)

	Raising funds		Charitable Activities								Keep Active Westminster and Kensington & Chelsea £	Governance costs £	Support costs £	2022 Total £
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £						
Staff costs (note 8)	3,943	701	20,222	63,002	80,124	70,869	37,463	39,279	-	-	131,775	447,378		
Other staff costs	593	101	51	51	954	603	9,328	40	-	-	907	12,628		
Volunteer costs	-	196	-	1,533	1,000	-	46	425	-	-	-	3,200		
Premises	-	23,269	54	-	-	456	-	-	-	-	21,166	44,945		
Office costs	-	7,427	-	807	1,053	1,803	1,073	572	-	110	23,603	36,448		
Legal & professional fees	-	11,890	-	-	-	128	-	-	-	10,173	1,523	23,714		
Tools & materials	-	-	-	-	-	-	3,288	-	-	-	-	3,288		
Insurance	1,261	50	-	-	-	971	-	-	-	200	5,852	8,334		
Fundraising	1,681	-	-	19	1,898	31	-	99	-	100	996	4,824		
Depreciation	585	22,276	232	390	279	548	3,769	63	-	-	-	28,142		
Provision of doubtful debts	-	(1,353)	-	-	-	-	-	-	-	-	-	(1,353)		
Others	-	152	-	-	339	107	5	-	-	-	483	1,086		
Investment manager's fees	-	1,523	-	-	-	-	-	-	-	-	-	1,523		
Support costs	8,063	66,232	20,559	65,802	85,647	75,516	54,972	40,478	-	10,583	186,305	614,157		
Governance costs	8,020	12,176	27,845	29,042	31,063	14,951	21,978	9,432	-	31,798	(186,305)	-		
	5,243	5,243	2,271	7,041	8,392	6,639	4,379	3,173	-	(42,381)	-	-		
Total expenditure 2022	21,326	83,651	50,675	101,885	125,102	97,106	81,329	53,083	-	-	-	614,157		
Total expenditure 2021	18,901	100,398	64,348	113,319	126,278	89,224	101,507	45,835	-	-	-	724,100		

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities									
	Cost of raising funds £	Cost of trading & investment management £	Community Centre £	Learning Disability Outreach £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active Kensington & Chelsea £	Governance costs £	Support costs £	2021 Total £
Staff costs (note 8)	2,828	897	24,551	81,025	85,576	69,156	61,407	31,399	53,862	-	127,351	538,052
Other staff costs	333	5	144	330	238	765	8,083	-	226	-	295	10,419
Volunteer costs	-	225	-	5,411	7,610	-	-	16	429	-	-	13,691
Premises	-	36,763	11	-	-	143	-	-	34	-	7,388	44,339
Office costs	-	6,416	-	794	1,525	1,713	1,064	559	1,050	110	22,639	35,870
Legal & professional fees	-	13,945	-	-	-	14	49	-	-	10,327	797	25,132
Tools & materials	-	-	-	-	-	-	3,623	-	-	-	-	3,623
Insurance	909	50	-	-	-	990	-	-	-	200	5,630	7,779
Fundraising	597	-	74	25	1,463	74	74	-	-	100	1,024	3,431
Depreciation	1,245	22,926	352	1,257	1,093	1,036	4,910	613	-	-	-	33,432
Provision of doubtful debts	-	4,696	-	-	-	-	-	-	-	-	-	4,696
Others	-	94	70	-	5	3	205	95	1,457	-	315	2,244
Investment manager's fees	-	1,392	-	-	-	-	-	-	-	-	-	1,392
	5,912	87,409	25,202	88,842	97,510	73,894	79,415	32,682	57,058	10,737	165,439	724,100
Support costs	8,905	8,905	37,451	17,595	21,553	10,204	18,274	11,782	1,518	28,952	(165,439)	-
Governance costs	4,084	4,084	1,695	6,882	6,915	5,126	3,818	1,371	5,714	(39,689)	-	-
Total expenditure 2021	18,901	100,398	64,348	113,319	126,278	89,224	101,507	45,835	64,290	-	-	724,100

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2022	2021
	£	£
Depreciation	28,141	33,433
Lease payments on equipment	9,199	9,152
Interest receivable	45	110
Auditors' remuneration (excluding VAT) - Audit	7,950	8,100

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2022	2021
	£	£
Salaries and wages	384,411	462,127
Social security costs	35,966	44,297
Redundancy Payments	-	5,981
Employer's contribution to defined contribution pension schemes	17,947	22,049
Temporary staff and consultants remuneration	9,054	3,598
	447,378	538,052

No employee earned more than £60,000 during the year (2021: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £185,593 (2021: £188,042) which is incurred by five (2021: 4) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2021: £Nil) incurred by nil (2021: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees throughout the year, calculated on a full-time equivalent basis was :

	2022	2021
	No.	No.
Director and core staff	2.9	2.9
Community Centre	0.4	0.3
Care & Repair project	1.5	1.5
Homeline	2.1	1.7
Keep Active H&F	1.0	0.9
Keep Active Westminster and K&C	-	0.6
Learning Disability Outreach	1.6	2.1
Safe Homes	0.9	1.6
	10.4	11.6

The average number of staff on a head count basis in the year was 16 (2021: 19).

10 Related party transactions

Aggregate donations from the trustees were £90 (2021: £153).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arm's length basis, which occurred in the normal course of the charity's activities. As at the year-end the balance owed to the charity from Kingsmith Care Limited was £246 (2021: £275). The charity also held a deposit equivalent to one-month rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property	Building & Freehold improvements	Fixtures and fittings	Motor vehicles	Computer Equipment	Assets under construction	Total
	£	£	£	£	£	£	£
Cost or valuation							
At the start of the year	1,377,500	80,175	55,076	17,628	24,341	16,179	1,570,899
Additions	–	–	–	14,000	–	11,711	25,711
Disposals	–	–	–	(17,628)	–	–	(17,628)
At the end of the year	1,377,500	80,175	55,076	14,000	24,341	27,890	1,578,982
Depreciation							
At the start of the year	361,944	80,173	8,951	15,368	20,046	–	486,482
Charge for the year	20,108	–	2,168	3,718	2,147	–	28,141
Disposal for the year	–	–	–	(17,628)	–	–	(17,628)
At the end of the year	382,052	80,173	11,119	1,458	22,193	–	496,995
Net book value							
At the end of the year	995,448	2	43,957	12,542	2,148	27,890	1,081,987
At the start of the year	1,015,556	2	46,125	2,260	4,295	16,179	1,084,417

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £80,175 is an amount for buildings of £26,501 and for freehold improvements of £53,674.

All of the above assets are used for charitable purposes.

13 Investment properties

	2022 £	2021 £
Fair value at the start of the year	1,440,000	1,400,000
(Decrease) / Increase in Fair value	(40,000)	40,000
	<u>1,400,000</u>	<u>1,440,000</u>
Fair value at the end of the year	<u>1,400,000</u>	<u>1,440,000</u>

The properties were valued on 5 July 2022 by Lets Do Business.

14 Investments

	2022 £	2021 £
Fair value at the start of the year	149,318	111,198
Additions in the year	21,976	48,756
Disposals at opening market value	(22,930)	(40,036)
Net gain on change in fair value	3,780	29,400
	<u>152,144</u>	<u>149,318</u>
Cash held by investment broker pending reinvestment	2,949	3,383
	<u>155,093</u>	<u>152,701</u>
	<u>155,093</u>	<u>152,701</u>
Historic cost at the end of the year	<u>137,850</u>	<u>131,532</u>

Investments comprise :

	2022 £	2021 £
Cash held for investments	2,949	3,383
Listed investments	152,144	149,318
	<u>155,093</u>	<u>152,701</u>
	<u>155,093</u>	<u>152,701</u>

15 Debtors

	2022 £	2021 £
London Borough of Hammersmith and Fulham	133	–
RB Kensington & Chelsea room hire	714	–
Trade debtors	16,668	28,853
Prepayments and accrued income	16,901	16,037
Other debtors	489	7,969
	<u>34,905</u>	<u>52,859</u>
	<u>34,905</u>	<u>52,859</u>

16 Creditors : amounts falling due within one year

	2022	2021
	£	£
Trade creditors	9,172	11,239
Taxation and social security	10,585	15,550
Accruals	12,799	14,980
Deferred income (note 17)	60,373	40,024
Other creditors	10,055	9,407
	<u>102,984</u>	<u>91,200</u>

17 Deferred income

	2022	2021
	£	£
Balance at the beginning of the year	40,024	25,473
Amount released to income in the year	(40,024)	(25,473)
Amount deferred in the year	60,373	40,024
Balance at the end of the year	<u>60,373</u>	<u>40,024</u>

The deferred grants related to the amounts received in advance for which they cover the projects activities in the year 2022/23.

18a Analysis of net assets between funds (current year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	86,539	995,448	-	1,081,987
Investment Properties	-	1,400,000	-	1,400,000
Investments	155,093	-	-	155,093
Net Current Assets	(111,780)	284,700	287,886	460,806
Net Assets at the end of the year	<u>129,852</u>	<u>2,680,148</u>	<u>287,886</u>	<u>3,097,886</u>

18b Analysis of net assets between funds (prior year)

	General Unrestricted Funds	Designated and other reserves	Restricted Funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	68,861	1,015,556	-	1,084,417
Investment Properties	-	1,440,000	-	1,440,000
Investments	152,701	-	-	152,701
Net Current Assets	(103,484)	283,300	38,688	218,504
Net Assets at the end of the year	<u>118,078</u>	<u>2,738,856</u>	<u>38,688</u>	<u>2,895,622</u>

19a **Movements in funds (current year)**

	At 1 April 2021	Income & gains	Expenditure & losses	Transfers	At 31 March 2022
	£	£	£	£	£
Restricted Funds :					
Care & Repair	11,742	41,750	(41,750)	-	11,742
Care & Repair Client Support	2,838	-	(110)	-	2,728
Community Centre	7,245	29,666	(18,119)	-	18,792
Homeline	8,663	103,083	(125,102)	13,356	-
Learning Disability Outreach	3,502	81,145	(101,885)	17,238	-
Keep Active H&F	-	42,163	(53,083)	10,920	-
Property Redevelopment	-	250,000	-	-	250,000
Safer Homes	-	65,466	(76,684)	11,218	-
Safer Homes Client Support	4,698	-	(74)	-	4,624
Total Restricted Funds	38,688	613,273	(416,807)	52,732	287,886
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	53,300	300	-	-	53,600
Equipment Replacement Fund	35,000	1,100	-	-	36,100
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	-	-	-	15,000
Contingency Fund	70,000	-	-	-	70,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	283,300	1,400	-	-	284,700
Property Revaluation Reserve	1,015,556	-	(20,108)	-	995,448
Fair Value Reserves	1,440,000	-	(40,000)	-	1,400,000
General Funds	118,078	241,748	(177,242)	(52,732)	129,852
Total Unrestricted Funds	2,856,934	243,148	(237,350)	(52,732)	2,810,000
Total Funds	2,895,622	856,421	(654,157)	-	3,097,886

19b Movements in funds (prior year)

	At 1 April 2020	Income & gains	Expenditure & losses	Transfers	At 31 March 2021
	£	£	£	£	£
Restricted Funds :					
Care & Repair	9,224	2,518	-	-	11,742
Care & Repair Client Support	2,916	-	(78)	-	2,838
Community Centre	28,035	26,421	(47,211)	-	7,245
Digital Inclusion Project	3,578	-	-	(3,578)	-
H&F Connect 55+	38	-	-	(38)	-
Homeline	-	132,059	(126,278)	2,882	8,663
Learning Disability Outreach	2,219	114,602	(113,319)	-	3,502
Keep Active H&F	-	42,100	(45,835)	3,735	-
Safer Homes	-	79,989	(81,091)	1,102	-
Safer Homes Client Support	4,925	-	(227)	-	4,698
Westminster Keep Active & K&C	7,444	58,128	(64,290)	(1,282)	-
Total Restricted Funds	58,379	455,817	(478,329)	2,821	38,688
Unrestricted Funds :					
Designated Funds :					
Cyclical Maintenance Fund	55,000	-	(1,700)	-	53,300
Equipment Replacement Fund	48,000	-	(13,000)	-	35,000
C&R Remedial Works Fund	10,000	-	-	-	10,000
Development & Opportunities Fund	15,000	-	-	-	15,000
Contingency Fund	70,000	-	-	-	70,000
Property Redevelopment Fund	100,000	-	-	-	100,000
Designated Funds per Reserves Policy	298,000	-	(14,700)	-	283,300
Property Revaluation Reserve	1,035,664	-	(20,108)	-	1,015,556
Fair Value Reserves	1,400,000	40,000	-	-	1,440,000
General Funds	21,503	270,359	(170,963)	(2,821)	118,078
Total Unrestricted Funds	2,755,167	310,359	(205,771)	(2,821)	2,856,934
Total Funds	2,813,546	766,176	(684,100)	-	2,895,622

19 Movements in funds (continued)

Purposes of restricted funds

Care and Repair Client Support Fund

The Care & Repair Client Support Fund income includes £Nil interest earned and expenditure of £110 on Care and Repair Clients' Accounts (for more details see page 9).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £74 spent on some repairs works which the clients cannot afford to pay.

Learning Disability Outreach

This project recruits, trains, supports volunteers to mentor young people with learning disabilities, and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable homeowners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Property Redevelopment

Work began in March 2022 and it should be completed at the end of August 2022.

Designated Fair Value Reserves

The fair value reserves represents the Balance Sheet valuation of the investment properties

Transfers between funds

The transfer to the restricted Learning Disabilities Services, Homeline, Safer Homes and Keep Active H&F funds was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency.

19 Movements in funds (continued)

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation reserve represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the near future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year-end, £15,934 (2021: £2,028) was held in the client bank account on behalf of clients. As this money does not belong to BCH, it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	2022	2021
	£	£
Less than one year	7,704	7,906
One to five years	20,544	17,789
	<u>28,248</u>	<u>25,695</u>

23 Capital Commitments

Capital expenditure contracted for but not provided for in the financial statements is £460,000 relating to the redevelopment of the community centre.

BISHOP CREIGHTON HOUSE SETTLEMENT

England & Wales - Charity number 1059084

Accounts

Company number: 3217598
Charity number: 1059084

Bishop Creighton House Settlement

Report and financial statements
for the year ended 31 March 2021

Bishop Creighton House Settlement

For the year ended 31 March 2021

Contents

Reference information	and	administrative
report	2	Trustees' annual
auditor's report	3	Independent
Statement of financial activities (incorporating an income and expenditure account)	17	12
Balance sheet		18
Statement of cash flows		
19	Notes	to
statements		the
		financial
	20	

Bishop Creighton House Settlement

For the year ended 31 March 2021

Reference and administration details

For the year ended 31 March 2021

Company number 3217598

Charity number 1059084

Registered office and 378 Lillie Road, London SW6 7PH
operational address

Trustees Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Lee Smith	Chair
Jane Walker	Treasurer
Tom Fitzgerald	
Tom Hackett	
Alex Morley	
Rhys Owen	

Key Management Personnel	Rory Gillert	Chief Executive & Company Secretary
	Matthew Byrne	Care & Repair Manager
	Joy Wilson	Older People's Services Manager
	Caecilia Isidore	Safer Homes & Community Centre Manager

Bankers CAF Bank
West Malling
Kent

Auditors Sayer Vincent LLP

Bishop Creighton House Settlement
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
London EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 March 2021.

Reference and administrative information set out on page 2 form part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

The Aims of the Charity

Bishop Creighton House (BCH) exists to provide a community centre and a number of social support and welfare services for people living in the London Borough of Hammersmith & Fulham and surrounding areas. It specialises in meeting the needs of people who are old, disabled, young or vulnerable and aims to support their independence, health and well-being.

BCH fulfils charitable purposes as outlined in the Charities Act 2011 principally through 'the relief of those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage'. BCH meets the public benefit requirement of the Act through the range of its services to residents in the Borough, as described in the 'Activities' and 'Achievements & Performance' sections.

Activities

- Community Centre: runs clubs and groups and provides meeting space for local groups and office space for local voluntary and community organisations.
- Learning Disability Outreach: deploys volunteers to mentor young people with learning disabilities and offers cultural, social, educational and employment opportunities.
- Homeline: our befriending service, which includes daily phone calls to isolated older people to check their well-being and reduce isolation, plus a visiting service, offering home visits by volunteers.
- Care & Repair: a home improvement agency for older and disabled people.
- Safer Homes: a service offering home safety and security and small jobs for older, vulnerable and disabled people and for families with children under five. Safer Homes also offers a small jobs service for those with the means to pay.

- Keep Active H&F/K&C: a volunteer delivered project, run in partnership with the NHS in Hammersmith & Fulham and Kensington & Chelsea, helping older people back to fitness after a fall or illness.
- Keep Active Westminster: a project modelled on Keep Active H&F, run in partnership with Central London NHS, helping older people back to fitness after a fall or illness.

Achievements and performance

The charity's main activities and the people it tries to help are described below. All its charitable activities are undertaken to further BCH's charitable purposes for the public benefit.

Working with Orsini-Brewin Architects, we finalised plans for a redeveloped Community Centre, which will improve access for people with disabilities and provide new studios and workshops. We are grateful to The Band Trust, who made a very generous pledge in June 2020, which will enable us to transform the basement and ground floor of the building. We expect work to start in the autumn of 2021, when The Band Trust's pledge will be redeemed.

All BCH operations in 2020/21 were adversely affected by the coronavirus pandemic.

Community Centre

The Community Centre provides meeting space for residents of LBH&F and offers a range of recreational, educational and cultural activities. In the year, it was used by more than 320 group members running 12 classes, events and activities. The Centre had to close for a number of months due to the pandemic, so was barely used; in normal times, the number of users is far higher. We reopened with restrictions in August, in line with NHS and Health & Safety Executive guidance.

Learning Disability Outreach

The project recruits, trains and supports volunteers to mentor people with learning disabilities, provides social opportunities, health and wellbeing activities, educational/skills workshops, a literacy programme and employment support and advice. Priority is given to people who are particularly isolated or in periods of transition - such as those leaving school or college - who have few or no other sources of support. During the year, the project offered support to 123 people with the assistance of 16 volunteer mentors.

Homeline

Homeline was at the forefront of the pandemic response in H&F, helping more older people than ever before with phone and video calls, food deliveries and prescription collections.

Homeline provided daily phone calls, volunteer home visits, casework, social events and newsletters for around 408 isolated older people. The service reduces isolation and loneliness and acts as a safety net, identifying problems before they become a crisis. Homeline staff recruit, train and manage volunteers, conduct 'safe and well checks' for scheme members who have not answered their phone for an agreed number of days, and carry out casework and advocacy for members experiencing problems and needing additional support.

The telephone befriending service operates every day of the year including bank holidays when people are likely to feel more isolated. Homeline had 84 befriending matches, held 18 social events and 40 exercise classes via video link and 30 volunteers and three staff made over 18,500 telephone befriending calls to nearly 300 clients. Staff helped with over 2,380 pieces of casework, supporting 357 clients (an increase of over 250%). There were 108 active volunteers; 31 new volunteers were recruited.

Care & Repair

Care & Repair is a home improvement agency, one of a national network of agencies. Our staff help older, disabled and vulnerable homeowners and private and council tenants to adapt their homes, to meet their needs and make them safe and accessible. Staff draw up building specifications for the proposed adaptations, help clients to access statutory grants, appoint approved building contractors and oversee all the work. Crucially, we also provide vital support to some very vulnerable clients during what can be a major upheaval. 67 jobs were carried out in the year.

Safer Homes

The service offers home security and safety equipment installations and advice to older and disabled people, to families with children under five and to people who have experienced domestic violence, burglary or hate crime. The service was unavoidably restricted by the pandemic, but visited 176 households, fitting 540 pieces of equipment. The service carried out 28 small jobs, 38 'home essentials' tasks and fitted draught proofing for 10 households.

Keep Active Hammersmith & Fulham/Kensington & Chelsea KA H&F is a volunteer delivered project, run in partnership with H&F NHS Rehabilitation Services, helping older people back to fitness after a fall or illness. Due to the pandemic, from April to September 2020 the NHS rehab teams in H&F, K&C and Westminster were deployed to provide a 'Home First' service for hospital patients. All clinically vulnerable persons had to stay at home, so no referrals were received during this period. From October 2020 to March 2021, 12 clients were referred.

KA K&C is based on the well-established H&F service and run on similar lines. From August 2020 to March 2021, 25 clients were referred. In both boroughs, a total of 26 volunteers were active during this time.

Keep Active Westminster

KAW is a volunteer delivered project that began in November 2015. Modelled on KA H&F and run in partnership with Westminster NHS Rehabilitation Services, it helps older people back to fitness after a fall or illness. From October 2020 to March 2021, 12 clients were referred to the service and there were 18 volunteers. In April 2021, KAW and KA K&C were transferred to Open Age, a Westminster/K&C based service provider.

Financial review

Income for the year was £736,776, an increase of nearly £60,000 on the previous year. This is a relatively good outcome and is largely a result of successful applications for emergency 'coronavirus-specific' funding.

Designated funds at the end of the year were £283,300. £100,000 of this sum is designated as a fund for maintenance of the existing building and for its redevelopment.

The net movement in funds for 2020/21 was a surplus of income over expenditure of £82,076 (2019/20: a deficit of £231,730). This comprised an unrealised gain in investments of £69,400 and an operating surplus of £12,676. This surplus, in contrast with last year's loss, is mainly due to emergency pandemic funding, other fundraising outcomes and a slight increase in the value of our investment property, the Garden House flats.

For Community Centre, Safer Homes and Care & Repair, all reliant on earned income, we were able to access limited financial support from the Government's Coronavirus Job Retention Scheme.

Investment Policy & Performance

The organisation continued with the investment policy originally formulated in 2006, reviewed by the trustees in February 2016 and which will be reviewed again in 2022. The value of the investments increased by £29,400 during the year.

Fundraising Activity & Performance

There was an increase in income of £59,367 compared with 2019/20, a reasonable outcome in view of the pandemic (see Financial Review above).

BCH employs a 21 hour per week fundraiser, who concentrates mainly on applications to trusts and foundations. The charity does not use commercial fundraisers and does not raise funds from the general public.

Principal risks and uncertainties

Risk Management

The Trustees maintain a detailed risk register, and ensure that strategies are in place to minimise organisational risk. A range of policies and procedures, updated regularly, are in place to guard against major financial and operational risks, and risk management underpins strategic planning.

In the normal course of events, trustees consider the principal risks to be financial (lack of funding, reduced reserves), operational (IT system failure, for example) and strategic (competition from other agencies, the political environment). These risks are reviewed regularly via management accounts and financial projections and assessments by the Chief Executive and management team, reported to the trustees.

In March 2020, the coronavirus pandemic began to have an adverse effect on some projects and their funding. However, our services adapted well, offering more telephone and video befriending, food deliveries and prescription collections and after thorough risk assessments, we resumed practical work in clients' homes. We were able to access 'coronavirus-specific' monies from a number of funding bodies to help with this essential work. The Community Centre was closed until August 2020, reopening with restrictions, in accordance with guidance from the NHS and Health & Safety Executive (HSE). The Centre opened to all groups, without restrictions, in September 2021.

Reserves policy and going concern

Reserves Policy

The trustees consider that ensuring an adequate level of reserves is an essential part of their fiduciary duty. Reserves help the charity cope with unforeseen events and opportunities. Every year a thorough assessment is undertaken of the risks and opportunities attached to our work, including consideration of the income base, staffing situation, organisational risks and strategic aims, including the redevelopment of the building. Designated and general funds for 2020/21 were £401,378 in total (£283,300 and £118,078 respectively).

£100,000 of the reserves are designated as funds for maintenance of the existing building and redevelopment of a new building.

The trustees confirm that the current level of reserves is broadly in line with their target of £324,000. In calculating the target figure, a number of factors are taken into account, including staff redundancy costs, building maintenance, replacement of equipment and monies to continue projects in the event of shortfalls in external funding.

A full analysis of reserves and designated funds and the reasons for holding them can be found in note 19 to the accounts.

Within unrestricted funds, £1,015,556 were property revaluation funds representing the revaluation gains on the charity's freehold property, and £1,440,000 were fair value reserves.

Despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainties. Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Plans for the future

We assume that, despite coronavirus, we will continue to offer vital services for our clients and plan to:

- Work with Orsini-Brewin Architects and building contractors to redevelop the BCH building. The Band Trust made a £250,000 pledge in 2020, which provides a solid platform for further fundraising, including Section 106 monies via LB Hammersmith & Fulham. Beginning with the conversion of the basement to workshops and meeting space in autumn 2021, we plan to transform the community centre and upper floors over the next two years. The Band Trust's pledge will be redeemed when the works start.

- Given public sector cuts and diminished grant funding to the third sector, pursue social enterprise opportunities and alternative funding streams.
- Increase unrestricted income through Gift Aid, corporate donations, legacy fundraising, office, studio and workshop rents and room lettings.
- Develop new services in Hammersmith & Fulham and other boroughs as opportunities arise, in particular, neighbouring Kensington & Chelsea and Westminster.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on 27 June 1996 and registered as a charity on 8 November 1996.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The charity is controlled by a board of trustees who make all the strategic decisions for the charity. All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in note 8 to the accounts.

The day-to-day operations are delegated to the senior management team. The pay of management personnel (apart from the Chief Executive) is governed by National Joint Council for Local Government Services (NJC) pay scales. The CE does not receive annual increments in line with the NJC scales, but does get public sector cost of living increases as negotiated by the NJC and trade unions.

Appointment of trustees

The board of trustees meets nine times a year. At the Annual General Meeting one third of trustees retire by rotation, and are eligible for re-election. The board can also co-opt additional trustees during the year, who hold office until the next AGM, when they may be re-appointed. The board of trustees elects the Chair and Treasurer. When necessary, trustees are recruited through the media and specialist recruitment agencies.

On appointment, trustees complete a register of interests, and receive copies of the charity's accounts, Memorandum & Articles of Association, and major policies. Trustees are encouraged to take up volunteer roles in BCH's various projects and to participate in training opportunities.

Trustee induction and training

All new trustees go through a recruitment and induction process and are selected with a view to ensuring that the board has an appropriate mix of skills and experience relevant to BCH's strategic and operational requirements. Regular trustee skills audits help to identify any gaps in skills or experience, and these are addressed by advertising openly through a variety of media.

Related parties and relationships with other organisations

BCH works with a range of other third sector, statutory and private organisations, but currently has no formal working partnerships.

Funds held on behalf of others

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent. At the year end, £2,028 was held in the client bank account on behalf of clients. More details can be found in note 21 to the accounts.

Statement of responsibilities of the trustees

The trustees (who are also directors of Bishop Creighton House Settlement for the purposes of company law) are responsible for preparing the trustees' annual report 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 these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

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

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2021 was six (2020: six). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Bishop Creighton House Settlement

Trustees' annual report

For the year ended 31 March 2021

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report was approved by the trustees on 13 October 2021 and signed on their behalf by

Lee Smith
Chair of Trustees

Jane Walker
Treasurer

Independent auditor's report to the members of Bishop Creighton House Settlement

Opinion

We have audited the financial statements of Bishop Creighton House Settlement (the 'charitable company') for the year ended 31 March 2021 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its 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
- Have been prepared in accordance with the requirements of the Companies Act 2006

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the 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 Bishop Creighton House Settlement'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 other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of 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 trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or 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; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

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

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

Auditor's responsibilities for the audit of the financial statements

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

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 are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, and the board, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
- Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
- The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in

an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Joanna Pittman (Senior statutory auditor)

30 November 2021 for and on behalf of Sayer Vincent

LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Bishop Creighton House Settlement

Independent auditor's report

For the year ended 31 March 2021

Bishop Creighton House Settlement

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2021

		2021			2020		
		Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	Note	£	£	£	£	£	£
Income from:							
Donations and legacies	2	15,510	7,520	23,030	3,387	5,488	8,875
Charitable activities							
Community Centre	3a	17,137	26,422	43,559	62,716	19,405	82,121
Learning Disabilities Services	3b	-	114,602	114,602	-	120,137	120,137
Homeline	3c	-	125,091	125,091	-	80,005	80,005
Care and Repair	3d	118,007	2,518	120,525	92,859	-	92,859
Safer Homes	3e	20,189	79,564	99,753	24,052	54,286	78,338
Keep Active H&F	3f	-	42,100	42,100	-	40,005	40,005
Keep Active Westminster and K&C	3g	-	58,000	58,000	-	62,050	62,050
Digital Inclusion Project	3h	-	-	-	-	2,156	2,156
Other trading activities	4	48,129	-	48,129	42,877	-	42,877
Investments	5	60,932	-	60,932	60,778	-	60,778
Other		1,055	-	1,055	5,255	1,953	7,208
Total income		280,959	455,817	736,776	291,924	385,485	677,409
Expenditure on:							
Raising funds							
Cost of raising funds							
Cost of trading & investment management		18,901	-	18,901	15,059	-	15,059
Charitable activities		100,398	-	100,398	102,656	-	102,656
Community Centre							
Learning Disabilities Services		17,137	47,211	64,348	62,716	18,718	81,434
Homeline		-	113,319	113,319	-	117,948	117,948
Care and Repair		-	126,278	126,278	-	106,292	106,292
Safer Homes		89,146	78	89,224	87,169	74	87,243
Keep Active H&F		20,189	81,318	101,507	24,052	129,291	153,343
Keep Active Westminster and K&C		-	45,835	45,835	-	55,627	55,627
Digital Inclusion Project		-	64,290	64,290	-	54,606	54,606
Total expenditure	6	245,771	478,329	724,100	291,652	487,578	779,230
Net income / (expenditure) before net gains / (losses) on investments		35,188	(22,512)	12,676	272	(102,093)	(101,822)
Net gains / (losses) on investments							
Unrealised gains/(losses) on investment properties	14	29,400	-	29,400	(9,909)	-	(9,909)
	13	40,000	-	40,000	(120,000)	-	(120,000)
Net income / (expenditure) for the year	7	104,588	(22,512)	82,076	(129,637)	(102,093)	(231,730)
Transfers between funds		(2,821)	2,821	-	(99,796)	99,796	-
Net movement in funds		101,767	(19,691)	82,076	(229,433)	(2,297)	(231,730)
Reconciliation of funds:			58,379				
Total funds brought forward		2,755,167		2,813,546	2,984,599	60,676	3,045,275
Total funds carried forward	19	2,856,934	38,688	2,895,622	2,755,167	58,379	2,813,545

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 19 to the financial statements.

Bishop Creighton House Settlement

Balance sheet

Company no. 3217598

As at 31 March 2021

	Note	£	2021 £	£	2020 £
Fixed assets:					
Tangible assets	12		1,084,417		1,098,01
Investment properties	13		1,440,000		7
Investments	14		152,701		1,400,00
					0
					<u>124,998</u>
			2,677,118		2,623,015
Current assets:					
Debtors	15	52,859		50,461	
Cash at bank and in hand	21	256,845		206,321	
			<u>309,704</u>	<u>256,782</u>	
Liabilities:					
Creditors: amounts falling due within one year	16				
		91,200			
		66,252			
			218,504		190,530
Net current assets			<u>2,895,622</u>		<u>2,813,545</u>
Total net assets	18				
The funds of the charity:	19	283,300	38,688	298,000	58,379
Restricted income funds		1,015,556		1,035,664	
Unrestricted income funds:		1,440,000		1,400,00	
Designated funds		118,078		0	21,502
Property revaluation reserve					
Fair value reserve					
General					
Total unrestricted funds			<u>2,856,934</u>		<u>2,755,166</u>
Total charity funds			<u>2,895,622</u>		<u>2,813,545</u>

Approved by the trustees on 13 October 2021 and signed on their behalf by

Lee Smith
Chair of Trustees
Bishop Creighton House Settlement

Jane Walker
Treasurer

Statement of cash flows

	2021	2020
<u>For the year ended 31 March 2021</u>	£	£
Reconciliation of net (expenditure) to net cash flow from operating activities		
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	82,076	(231,730)
Depreciation charges	33,433	32,033
(Gains) / Losses on investments	(29,400)	9,909
(Gains) / Losses on investment properties	(40,000)	120,00
Dividends, interest and rent from investments		0
(Increase) / Decrease in debtors	(60,932)	(60,778)
Increase / (Decrease) in creditors	(2,398)	21,108
	24,948	(19,620)
Net cash (used in) operating activities	7,727	(129,078)

	2021		2020	
	£	£	£	£
Cash flows from operating activities				
Net cash used in operating activities		7,727		(129,078)
Cash flows from investing activities:				
Dividends, interest and rents from investments Decrease / (increase) in cash held by investment manager	60,932		60,778	
Purchase of fixed assets	10,418		(8,309)	
Proceeds from sale of investments Purchase of investments	(19,833)		-	
	40,036		28,204	
	(48,756)		(18,488)	
<u>Net cash provided by investing activities</u>		42,797		62,185
Change in cash and cash equivalents in the year		50,524		(66,893)
Cash and cash equivalents at the beginning of the year				273,214
		206,321		
Cash and cash equivalents at the end of the year		256,845		206,321

1 Accounting policies

a) Statutory information

Bishop Creighton House Settlement is a charitable company limited by guarantee and is incorporated in England and Wales. The registered office address is 378 Lillie Road, London SW6 7PH.

b) Basis of preparation

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

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS

102. d) Going concern

As mentioned in the trustees' report, despite the coronavirus pandemic and attendant economic issues, trustees believe BCH remains a going concern and there are no material uncertainties. Throughout the calendar years 2021/2022, Trustees believe that BCH services are sufficiently adaptable to meet clients' needs and the requirements of funding bodies.

Building redevelopment in 2021 will cause some disruption to community centre activities, but on completion, workshops, studios and new meeting space should generate income so we are less reliant on statutory and trust funding. e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Government assistance in the form of Coronavirus Job Retention Scheme and Job Support Schemes is recognised as income when an eligible claim has been submitted.

Other government and local authority grants are recognised at fair value when the company has entitlement after any performance conditions have been met, the receipt is probable and the amount can be measured reliably

f) Donations of gifts, services and facilities

Donated professional services and donated facilities are recognised as income when the charity has control over the item or received the service, any conditions associated with the donation have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. In accordance with the Charities SORP (FRS 102), volunteer time is not recognised so refer to the trustees' annual report for more information about their contribution.

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

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

h) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other income received or generated for the charitable purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular

purposes. i) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Cost of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services to further the purposes of the charity and their associated support costs.
- Expenditure on cost of trading and investment management comprising the costs of properties agent fees, investment management fees and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was

incurred. j) Allocation of support costs

Expenditure is allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of the average number of staff involved in each activity.

- Community Centre 3%
- Learning Disabilities Services 19%
- Homeline 20%
- Care and Repair 13%
- Safer Homes 9%
- Keep Active H&F 9%
- Digital Inclusion Project 0%
- Keep Active Westminster and Kensington & Chelsea 19%
- Support costs 6%
- Governance costs 2%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity.

□ Community Centre	4%
□ Learning Disabilities Services	21
□ Homeline	%
□ Care and Repair	21
□ Safer Homes	%
□ Keep Active H&F	14
□ Digital Inclusion Project	%
□ Keep Active Westminster and Kensington & Chelsea	10
	%
	10
	%
	0%
	20
	%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

1 Accounting policies (continued)

k) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

□ Freehold Property (excluding land)	2% on deemed
□ Freehold Improvements	cost
□ Furniture & Fittings	10% on cost
□ Buildings	25% on cost
□ Computer Equipment	10% on cost
□ Motor Vehicles	25% on cost
	25% on cost

l) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet.

m) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities and any excess of fair value over the historic cost of the investments will be shown as a fair value reserve in the balance sheet. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

n) Debtors
Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

o) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

p) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

q) Pensions

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charity to the fund. The charity has no liability under the scheme other than for the payment of those contributions.

Bishop Creighton House Settlement

Notes to the financial statements

For the year ended 31 March 2021

	Unrestricted	Restricted £	Unrestricted £	Restricted	2020 Total £
2 Income from donations and legacies					
			2021 total Total £		
Donations received from Charitable Trusts	2,750		2,750	-	-
Other donations	10,760	7,520	18,280	2,507	7,995
Legacies	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>880</u>	<u>880</u>
	<u>15,510</u>	<u>7,520</u>	<u>23,030</u>	<u>3,387</u>	<u>8,875</u>

3 Income from charitable activities

	Unrestricted £	Restricted £	2021 Total Unrestricted £	Restricted £	2020 Total £
LBHF - 3rd Sector Investment Fund			19,000	-	19,000
Coronavirus Job Retention Scheme	-	19,000	12,340	2,274	0
Oliver Morland Trust	12,340	-	400	-	2,274
Lottery Community Fund - Covid-19 Response Fund	-	400	-	400	400
London Community Response Fund - Wave 3	-	5,000	5,000	-	-
Room hire	-	1,102	1,102	-	-
Other income	4,797	-	4,797	60,442	60,442
	<u>-</u>	<u>920</u>	<u>920</u>	<u>5</u>	<u>5</u>

a) Sub-total for Community Centre

	17,137	26,422	43,559	62,716	19,405	82,121
LBHF - LD Grant	-	40,875	40,875	-	54,550	
London Community Response Fund - Wave 2	-	8,000	8,000	-	-	54,550
Lottery Community Fund-Covid-19 Response Fund	-	6,990	6,990	-	-	0
London Community Response Fund - Wave 3	-	8,320	8,320	-	-	-
Hammersmith United Charity	-	750	750	-	1,170	-
The Mrs Smith and Mount Trust	-	-	-	-	3,000	-
David Solmons Charitable Trust	-	-	-	-	1,000	1,170
Tony & Sheelagh Williams Charitable Trust	-	-	-	-	7,500	0
Bailey Thomas	-	-	-	-	9,967	3,000
Caroline Humby Teck Charitable Trust	-	4,000	4,000	-	-	0
City Bridge Trust	-	35,667	35,667	-	35,250	1,000
Central London Community Healthcare NHS Trust	-	-	-	-	3,700	7,500
Dr Edwards and Bishop King's Fulham Charity	-	-	-	-	4,000	0
						9,967
						35,250
						0
						3,700
						0
						4,000
						0
Others	-	10,000	10,000	-	-	
	<u>-</u>	<u>114,602</u>	<u>114,602</u>	<u>-</u>	<u>120,137</u>	<u>120,137</u>

b) Sub-total for Learning Disabilities Services

	-			-		
--	---	--	--	---	--	--

	Unrestricted	Restricted	Unrestricted	Restricted	2020
	£	£	£	£	Total £
LBHF - 3rd Sector Investment Fund	-	65,000	65,000	-	65,000
Band Trust	-	2,500	2,500	-	0
Henry Smith Charity	-	-	1,000	-	12,500
Coronavirus Charity Help Fund	-	1,000	1,000	-	0
The Sir Jules Thorn Charitable Trust	-	1,000	2,000	-	1,926
United Covid 19 Hammersmith	-	2,000	-	-	-
United in Hammersmith and Fulham -	-	-	3,009	-	-
Winter Welbeing Fund	-	3,009	2,000	-	-
Waitrose Community Matters - Covid-19	-	2,000	5,000	-	-
London Community Response Fund- Wave 1	-	5,000	1,000	-	-
London Community Response Fund- Wave 2	-	1,000	12,002	-	-
London Community Response Fund- Wave 3	-	12,002	-	-	-
Lottery Community Fund - Covid-19	-	-	11,696	-	-
Response Fund	-	11,696	11,250	-	-
Mercers Charitable Trust	-	11,250	7,500	-	-
Garfield Weston Foundation	-	7,500	-	-	-
Other income	-	134	134	579	579
c) Sub-total for Homeline-				80,005	80,005
125,091125,091-					
3 Income from charitable activities (continued)					
Sub-total for Keep Active K&C and					
g) Westminster					
LBHF Housing					
Supporting People					
Coronavirus Job Retention Scheme					
Lottery Community Fund - Covid-19					
Response Fund					
Fees income					
d) Sub-total for Care and Repair					
LBHF - 3rd Sector Investment Fund	41,720		41,720	41,720	41,720
Coronavirus Job Retention Scheme	5,050	-	5,050	2,445	-
Dr Edwards and Bishop King's Fulham	-	2,518	2,518	-	-
Charity	71,237			48,694	48,694
Henry Smith Charity					
Fees income	118,007	2,518		92,859	92,859
The Hobson Charity	-				
Coop Local Community Fund	-	71,237	-		
The Edward Gostling Foundation	-		120,525	-	
Lottery Community Fund - Covid-19	-	50,000	50,000	-	50,000
Response Fund	18,547	-	18,547	4,833	-
Awards for ALL	-	4,000	4,000	-	4,833
Other income	-	-	-	285	285
e) Sub-total for Safer Homes	1,642	-	1,642	19,219	-
LBHF - Investment grant	-	1,000	1,000	-	-
Lottery Community Fund - Covid-19	-	6,431	6,431	-	-
Response Fund	-	5,000	5,000	-	-
London Community Response Fund- Wave	-	5,800	5,800	-	-
3 Other incomeOther income	-	7,333	7,333	-	-
f) Sub-total for Keep Active H&F				1	1
Westminster City Council	20,189	79,564	99,753	24,052	54,286
Royal Borough of Kensington and Chelsea	-	40,000	40,000	-	40,000
Drapers' Co	-	-	-	-	-

For the year ended 31 March 2021

Office rent
Others

Bishop Creighton House Settlement

Notes to the financial statements

For the year ended 31 March 2021

6a Analysis of expenditure (Current year)

	Raising funds			Charitable activities									
	Cost of funds £	Cost of trading & investment management £	Community Centre £	Learning Disabilities Services £	Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active Westminster and Kensington & Chelsea £	Governance costs £	Support costs £	2021 Total £	2020 Total £
Staff costs (note 8)	2,828	897	24,551	81,025	85,576	69,156	61,407	31,399	53,862	-	127,351	538,052	570,811
Other staff costs	333	5	144	330	238	765	8,083	-	226	-	295	10,419	10,446
Volunteer costs	-	225	-	5,411	7,610	-	-	16	429	-	-	13,691	10,785
Premises	-	36,763	11	-	-	143	-	-	34	-	7,388	44,339	53,944
Office costs	-	6,416	-	794	1,525	1,713	1,064	559	1,050	110	22,639	35,870	33,358
Legal & professional fees	-	13,945	-	-	-	14	49	-	-	10,327	797	25,132	32,612
Tools & materials	-	-	-	-	-	-	3,623	-	-	-	-	3,623	10,999
Insurance	909	50	-	-	-	990	-	-	-	200	5,630	7,779	7,217
Fundraising	597	-	74	25	1,463	74	74	-	-	100	1,024	3,431	11,586
Depreciation	1,245	22,926	352	1,257	1,093	1,036	4,910	613	-	-	-	33,432	32,033
Provision of doubtful debts	-	4,696	-	-	-	-	-	-	-	-	-	4,696	-
Others	-	94	70	-	5	3	205	95	1,457	-	315	2,244	4,107
Investment manager's fees	-	1,392	-	-	-	-	-	-	-	-	-	1,392	1,332
	5,912	87,409	25,202	88,842	97,510	79,415	32,682	57,058	10,737	165,439	724,100	779,230	Support costs 8,905 8,905 37,45110,204
18,274 11,782 1,518 28,952 (165,439) - -													
Governance costs	4,084	4,084	1,695	17,595	21,853		3,818	1,371	5,714	(39,689)	-	-	-
Total expenditure 2021				6,882	6,915								
Total expenditure 2020	18,901	100,398	64,348			89,224	101,507	45,835	64,290	-	-	724,100	779,230
	15,059	102,656	81,434	113,319	126,278	87,243	153,343	55,627	54,606	-	-	779,230	
				117,948	106,292								

6b Analysis of expenditure (prior year)

	Raising funds		Charitable activities										
	Cost of raising funds £	Cost of trading & Disabilities management £	Learning investment Centre £	Services £	Community Homeline £	Care and Repair £	Safer Homes £	Keep Active H&F £	Keep Active Westminster and Kensington & Chelsea £	Digital Inclusion Project £	Governance costs £	Support costs £	2020 Total £
Staff costs (note 8)	2,275	869	30,026	81,168	71,428	72,595	95,565	45,008	44,210	2,534	-	125,133	570,811
Other staff costs	-	385	34	51	226	66	9,326	217	119	22	-	-	10,446
Volunteer costs	-	55	11	7,838	1,059	-	2	921	899	-	-	-	10,785
Premises	-	41,240	384	-	2	120	-	-	-	-	-	12,198	53,944
Office costs	-	5,034	-	517	1,523	1,412	684	700	544	-	96	22,848	33,358
Legal & professional fees	-	18,996	-	-	-	145	1,170	-	-	-	10,130	2,171	32,612
Tools & materials	-	46	55	-	-	-	10,898	-	-	-	-	-	10,999
Insurance	-	831	-	-	-	891	-	-	-	-	180	5,315	7,217
Fundraising	1,042	-	169	360	6,346	185	542	443	53	-	100	2,346	11,586
Depreciation	903	22,763	312	1,111	967	619	4,816	542	-	-	-	-	32,033
Bad debt written off	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	265	-	65	2	65	100	9	2,435	-	-	1,166	4,107
Investment manager's fees	-	1,332	-	-	-	-	-	-	-	-	-	-	1,332
	4,220	91,816	30,991	91,110	81,553	76,098	123,103	47,840	48,260	2,556	10,506	171,177	779,230
Support costs	7,601	7,601	47,672	20,954	20,105	6,903	24,644	6,640	3,865	1,946	23,246	(171,177)	-
Governance costs	3,238	3,239	2,771	5,884	4,634	4,242	5,596	1,147	2,481	520	(33,752)	-	-
Total expenditure 2020	15,059	102,656	81,434	117,948	106,292	87,243	153,343	55,627	54,606	5,022	-	-	779,230

7 Net income / (expenditure) for the year

This is stated after charging /crediting

	2021	2020
	£	£
Depreciation	33,433	32,033
Interest receivable	110	365
Auditors' remuneration (excluding VAT):		
Audit	8,100	7,950

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2021	2020
	£	£
Salaries and wages	462,127	490,514
Social security costs	44,297	45,335
Redundancy Payments	5,981	5,530
Employer's contribution to defined contribution pension schemes	22,049	23,962
Temporary staff and consultants remuneration	<u>3,598</u>	<u>5,470</u>
	<u>538,052</u>	<u>570,811</u>

No employee earned more than £60,000 during the year (2020: £nil).

The total employee benefits, comprising gross salaries, pension contributions and employer's national insurance contributions of the key management personnel were £188,042 (2020: £175,035) which is incurred by 4 (2020: 4) staff.

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £nil (2020: £Nil) incurred by nil (2020: Nil) members relating to attendance at meetings of the trustees.

9 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021 No.	2020 No.
Director and core staff	3.8	3.8
Community Centre	1.0	1.0
Care & Repair project	2.0	2.0
Learning Disabilities Services	4.0	4.5
Homeline	3.0	3.5
Safer Homes	1.9	2.8
Keep Active H&F	1.0	1.0
Keep Active Westminster and K&C	2.0	2.0
Digital Inclusion Project	-	0.2
	<u>18.7</u>	<u>20.8</u>

10 Related party transactions

Aggregate donations from the trustees were £153 (2020: £Nil).

During the year Lee Smith, a trustee & director of Kingsmith Care Limited, rented an office and hired rooms from the charity on an arms length basis, which occurred in the normal course of the charity's activities. As at the year end the balance owed to the charity from Kingsmith Care Limited was £275 (2020: £240). The charity also held a deposit equivalent to one months rent.

11 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

12 Tangible fixed assets

	Freehold property £	Building & Freehold improvements £	Fixtures and fittings £	Motor vehicles £	Computer Assets under Equipment construction £		Total £
Cost or valuation		80,175					
At the start of the year	1,377,500		55,077	17,628	20,687	-	1,551,066
Additions	-					16,179	
-							
-	3,654	1,377,500	55,077	17,628		16,179	
19,833							
At the end of the year					24,341		1,570,899
Depreciation							
At the start of the year	341,836	80,173	6,133	11,270	13,637	-	453,049
Charge for the year	20,108	-	2,818	4,098	6,409	-	33,433
At the end of the year	361,944	80,173	8,951	15,368	20,046	-	486,482
Net book value							
At the end of the year	1,015,556	2	46,126	2,260	4,295	16,179	1,084,417
At the start of the year	1,035,664	2	48,944	6,358	7,050	-	1,098,017

The freehold property was valued in 1999 under transitional arrangements in force at that time. The 1999 valuation has been accepted as the carrying value. On incorporation of the charity and transfer from the unincorporated entity the historic cost was £Nil.

Included within the cost of freehold property of £1,377,500 is an amount for land of £372,100. This amount has not been depreciated.

Included within the cost of building & freehold improvements of £80,175 is an amount for buildings of £26,501 and for freehold improvements of £53,674.

All of the above assets are used for charitable purposes.

13	Investment properties		
		2021	2020
		£	£
	Fair value at the start of the year	1,400,000	1,520,000
	Increase/(Decrease) in Fair value	40,000	(120,000)
	Fair value at the end of the year	1,440,000	1,400,000

The properties were valued on 7 July 2021 by Lets Do Business.

14	Investments	2021	2020
		£	£
	Fair value at the start of the year	111,198	130,823
	Additions in the year	48,756	18,488
	Disposals at opening market value	(40,036)	(28,204)
	Net gain / (loss) on change in fair value	29,400	(9,909)

Cash held by investment broker pending reinvestment

Fair value at the end of the year	152,701		
124,998			
Historic cost at the end of the year		131,532	129,273
Investments comprise:			

Historic cost at the end of the year
Investments comprise:

	2021	2020
	£	£
Cash held for investments	3,383	13,800
Listed investments	<u>149,318</u>	<u>111,198</u>
	152,701	124,998

Bishop Creighton House Settlement

Notes to the financial statements

For the year ended 31 March 2021

15 Debtors

	2021 £	2020 £
Trade debtors		
Prepayments and accrued income	28,853	11,658
Other debtors	16,037	30,811
	<u>7,969</u>	<u>7,992</u>
	<u>52,859</u>	<u>50,461</u>

16 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors		
Taxation and social security	11,239	7,650
Accruals	15,550	18,363
Deferred income (note 17)	14,980	11,388
Other creditors	40,024	25,473
	<u>9,407</u>	<u>3,378</u>
	<u>91,200</u>	<u>66,252</u>

17 Deferred income

	2021 £	2020 £
Balance at the beginning of the year		
Amount released to income in the year	25,473	31,550
Amount deferred in the year	(25,473)	(28,054)
	<u>40,024</u>	<u>21,977</u>
Balance at the end of the year	<u>40,024</u>	<u>25,473</u>

18a Analysis of net assets between funds (current year)

	General reserves	Designated reserves	unrestricted funds	and other funds
	£	£	£	£
Tangible fixed assets	68,861	1,015,556	-	1,084,417
Investment properties	-	1,440,000	-	1,440,000
Investments	152,701	-	-	152,701
Net current assets	<u>(103,484)</u>	<u>283,300</u>	<u>38,688</u>	<u>218,503</u>
Net assets at the end of the year	<u>118,078</u>	<u>2,738,856</u>	<u>38,688</u>	<u>2,895,622</u>

18b Analysis of net assets between funds (prior year)

	General reserves	Designated reserves	unrestricted funds	and other funds
	£	£	£	£
Tangible fixed assets	62,353	1,035,664	-	1,098,017
Investment properties	-	1,400,000	-	1,400,000
Investments	124,998	-	-	124,998
Net current assets	<u>(165,849)</u>	<u>298,000</u>	<u>58,379</u>	<u>190,529</u>
Net assets at the end of the year	<u>21,502</u>	<u>2,733,664</u>	<u>58,379</u>	<u>2,813,545</u>

19a Movements in funds (current year)

	At 1 April 2020 £	Income & Expenditure gains & losses £	Transfers £	At 31 March 2021 £
Restricted funds:				
Care & Repair Client Support	2,916	- (78)	-	2,838
Safer Homes Client Support	4,925	- (227)	-	4,698
Learning Disabilities Services	2,219	114,602 (113,319)	-	3,502
Homeline - 132,059 (126,278) 2,882 8,663 Safer Homes - 79,989 (81,091) 1,102 Care & Repair 9,224 2,518 - - 11,742				
Community Centre 28,035 26,422 (47,211) - 7,246 Keep Active H&F - 42,100 (45,835) 3,735 -				
Keep Active Westminster and K&C	7,444	58,128 (64,290)	(1,282)	-
H&F Connect 55+ 38				
Digital Inclusion Project - - (3,578) Total restricted funds	3,578			
2,821	<u>58,379</u>	<u>455,817</u>	<u>(478,329)</u>	<u>38,688</u>

Unrestricted funds:					
Designated funds:					
Cyclical maintenance fund					
Equipment replacement fund	55,000	-	(1,700)	-	53,300
C&R Remedial Works Fund	48,000	-	(13,000)	-	35,000
Development & opportunities fund	10,000	-	-	-	10,000
Contingency fund	15,000	-	-	-	15,000
Property redevelopment fund	70,000	-	-	-	70,000
	100,000	-	-	-	100,000
Designated funds per reserves policy					298,000
			(14,700)		-
			283,300		
Property revaluation reserve	1,035,664	-	(20,108)	-	1,015,556
Fair value reserves	1,400,000	40,000	-	-	1,440,000
General funds	21,502	270,359	(170,963)	(2,821)	118,078
Total unrestricted funds	2,755,166	310,359	(205,771)	(2,821)	2,856,934
Total funds	2,813,545	766,176	(684,100)	-	2,895,622
19b Movements in funds (prior year)					
Purposes of restricted funds					
Care And Repair Client Support Fund					
	At 1 April 2019	Income & Expenditure			At 31 March 2020
	£	gains	& losses	Transfers	£
		£	£	£	
Restricted funds:					
Care & Repair Client Support					
Safer Homes Client Support	2,990	-	(74)	-	2,916
Learning Disabilities Services	4,998	-	(73)	-	4,925
Homeline	-	120,167	(117,948)	-	2,219
Safer Homes	-	84,880	(106,292)	21,412	-
Care & Repair	3,018	55,311	(129,218)	70,889	-
Community Centre	9,224	-	-	-	9,224
Keep Active H&F	25,862	20,891	(18,718)	-	28,035
Westminster Keep Active and K&C	8,102	40,030	(55,627)	7,495	-
H&F Connect 55+	-	62,050	(54,606)	-	7,444
Digital Inclusion Project	38	-	-	-	38
Total restricted funds	6,444		(5,022)		3,578
Unrestricted funds:	60,675	385,485	(487,578)	99,796	58,379
Designated funds:	2,156				-
Cyclical maintenance fund					
Equipment replacement fund					
C&R Remedial Works Fund	51,000	4,000	-	-	55,000
Development & opportunities fund	28,500	19,500	-	-	48,000
Contingency fund	10,000	-	-	-	10,000
Property redevelopment	15,000	-	-	-	15,000
Designated funds per reserves policy	100,000	-	(30,000)	-	70,000
	154,500		(54,500)		100,000
Property revaluation reserve	359,000	23,500	(84,500)	-	298,000
Fair value reserves	1,055,780	-	(20,116)	-	1,035,664
General funds	1,529,229	-	(129,229)	-	1,400,000
Total unrestricted funds	40,591	268,424	(187,717)	(99,796)	21,502
Total funds	2,984,600	291,924	(421,562)	(99,796)	2,755,166
	3,045,275	677,409	(909,140)	-	2,813,545

The Care & Repair Client Support Fund income includes £Nil interest earned and expenditure of £78 on Care and Repair Clients' Accounts (for more details see note 22).

Safer Homes Client Support Fund

The Safer Homes Client Support Fund income includes £Nil donation and expenditure of £227 spent on some repairs works which the clients can not afford to pay.

Learning Disability Services (formerly Mentoring Plus)

This project recruits, trains and supports volunteers to mentor young people with learning disabilities and supports them to access and succeed in education and employment.

Homeline

Homeline volunteers make daily phone calls and regular visits to housebound older people.

Safer Homes

Provides home safety and security services to older people, disabled people, families with children under five and victims of domestic violence and hate crime.

Care and Repair

Care & Repair is a home improvement agency, helping older, disabled and vulnerable home owners and private tenants to repair and adapt their homes, making them habitable, safe and accessible.

Community Centre

The centre is open seven days a week to help meet the social and educational needs of the local community.

19 Movements in funds (continued)

Keep Active H&F

The project helps older people in H&F to keep mobile at home and in the community, particular after a fall or illness.

Keep Active Westminster and Kensington & Chelsea

The project helps older people in Westminster and Kensington & Chelsea to keep mobile at home and in the community, particularly after a fall or illness. It ended in March 2021.

Digital Inclusion Project

This project ran IT classes on H&F housing estates. It ended in May 2019 due to funding reductions.

Transfers between funds

The transfer to the restricted Homeline, Safer Homes and Keep Active H&F funds was from unrestricted funds to meet the balance of the cost of these projects.

Purposes of designated funds

The cyclical maintenance and equipment replacement funds are set aside to cover the expenditure required to maintain the building and to replace essential equipment.

Over its first ten years, the Care & Repair Project has managed works for clients valued at over £3.5million. Legal liabilities for any remedial works are covered by professional indemnity insurance, but £10,000 is designated for situations where a negotiated settlement may be more appropriate, or to cover Insurance 'excess' payments.

The development & opportunities fund is intended to fund urgent development needs, opportunities for enhancements and new work.

The contingency fund is intended to cover costs in the event of an emergency. The transfer from general funds is in accordance with the reserves policy approved by the trustees.

The property redevelopment fund is intended to cover all costs incurred to the redevelopment of existing building.

All designated funds are reviewed annually in accordance with the charity's reserves policy.

The property revaluation fund represents the Balance Sheet valuation of land and buildings; the trustees intend to retain existing properties for the foreseeable future.

20 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

21 Funds held by BCH as an intermediary agent

As part of the Care and Repair service, BCH applies for grants for home improvements and repairs from the local authority and housing associations and undertakes or oversees the care and repair works on behalf of the clients. The clients' grants are

paid directly into a special care and repair client bank account and records are kept to note how much money has been received for each client and how much has been spent.

BCH undertakes this service as an agent in return for a fee of 12-15%. This income is recognised in the accounts and is disclosed as earned income for care and repair.

At the year end, £2,028 (2020: £4,430) was held in the client bank account on behalf of clients. As this money does not belong to BCH it is not included in the balance sheet and the associated income and expenditure for client works is not recognised on the SOFA.

Interest that accrues over time on the money held in the client bank account is recognised by BCH in the accounts but it is treated as restricted for the care and repair client support fund, so goes into the hardship fund.

22 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Equipment	
	2021	2020
	£	£
Less than one year	7,906	7,906
One to five years	<u>17,789</u>	<u>25,695</u>
	<u>25,695</u>	<u>33,601</u>