

WEST LONDON COMMUNITY TRUST

England & Wales · Charity number 1074971

Details

Other names	ST PAUL'S CHRISTIAN WORKERS TRUST
Status	Registered
Legal form	Other
Registered	1999-03-31
Register	View on the Charity Commission register

Contact

Address	4a Ridley Avenue London W13 9XW
Phone	02085799444
Email	OFFICE@STPAULSEALING.com

Activities

Objects: TO PROMOTE THE ADVANCEMENT OF CHRISTIANITY THROUGHOUT WEST LONDON FOR THE BENEFIT OF THE PUBLIC BY PROVIDING ASSISTANCE, SUPPORT AND EDUCATION, IN PARTICULAR BUT NOT EXCLUSIVELY, TO YOUNG PEOPLE, THE ELDERLY, OFFENDERS, EX-OFFENDERS, MIGRANTS, REFUGEES AND ASYLUM SEEKERS AND OTHERS IN CONDITION OF NEED, HARDSHIP OR DISTRESS AS THE RESULT OF SOCIAL CIRCUMSTANCES OR DISADVANTAGE.

Activities: To promote the advancement and awareness of Christianity throughout West London and the London boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as the result of social circumstances or disadvantage

Classification

- **How:** Provides Human Resources, Acts As An Umbrella Or Resource Body
- **What:** Religious Activities
- **Who:** Children/young People

Geography

- **Area of benefit:** EALING, HOUNSLOW
- Ealing
- Hounslow

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£153,380	£145,983	-	-
2023-12-31	£136,057	£133,957	-	-
2022-12-31	£125,852	£116,054	-	-
2021-12-31	£137,582	£109,988	-	-
2020-12-31	£136,408	£112,389	-	-

Trustees

Name	Role	Appointed
Andrew Mark Statham	Chair	2025-01-08
Alison Ruth Dales		2025-01-08
Angharad Milenkovic		2025-01-08
Guy Lunn		2025-01-08
VICTORIA ANNE READ		2014-06-20

WEST LONDON COMMUNITY TRUST

England & Wales - Charity number 1074971

Accounts

Charity registration number 1074971 (England and Wales)

WEST LONDON COMMUNITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

WEST LONDON COMMUNITY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Vicky Read Andrew M Statham Angharad Milenkovic Guy Lunn Alison R Dales	(Appointed 8 January 2025) (Appointed 8 January 2025) (Appointed 8 January 2025) (Appointed 8 January 2025)
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Charity number	1074971
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Independent examiner	Summers Morgan First Floor, Sheraton House Lower Road Chorleywood Hertfordshire WD3 5LH
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Bankers	Lloyds TSB Bank plc 45 The Broadway Ealing London W5 5JU
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Solicitors	EDC Lord & Co Link House 1200 Uxbridge Road Hayes Middlesex UB4 8JD
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WEST LONDON COMMUNITY TRUST

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WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's declaration of trust, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)"

Objectives and activities

Our charitable objects are to advance, encourage and promote the practice and general awareness of Christianity amongst members of the public in the Greater London Boroughs of Ealing and Hounslow.

The policies adopted in furtherance of these objects have been the purchase of housing for, and employment of Christian youth and children's workers, support for the New Wine Discipleship Year Hub for West London and support for Discipleship Year Students based at St Paul's Church, Ealing.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trust's activities during the year have continued to be the support of Christian youth and children's pastors and also the support, host and manage the West London New Wine Discipleship Year training hub.

The trust acts as the host for Ealing Besom, which receives donations of good quality second-hand furniture equipment and matches this with those in need in the local community. Referrals are received from the community, via Ealing Foodbank, Social Services and other community groups.

The work of the Christians Against Poverty (CAP) Ealing Debt Centre resumed in February 2021, following the appointment of a new debt centre manager. After completing his initial training, the manager was able to start supporting clients again. The debt centre offers free debt counselling and advice to individuals in the community who are facing or approaching financial difficulties. Its aim is to help clients achieve financial stability and become debt-free. This work is carried out in partnership with the national CAP charity, which provides support, training, and advice to the local debt manager. The centre is based at Oaktree Church in Acton.

The trust expects to continue to work across these areas with no significant change in activities in the coming year.

Financial review

The financial transactions during the year and the financial position at the end of the year are summarised in the attached accounts. Most of the trust's income for the year came from St Paul's Church Ealing and its members. The trustees consider that the financial position at the end of the year was satisfactory.

As at 31 December 2024, the trust held total funds of £953,747 (2023: £946,350), which included £317,730 in unrestricted funds (2023: £297,948) and £636,017 in restricted funds (2023: £648,402). Of the unrestricted funds, £317,730 (2023: £297,948) can only be realised by selling the freehold property. Under the Charity Commission definition, this means the trust had no free reserves as at 31 December 2024 (2023: Nil). The trust's policy is to maintain reserves at a level sufficient to cover three to four months of average expenditure. The current reserves position does not fully meet this policy. The trustees, in conjunction with the PCC, are continuing to take steps to address this issue throughout 2025 and will also review the overall reserves policy in light of the current operating conditions.

Reserves policy

The trustees set a budget annually and monitor cash flow to ensure their liabilities can be met. Consideration has been given to ways in which additional funds may be raised.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees have reviewed the major risks facing the trust and are satisfied that all reasonable measures are in place to mitigate their effect. They intend to keep these matters under regular review.

Plans for future periods

The trust expects to continue running the New Wine Discipleship Year hub in association with New Wine, Besom Ealing, and the CAP debt centre. In 2025, the trustees plan to review the current activities and explore other opportunities to providing support to those in our local community.

Structure, governance and management

The trust was established by a charitable trust deed on 26 June 1998. The trust objectives are to promote the advancement and awareness of Christianity throughout West London and the London Boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as a result of social circumstances or disadvantage.

The trustees who served during the year were:

Vicky Read

Nicholas J K Becker (Resigned 8 January 2025)

Shushilkumar Chohan (Resigned 8 January 2025)

Zoe A Kowalski (Resigned 8 January 2025)

Andrew M Statham (Appointed 8 January 2025)

Angharad Milenkovic (Appointed 8 January 2025)

Guy Lunn (Appointed 8 January 2025)

Alison R Dales (Appointed 8 January 2025)

Recruitment and appointment of trustees

The trustees receive no remuneration for their role and all are actively involved in the day to day management of the trust. The appointment of trustees is carried out in consultation with the PCC of St Paul's Church Ealing.

Organisational structure

The trust's affairs are conducted by the trustees in conjunction with other staff and members of St Paul's Church Ealing.

Restricted Funds

The Freehold Property funds for Nightingale Road, 16 Studley Grange Road, 114 Studley Grange Road, and 7 Rosedale Close have been used for the purchase and maintenance of these properties. These funds are designated to provide housing for the trust's workers, other local Christian workers, volunteers, and young people.

The Besom fund is allocated to the Besom Ealing Hub, which collects donations of good-quality second-hand furniture and equipment. This hub redistributes these items to those in need who have been referred by community services, such as Foodbank.

The CAP Ealing Debt Centre fund is used to employ a part-time manager who provides free debt counselling services to individuals already in debt or at risk of falling into debt. The debt centre was originally established by several churches across Ealing following the 'Soul in Ealing/Love Ealing' initiatives but had no host organisation until it was adopted into the Trust as a restricted fund. The centre is managed on a day-to-day basis by a small committee of local church leaders and the national CAP charity.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees' report was approved by the Board of Trustees.

Vicky Read

Trustee

7 October 2025

WEST LONDON COMMUNITY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WEST LONDON COMMUNITY TRUST

I report to the trustees on my examination of the financial statements of West London Community Trust (the trust) for the year ended 31 December 2024.

Responsibilities and basis of report

As the trustees of the trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the trust's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Nicholas Corden ACA (Senior Statutory Auditor)
Summers Morgan

First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Dated: 9 October 2025

WEST LONDON COMMUNITY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes						
Income and endowments from:							
Donations and legacies		-	72,031	72,031	-	79,119	79,119
Charitable activities	3	12,375	21,633	34,008	11,374	17,896	29,270
Other income	4	47,341	-	47,341	27,668	-	27,668
Total income		<u>59,716</u>	<u>93,664</u>	<u>153,380</u>	<u>39,042</u>	<u>97,015</u>	<u>136,057</u>
Expenditure on:							
Charitable activities	5	<u>63,823</u>	<u>82,160</u>	<u>145,983</u>	<u>45,311</u>	<u>88,646</u>	<u>133,957</u>
Net income/(expenditure)		(4,107)	11,504	7,397	(6,269)	8,369	2,100
Transfers between funds		<u>23,889</u>	<u>(23,889)</u>	<u>-</u>	<u>28,730</u>	<u>(28,730)</u>	<u>-</u>
Net movement in funds	8	19,782	(12,385)	7,397	22,461	(20,361)	2,100
Reconciliation of funds:							
Fund balances at 1 January 2024		<u>297,948</u>	<u>648,402</u>	<u>946,350</u>	<u>275,487</u>	<u>668,763</u>	<u>944,250</u>
Fund balances at 31 December 2024		<u><u>317,730</u></u>	<u><u>636,017</u></u>	<u><u>953,747</u></u>	<u><u>297,948</u></u>	<u><u>648,402</u></u>	<u><u>946,350</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WEST LONDON COMMUNITY TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2024

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		1,315,296		1,327,419
Current assets					
Debtors	13	486		582	
Cash at bank and in hand		48,700		49,937	
		49,186		50,519	
Creditors: amounts falling due within one year	15	(24,824)		(36,919)	
Net current assets			24,362		13,600
Total assets less current liabilities			1,339,658		1,341,019
Creditors: amounts falling due after more than one year	16		(385,911)		(394,669)
Net assets			953,747		946,350
The funds of the trust					
Restricted funds	18		636,017		648,402
Unrestricted funds			317,730		297,948
			953,747		946,350

The financial statements were approved by the trustees on 7 October 2025

Vicky Read
Trustee

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

West London Community Trust is an unincorporated Charity registered with the Charity commission in England and Wales (number 1074971); its principle address is 4a Ridley Avenue, London, W13 9XW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's declaration of trust, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Donations are credited in the accounts when they are received. Income Tax recoverable on Gift Aid donations is credited at the same time as the related donation.

1.5 Expenditure

Expenditure is recognised in the accounts at the time when a liability to make payment is incurred.

1.6 Tangible fixed assets

Tangible fixed assets other than freehold land are stated at cost less depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost of buildings
Plant and machinery	25% per annum on net book value

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

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 amortised cost.

1.9 Retirement benefits

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

2 Critical accounting estimates and judgements

In the application of the trust's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

3 Income from charitable activities

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Discipleship year income	12,375	-	12,375	11,374	-	11,374
Christians against poverty income	-	21,633	21,633	-	17,896	17,896
	<u>12,375</u>	<u>21,633</u>	<u>34,008</u>	<u>11,374</u>	<u>17,896</u>	<u>29,270</u>
Analysis by fund						
Unrestricted funds	12,375	-	12,375	11,374	-	11,374
Restricted funds	-	21,633	21,633	-	17,896	17,896
	<u>12,375</u>	<u>21,633</u>	<u>34,008</u>	<u>11,374</u>	<u>17,896</u>	<u>29,270</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

4 Other income

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Rental income	47,341	27,668

5 Expenditure on charitable activities

	Discipleship Year 2024 £	Prison Ministry 2024 £	The Besom 2024 £	St Pauls Ealing 2024 £	CAP 2024 £	Total 2024 £
Staff costs	3,998	-	-	-	14,194	18,192
Depreciation and impairment	-	-	-	17,069	-	17,069
Direct costs	7,355	-	310	16,990	7,300	31,955
	11,353	-	310	34,059	21,494	67,216
Grant funding of activities (see note 6)	-	-	-	47,341	-	47,341
Share of support and governance costs (see note 7)						
Support	330	212	47	28,077	-	28,666
Governance	387	248	55	2,070	-	2,760
	12,070	460	412	111,547	21,494	145,983
Analysis by fund						
Unrestricted funds	12,070	460	102	51,191	-	63,823
Restricted funds	-	-	310	60,356	21,494	82,160
	12,070	460	412	111,547	21,494	145,983

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

5 Expenditure on charitable activities (Continued)

Previous year:	Discipleship Year 2023 £	Prison Ministry 2023 £	The Besom 2023 £	St Pauls Ealing 2023 £	CAP 2023 £	Total 2023 £
Staff costs	3,442	-	-	-	13,955	17,397
Depreciation and impairment	-	-	-	15,254	-	15,254
Direct costs	5,613	-	2,801	25,481	7,330	41,225
	<u>9,055</u>	<u>-</u>	<u>2,801</u>	<u>40,735</u>	<u>21,285</u>	<u>73,876</u>
Grant funding of activities (see note 6)	-	-	-	27,736	-	27,736
Share of support and governance costs (see note 7)						
Support	362	233	52	30,257	-	30,904
Governance	202	130	29	1,080	-	1,441
	<u>9,619</u>	<u>363</u>	<u>2,882</u>	<u>99,808</u>	<u>21,285</u>	<u>133,957</u>
Analysis by fund						
Unrestricted funds	9,619	363	81	35,248	-	45,311
Restricted funds	-	-	2,801	64,560	21,285	88,646
	<u>9,619</u>	<u>363</u>	<u>2,882</u>	<u>99,808</u>	<u>21,285</u>	<u>133,957</u>

6 Grants payable

	St Pauls Ealing 2024 £	St Pauls Ealing 2023 £
Grants to institutions:		
St Pauls Ealing Church	<u>47,341</u>	<u>27,736</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

7 Support costs allocated to activities

	2024 £	2023 £
Premises expenses	2,360	2,487
Administrative expenses	26,306	28,418
Governance costs	2,760	1,440
	<u>31,426</u>	<u>32,345</u>
Analysed between:		
Discipleship Year	717	564
Prison Ministry	460	363
The Besom	102	81
St Pauls Ealing	30,147	31,337
	<u>31,426</u>	<u>32,345</u>

Unless support and governance costs relate directly to a specific charitable activity, they are allocated pro rata as a proportion of relative income. This is currently 14% to Discipleship Year, 9% to Prison Ministry, 2% to The Besom and 75% to St Pauls Ealing.

Governance Costs includes payments to the independent examiner of £2,760 (2023 - £1,440) for independent examination and accountancy fees.

8 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,760	1,440
Depreciation of owned tangible fixed assets	17,069	15,254
	<u>19,829</u>	<u>16,694</u>

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year.

10 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
DY students and Pastoral support	<u>2</u>	<u>2</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

10 Employees

(Continued)

Employment costs	2024 £	2023 £
Wages and salaries	17,672	16,891
Other pension costs	520	506
	<u>18,192</u>	<u>17,397</u>

There were no employees whose annual remuneration was more than £60,000.

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

12 Tangible fixed assets

	Freehold land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2024	1,515,078	1,269	1,516,347
Additions	4,945	-	4,945
	<u>1,520,023</u>	<u>1,269</u>	<u>1,521,292</u>
At 31 December 2024			
Depreciation and impairment			
At 1 January 2024	187,675	1,252	188,927
Depreciation charged in the year	17,063	6	17,069
	<u>204,738</u>	<u>1,258</u>	<u>205,996</u>
At 31 December 2024			
Carrying amount			
At 31 December 2024	<u>1,315,285</u>	<u>11</u>	<u>1,315,296</u>
At 31 December 2023	<u>1,327,403</u>	<u>16</u>	<u>1,327,419</u>

13 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Prepayments and accrued income	<u>486</u>	<u>582</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

14 Loans and overdrafts

	2024 £	2023 £
Bank loans	399,099	422,987
Payable within one year	13,188	28,318
Payable after one year	385,911	394,669

A Mortgage was obtained in October 2008 from Kingdom Bank Limited to assist in the purchase of 16 Studley Grange Road, London which cost £319,000 freehold. This is a capital repayment loan, repayable over 20 years at a rate of 2.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2024 was £34,152.

A Mortgage was obtained in May 2013 from Kingdom Bank Limited to assist in the purchase of 114 Studley Grange Road, London which cost £386,000 freehold. This is a capital repayment loan, repayable over 29 years and 5 months at a rate of 5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2024 was £15,576.

A Mortgage was obtained in November 2015 from Kingdom Bank Limited to assist in the purchase of 7 Rosedale Close, London which cost £515,000 freehold. This is a capital repayment loan, repayable over 30 years at a rate of 3.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2024 was £349,371.

15 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Bank loans	14	13,188	28,318
Other taxation and social security		150	150
Accruals and deferred income		11,486	8,451
		24,824	36,919

16 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
Bank loans	14	385,911	394,669

17 Retirement benefit schemes

Defined contribution schemes	2024 £	2023 £
Charge to profit or loss in respect of defined contribution schemes	520	506

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds				
	Balance at 1 January 2023	Incoming resources	Resources expended	Transfers	Balance at 1 January 2024	Incoming resources	Resources expended	Transfers	Balance at 31 December 2024
	£	£	£	£	£	£	£	£	£
For Freehold Property Nightingale Road	194,387	4,228	(7,093)	-	191,523	2,764	(5,142)	-	189,145
For Freehold Property 16 Studley Grange Road	208,033	13,807	(15,993)	(910)	204,936	10,700	(10,310)	(992)	204,334
For Freehold Property 114 Studley Grange Road	207,281	6,750	(7,564)	(3,159)	203,310	7,901	(8,484)	(3,389)	199,338
For Freehold Property 7 Rosedale Close	17,019	54,334	(33,909)	(24,662)	12,780	50,666	(36,420)	(19,508)	7,518
For Besom	7,559	-	(2,801)	-	4,760	-	(309)	-	4,451
For Christians against poverty	34,484	17,896	(21,285)	-	31,093	21,633	(21,495)	-	31,231
	<u>668,763</u>	<u>97,015</u>	<u>(88,645)</u>	<u>(28,731)</u>	<u>648,402</u>	<u>93,664</u>	<u>(82,160)</u>	<u>(23,889)</u>	<u>636,017</u>

Besom: A project dedicated to serving those in need through the donation and delivery of furniture, white goods, and other items, as well as through projects such as painting and gardening.

Freehold Properties (Nightingale Road, 16 & 114 Studley Grange Road, and 7 Rosedale Close): Provides affordable housing to support Christian workers and young adults within Ealing.

Christians Against Poverty (CAP): Used to employ a part-time manager who provides free debt counselling services to individuals who are already in debt or at risk of falling into debt.

Transfers Between Funds: Represent the capital element of the mortgage repayments made during the year, which are transferred to Unrestricted Funds.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

19 Analysis of net assets between funds

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 December 2024:			
Tangible assets	714,961	600,335	1,315,296
Current assets/(liabilities)	(11,320)	35,682	24,362
Long term liabilities	(385,911)	-	(385,911)
	<u>317,730</u>	<u>636,017</u>	<u>953,747</u>
	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
At 31 December 2023:			
Tangible assets	714,870	612,549	1,327,419
Current assets/(liabilities)	(22,253)	35,853	13,600
Long term liabilities	(394,669)	-	(394,669)
	<u>297,948</u>	<u>648,402</u>	<u>946,350</u>

20 Related party transactions

The Charity is dependent upon the PCC of St Paul's Ealing for the majority of its funding. The Charity received donations of £72,031 in the year from St Paul's (2023 - £79,119). There were no balances outstanding between the charities at the year-end (2023 - £NIL). St Paul's also acts as a guarantor for the mortgages held over 16 Studley Grange Road, 114 Studley Grange Road, and 7 Rosedale Close.

WEST LONDON COMMUNITY TRUST

England & Wales - Charity number 1074971

Accounts

Charity registration number 1074971

WEST LONDON COMMUNITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

WEST LONDON COMMUNITY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Vicky Read
Nicholas J K Becker
Shushilkumar Chohan
Zoe A Kowalski

Charity number

1074971

Independent examiner

Summers Morgan
First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Bankers

Lloyds TSB Bank plc
45 The Broadway
Ealing
London
W5 5JU

Solicitors

EDC Lord & Co
Link House
1200 Uxbridge Road
Hayes
Middlesex
UB4 8JD

WEST LONDON COMMUNITY TRUST

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WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual report and financial statements for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's declaration of trust, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)"

Objectives and activities

Our charitable objects are to advance, encourage and promote the practice and general awareness of Christianity amongst members of the public in the Greater London Boroughs of Ealing and Hounslow.

The policies adopted in furtherance of these objects have been the purchase of housing for, and employment of Christian youth and children's workers, support for the New Wine Discipleship Year Hub for West London and support for Discipleship Year Students based at St Paul's Church, Ealing.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trust's activities during the year have continued to be the support of Christian youth and children's pastors and also the support, host and manage the West London New Wine Discipleship Year training hub.

The trust acts as the host for Ealing Besom, which receives donations of good quality second-hand furniture equipment and matches this with those in need in the local community. Referrals are received from the community, via Ealing Foodbank, Social Services and other community groups.

The work of the Christians Against Poverty (CAP) Ealing Debt Centre resumed in February 2021, following the appointment of a new debt centre manager. After completing his initial training, the manager was able to start supporting clients again. The debt centre offers free debt counselling and advice to individuals in the community who are facing or approaching financial difficulties. Its aim is to help clients achieve financial stability and become debt-free. This work is carried out in partnership with the national CAP charity, which provides support, training, and advice to the local debt manager. The centre is based at Oaktree Church in Acton.

The trust expects to continue to work across these areas with no significant change in activities in the coming year.

Financial review

The financial transactions during the year and the financial position at the end of the year are summarised in the attached accounts. Most of the trust's income for the year came from St Paul's Church Ealing and its members. The trustees consider that the financial position at the end of the year was satisfactory.

As at 31 December 2023, the trust held total funds of £946,350 (2022: £944,250), which included £297,948 in unrestricted funds (2022: £275,487) and £648,402 in restricted funds (2022: £668,763). Of the unrestricted funds, £297,948 (2022: £275,487) can only be realised by selling the freehold property. Under the Charities Commission definition, this means the trust had no free reserves as at 31 December 2023 (2022: Nil). The trust's policy is to maintain reserves at a level sufficient to cover three to four months of average expenditure. The current reserves position does not fully meet this policy. The trustees, in conjunction with the PCC, are continuing to take steps to address this issue throughout 2024 and will also review the overall reserves policy in light of the current operating conditions.

Reserves policy

The trustees set a budget annually and monitor cash flow to ensure their liabilities can be met. Consideration has been given to ways in which additional funds may be raised.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees have reviewed the major risks facing the trust and are satisfied that all reasonable measures are in place to mitigate their effect. They intend to keep these matters under regular review.

Plans for future periods

The trust expects to continue running the New Wine Discipleship Year hub in association with New Wine, Besom Ealing, and the CAP debt centre. In 2024, the trustees plan to review the current activities and explore other opportunities to providing support to those in our local community.

Structure, governance and management

The trust was established by a charitable trust deed on 26 June 1998. The trust objectives are to promote the advancement and awareness of Christianity throughout West London and the London Boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as a result of social circumstances or disadvantage.

The trustees who served during the year were:

Vicky Read

Nicholas J K Becker

Shushilkumar Chohan

Zoe A Kowalski

Recruitment and appointment of trustees

The trustees receive no remuneration for their role and all are actively involved in the day to day management of the trust. The appointment of trustees is carried out in consultation with the PCC of St Paul's Church Ealing.

Organisational structure

The trust's affairs are conducted by the trustees in conjunction with other staff and members of St Paul's Church Ealing.

Restricted Funds

The Freehold Property funds for Nightingale Road, 16 Studley Grange Road, 114 Studley Grange Road, and 7 Rosedale Close have been used for the purchase and maintenance of these properties. These funds are designated to provide housing for the trust's workers, other local Christian workers, volunteers, and young people.

The Prison Ministry fund supports the Community Chaplaincy work within Wormwood Scrubs prison.

The Besom fund is allocated to the Besom Ealing Hub, which collects donations of good-quality second-hand furniture and equipment. This hub redistributes these items to those in need who have been referred by community services, such as Foodbank.

The CAP Ealing Debt Centre fund is used to employ a part-time manager who provides free debt counselling services to individuals already in debt or at risk of falling into debt. The debt centre was originally established by several churches across Ealing following the 'Soul in Ealing/Love Ealing' initiatives but had no host organisation until it was adopted into the Trust as a restricted fund. The centre is managed on a day-to-day basis by a small committee of local church leaders and the national CAP charity.

The trustees' report was approved by the Board of Trustees.



Vicky Read
Trustee

Date:

3/9/2024

WEST LONDON COMMUNITY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WEST LONDON COMMUNITY TRUST

I report to the trustees on my examination of the financial statements of West London Community Trust (the trust) for the year ended 31 December 2023.

Responsibilities and basis of report

As the trustees of the trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

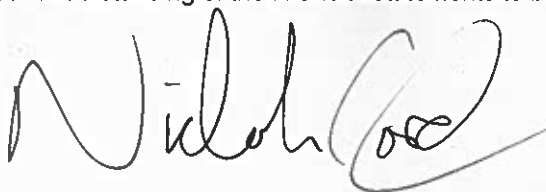
Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Nicholas Corden ACA (Senior Statutory Auditor)
Summers Morgan



First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Dated: 11/10/24

WEST LONDON COMMUNITY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Notes							
Income and endowments from:							
		-	79,119	79,119	6,739	59,368	66,107
Donations and legacies							
Charitable activities	2	11,374	17,896	29,270	15,611	18,036	33,647
Other income	3	27,668	-	27,668	26,098	-	26,098
Total income		39,042	97,015	136,057	48,448	77,404	125,852
Expenditure on:							
Charitable activities	4	45,311	88,646	133,957	36,219	79,835	116,054
Net income/(expenditure)		(6,269)	8,369	2,100	12,229	(2,431)	9,798
Transfers between funds		28,730	(28,730)	-	24,343	(24,343)	-
Net movement in funds	7	22,461	(20,361)	2,100	36,572	(26,774)	9,798
Reconciliation of funds:							
Fund balances at 1 January 2023		275,487	668,763	944,250	238,915	695,537	934,452
Fund balances at 31 December 2023		297,948	648,402	946,350	275,487	668,763	944,250

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WEST LONDON COMMUNITY TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	11		1,327,419		1,342,673
Current assets					
Debtors	12	582		1,124	
Cash at bank and in hand		49,937		60,150	
		50,519		61,274	
Creditors: amounts falling due within one year	14	(36,919)		(32,322)	
Net current assets			13,600		28,952
Total assets less current liabilities			1,341,019		1,371,625
Creditors: amounts falling due after more than one year	15		(394,669)		(427,375)
Net assets			946,350		944,250
The funds of the trust					
Restricted funds	17	648,402		668,763	
Unrestricted funds		297,948		275,487	
		946,350		944,250	

The financial statements were approved by the trustees on ... 3/9/2024


Vicky Read
Trustee

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

West London Community Trust is an unincorporated Charity registered with the Charity commission in England and Wales (number 1074971); its principle address is 4a Ridley Avenue, London, W13 9XW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's declaration of trust, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Donations are credited in the accounts when they are received. Income tax recoverable on Gift Aid donations is credited at the same time as the related donation.

1.5 Expenditure

Expenditure is recognised in the accounts at the time when a liability to make payment is incurred.

1.6 Tangible fixed assets

Tangible fixed assets other than freehold land are stated at cost less depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost of buildings
Plant and machinery	25% per annum on net book value

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

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 amortised cost.

1.9 Retirement benefits

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

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

2 Income from charitable activities

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Discipleship year income	11,374	-	11,374	15,611	-	15,611
Christians against poverty income	-	17,896	17,896	-	18,036	18,036
	<u>11,374</u>	<u>17,896</u>	<u>29,270</u>	<u>15,611</u>	<u>18,036</u>	<u>33,647</u>
Analysis by fund						
Unrestricted funds	11,374	-	11,374	15,611	-	15,611
Restricted funds	-	17,896	17,896	-	18,036	18,036
	<u>11,374</u>	<u>17,896</u>	<u>29,270</u>	<u>15,611</u>	<u>18,036</u>	<u>33,647</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

3 Other income

	Unrestricted funds	Unrestricted funds
	2023 £	2022 £
Other income	-	2,988
Rental income	27,668	23,110
	<u>27,668</u>	<u>26,098</u>

4 Expenditure on charitable activities

	Discipleship Year 2023 £	Prison Ministry 2023 £	The Besom 2023 £	St Pauls Ealing 2023 £	CAP 2023 £	Total 2023 £
Staff costs	3,442	-	-	-	13,955	17,397
Depreciation and impairment	-	-	-	15,254	-	15,254
Direct costs	5,613	-	2,801	25,481	7,330	41,225
	<u>9,055</u>	<u>-</u>	<u>2,801</u>	<u>40,735</u>	<u>21,285</u>	<u>73,876</u>
Grant funding of activities (see note 5)	-	-	-	27,736	-	27,736
Share of support and governance costs (see note 6)						
Support	362	233	52	30,257	-	30,904
Governance	202	130	29	1,080	-	1,441
	<u>9,619</u>	<u>363</u>	<u>2,882</u>	<u>99,808</u>	<u>21,285</u>	<u>133,957</u>
Analysis by fund						
Unrestricted funds	9,619	363	81	35,248	-	45,311
Restricted funds	-	-	2,801	64,560	21,285	88,646
	<u>9,619</u>	<u>363</u>	<u>2,882</u>	<u>99,808</u>	<u>21,285</u>	<u>133,957</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

4 Expenditure on charitable activities (Continued)

Previous year:	Discipleship Year 2022 £	Prison Ministry 2022 £	The Besom 2022 £	St Pauls Ealing 2022 £	CAP 2022 £	Total 2022 £
Staff costs	3,346	-	-	-	13,375	16,721
Depreciation and impairment	-	-	-	15,256	-	15,256
Direct costs	9,153	7,177	1,504	15,063	7,320	40,217
	<u>12,499</u>	<u>7,177</u>	<u>1,504</u>	<u>30,319</u>	<u>20,695</u>	<u>72,194</u>
Grant funding of activities (see note 5)	-	-	-	19,251	-	19,251
Share of support and governance costs (see note 6)						
Support	278	179	40	22,672	-	23,169
Governance	201	130	29	1,080	-	1,440
	<u>12,978</u>	<u>7,486</u>	<u>1,573</u>	<u>73,322</u>	<u>20,695</u>	<u>116,054</u>
Analysis by fund						
Unrestricted funds	12,978	309	69	22,853	10	36,219
Restricted funds	-	7,177	1,504	50,469	20,685	79,835
	<u>12,978</u>	<u>7,486</u>	<u>1,573</u>	<u>73,322</u>	<u>20,695</u>	<u>116,054</u>

5 Grants payable

	St Pauls Ealing 2023 £	St Pauls Ealing 2022 £
Grants to institutions: St Pauls Ealing Church	<u>27,736</u>	<u>19,251</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

6 Support costs allocated to activities

	2023 £	2022 £
Premises expenses	2,487	1,985
Administrative expenses	28,418	21,184
Governance costs	1,440	1,440
	<u>32,345</u>	<u>24,609</u>
Analysed between:		
Discipleship Year	564	479
Prison Ministry	363	309
The Besom	81	69
St Pauls Ealing	31,337	23,752
	<u>32,345</u>	<u>24,609</u>

Unless support and governance costs relate directly to a specific charitable activity, they are allocated pro rata as a proportion of relative income. This is currently 14% to Discipleship Year, 9% to Prison Ministry, 2% to The Besom and 75% to St Pauls Ealing.

Governance Costs includes payments to the independent examiner of £1,440 (2022 - £1,440) for independent examination and accountancy fees.

7 Net movement in funds

	2023 £	2022 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	1,440	1,440
Depreciation of owned tangible fixed assets	15,254	15,256
	<u>16,694</u>	<u>16,696</u>

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year.

9 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
DY students and Pastoral support	<u>2</u>	<u>2</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

9 Employees		(Continued)	
Employment costs	2023 £	2022 £	
Wages and salaries	16,891	16,257	
Other pension costs	506	464	
	<u>17,397</u>	<u>16,721</u>	

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Tangible fixed assets

	Freehold land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2023	1,515,078	1,269	1,516,347
At 31 December 2023	<u>1,515,078</u>	<u>1,269</u>	<u>1,516,347</u>
Depreciation and impairment			
At 1 January 2023	172,427	1,247	173,674
Depreciation charged in the year	15,248	6	15,254
At 31 December 2023	<u>187,675</u>	<u>1,253</u>	<u>188,928</u>
Carrying amount			
At 31 December 2023	<u>1,327,403</u>	<u>16</u>	<u>1,327,419</u>
At 31 December 2022	<u>1,342,651</u>	<u>22</u>	<u>1,342,673</u>

12 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Prepayments and accrued income	<u>582</u>	<u>1,124</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

13 Loans and overdrafts

	2023 £	2022 £
Bank loans	422,987	451,718
Payable within one year	28,318	24,343
Payable after one year	394,669	427,375

A Mortgage was obtained in October 2008 from Kingdom Bank Limited to assist in the purchase of 16 Studley Grange Road, London which cost £319,000 freehold. This is a capital repayment loan, repayable over 20 years at a rate of 2.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2023 was £35,144.

A Mortgage was obtained in May 2013 from Kingdom Bank Limited to assist in the purchase of 114 Studley Grange Road, London which cost £386,000 freehold. This is a capital repayment loan, repayable over 29 years and 5 months at a rate of 5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2023 was £18,965.

A Mortgage was obtained in November 2015 from Kingdom Bank Limited to assist in the purchase of 7 Rosedale Close, London which cost £515,000 freehold. This is a capital repayment loan, repayable over 30 years at a rate of 3.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2023 was £368,879.

14 Creditors: amounts falling due within one year

	Notes	2023 £	2022 £
Bank loans	13	28,318	24,343
Other taxation and social security		150	150
Accruals and deferred income		8,451	7,829
		36,919	32,322

15 Creditors: amounts falling due after more than one year

	Notes	2023 £	2022 £
Bank loans	13	394,669	427,375

16 Retirement benefit schemes

	2023 £	2022 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	506	464

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds			
	Balance at 1 January 2022	Incoming resources	Resources expended	Transfers 1 January 2023	Balance at 1 January 2023	Incoming resources	Resources expended	Transfers 31 December 2023
	£	£	£	£	£	£	£	£
For Freehold Property Nightingale Road	196,769	2,263	(4,645)	-	194,387	4,228	(7,093)	-
For Freehold Property 16 Studley Grange Road	211,373	6,483	(8,772)	(1,051)	208,033	13,807	(15,993)	(910)
For Prison Ministry	7,177	-	(7,177)	-	-	-	-	-
For Freehold Property 114 Studley Grange Road	211,250	7,916	(8,594)	(3,291)	207,281	6,750	(7,564)	(3,159)
For Freehold Property 7 Rosedale Close	22,972	42,506	(28,458)	(20,001)	17,019	54,334	(33,909)	(24,662)
For Besom	8,863	200	(1,504)	-	7,559	-	(2,801)	-
For Christians against poverty	37,133	18,036	(20,685)	-	34,484	17,896	(21,285)	-
	695,537	77,404	(79,835)	(24,343)	668,763	97,015	(88,645)	(28,731)
								648,402

Prison Ministry: Supports the work of the Community Chaplaincy at Wormwood Scrubs.

Besom: A project dedicated to serving those in need through the donation and delivery of furniture, white goods, and other items, as well as through projects such as painting and gardening.

Freehold Properties (Nightingale Road, 16 & 114 Studley Grange Road, and 7 Rosedale Close): Provides affordable housing to support Christian workers and young adults within Ealing.

Christians Against Poverty (CAP): Used to employ a part-time manager who provides free debt counselling services to individuals who are already in debt or at risk of falling into debt.

Transfers Between Funds: Represent the capital element of the mortgage repayments made during the year, which are transferred to Unrestricted Funds.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

18 Analysis of net assets between funds

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
At 31 December 2023:			
Tangible assets	714,870	612,549	1,327,419
Current assets/(liabilities)	(22,253)	35,853	13,600
Long term liabilities	(394,669)	-	(394,669)
	<u>297,948</u>	<u>648,402</u>	<u>946,350</u>
	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
At 31 December 2022:			
Tangible assets	715,953	626,720	1,342,673
Current assets/(liabilities)	(13,091)	42,043	28,952
Long term liabilities	(427,375)	-	(427,375)
	<u>275,487</u>	<u>668,763</u>	<u>944,250</u>

19 Related party transactions

The Charity is dependent upon the PCC of St Paul's Ealing for the majority of its funding. The Charity received donations of £79,119 in the year from St Paul's (2022 - £65,368). There were no balances outstanding between the charities at the year-end (2022 - £NIL). St Paul's also acts as a guarantor for the mortgages held over 16 Studley Grange Road, 114 Studley Grange Road, and 7 Rosedale Close.

WEST LONDON COMMUNITY TRUST

England & Wales - Charity number 1074971

Accounts

WEST LONDON COMMUNITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

WEST LONDON COMMUNITY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Vicky Read Nicholas J K Becker Shushilkumar Chohan Zoe A Kowalski	(Appointed 30 September 2022) (Appointed 30 September 2022) (Appointed 30 September 2022)
Charity number	1074971	
Independent examiner	Summers Morgan First Floor, Sheraton House Lower Road Chorleywood Hertfordshire WD3 5LH	
Bankers	Lloyds TSB Bank plc 45 The Broadway Ealing London W5 5JU	
Solicitors	EDC Lord & Co Link House 1200 Uxbridge Road Hayes Middlesex UB4 8JD	

WEST LONDON COMMUNITY TRUST

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WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's declaration of trust, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)"

Objectives and activities

Our charitable objects are to advance, encourage and promote the practice and general awareness of Christianity amongst members of the public in the Greater London Boroughs of Ealing and Hounslow.

The policies adopted in furtherance of these objects have been the purchase of housing for, and employment of Christian youth and children's workers, support for the New Wine Discipleship Year Hub for West London and support for Discipleship Year Students based at St Paul's Church, Ealing.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trust's activities during the year have continued to be the support of Christian youth and children's pastors and also the support, host and manage the West London New Wine Discipleship Year training hub.

The trust acts as the host for Ealing Besom, which receives donations of good quality second-hand furniture equipment and matches this with those in need in the local community. Referrals are received from the community, via Ealing Foodbank, Social Services and other community groups.

The work of the Christians Against Poverty (CAP) Ealing Debt Centre was able to restart in February 2021 following on from the employment of a new debt centre manager who was able to start supporting clients again after completing his initial training. The debt centre provides free debt centre counselling and advice to those in the community who are approaching or in financial difficulty with the aim of supporting clients back to a place of financial stability and being debt free. This work is done in association with the national CAP charity who provide support, training and advice to the local debt manager and the centre is based at Oaktree Church in Acton.

The trust expects to continue to work across these areas with no significant change in activities in the coming year.

Financial review

The financial transactions during the year and financial position at the end of the year are summarised in the attached accounts. Most of the trusts income for the year came from St Paul's Church Ealing and its members. The trustees consider that the financial position at the end of the year was satisfactory.

The trust held total funds at 31st December 2022 of £944,250 (2021: £934,452) of which £275,487 were unrestricted (2021: £238,915) and £668,763 (2021: £695,537) restricted. Of the unrestricted funds £275,487 (2021: £238,915) can only be realised by disposing of the freehold property and therefore under the Charities Commission definition, the trust has no free reserves at 31st December 2022 (2021: Nil). It is the policy of the trust that reserves be maintained at a level to maintain three to four months' average expenditure. The Charity's reserves position has decreased to a level that does not fully satisfy the reserves policy and the trustees, in conjunction with the PCC, are continuing to take steps to rectify this during 2023 and will also review the overall reserves policy in light of the current operating conditions.

The trustees set a budget annually and monitor cash flow to ensure their liabilities can be met. Consideration has been given to ways in which additional funds may be raised.

The trustees have reviewed the major risks facing the trust and are satisfied that all reasonable measures are in place to mitigate their effect. They intend to keep these matters under regular review.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Plans for future periods

The trust expects to continue to run the New Wine Discipleship Year hub in association with New Wine and Besom Ealing and the CAP debt centre. In 2023, the trustees plan to review the current activities and explore other opportunities to providing support to those in our local community.

Structure, governance and management

The trust was established by a charitable trust deed on 26 June 1998. The trust objects are to promote the advancement and awareness of Christianity throughout West London and the London Boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as a result of social circumstances or disadvantage.

The trustees who served during the year were:

Sara Sinker	(Resigned 30 September 2022)
Ray Elliott	(Resigned 30 September 2022)
Vicky Read	
Simon Richardson	(Resigned 30 September 2022)
Nicholas J K Becker	(Appointed 30 September 2022)
Shushilkumar Chohan	(Appointed 30 September 2022)
Zoe A Kowalski	(Appointed 30 September 2022)

The trustees receive no remuneration for their role and all are actively involved in the day to day management of the trust. The appointment of trustees is carried out in consultation with the PCC of St Paul's Church Ealing.

The trust's affairs are conducted by the trustees in conjunction with other staff and members of St Paul's Church Ealing.

Restricted Funds

Freehold Property Nightingale Road, 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close funds were used for the purchase and maintenance of the named properties, within each fund, to provide housing for workers of the trust, other local Christian workers, volunteers and young people.

Prison Ministry fund is used for the work of the Community chaplaincy within Wormwood Scrubs prison.

The Besom fund was used for the Besom Ealing Hub which receives donations of good quality second-hand furniture and equipment and redistributes this to those in need, who have been referred by the community services such as Foodbank.

CAP Ealing Debt Centre fund is used to employ a part-time manager to provide free debt counselling services to those already in debt or in danger of falling into debt. The debt centre was originally set up by a several churches across Ealing following on from the 'Soul in Ealing/Love Ealing' initiatives several years ago but had no host organisation and was adopted into the Trust as a restricted fund. On a day to day basis the management of the centre is overseen by a small committee of local church leaders and by the national CAP charity.

The trustees' report was approved by the Board of Trustees.

Vicky Read

Trustee

25 September 2023

WEST LONDON COMMUNITY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WEST LONDON COMMUNITY TRUST

I report to the trustees on my examination of the financial statements of West London Community Trust (the trust) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Nicholas Corden ACA (Senior Statutory Auditor)
Summers Morgan

First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Dated: 28 September 2023

WEST LONDON COMMUNITY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

		Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
	Notes						
Income and endowments from:							
Donations and legacies		6,739	59,368	66,107	994	72,834	73,828
Income from charitable activities	2	15,611	18,036	33,647	16,205	20,450	36,655
Other income	3	26,098	-	26,098	27,099	-	27,099
Total income		48,448	77,404	125,852	44,298	93,284	137,582
Expenditure on:							
Charitable activities	4	36,219	79,835	116,054	41,656	68,332	109,988
Net incoming/(outgoing) resources before transfers		12,229	(2,431)	9,798	2,642	24,952	27,594
Gross transfers between funds		24,343	(24,343)	-	35,558	(35,558)	-
Net income/(expenditure) for the year/ Net movement in funds		36,572	(26,774)	9,798	38,200	(10,606)	27,594
Fund balances at 1 January 2022		238,915	695,537	934,452	200,715	706,143	906,858
Fund balances at 31 December 2022		275,487	668,763	944,250	238,915	695,537	934,452

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WEST LONDON COMMUNITY TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	10		1,342,673		1,357,929
Current assets					
Debtors	11	1,124		886	
Cash at bank and in hand		60,150		61,266	
		<u>61,274</u>		<u>62,152</u>	
Creditors: amounts falling due within one year	13	<u>(32,322)</u>		<u>(25,815)</u>	
Net current assets			28,952		36,337
Total assets less current liabilities			1,371,625		1,394,266
Creditors: amounts falling due after more than one year	14		(427,375)		(459,814)
Net assets			<u>944,250</u>		<u>934,452</u>
Income funds					
Restricted funds	15	668,763		695,537	
Unrestricted funds		275,487		238,915	
		<u>944,250</u>		<u>934,452</u>	

The financial statements were approved by the Trustees on 25 September 2023

Vicky Read
Trustee

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

West London Community Trust is an unincorporated Charity registered with the Charity commission in England and Wales (number 1074971); its principle address is 4a Ridley Avenue, London, W13 9XW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's declaration of trust, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Donations are credited in the accounts when they are received. Income tax recoverable on Gift Aid donations is credited at the same time as the related donation.

1.5 Expenditure

Expenditure is recognised in the accounts at the time when a liability to make payment is incurred.

1.6 Tangible fixed assets

Tangible fixed assets other than freehold land are stated at cost less depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost of buildings
Plant and machinery	25% per annum on net book value

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

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 amortised cost.

1.9 Retirement benefits

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

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

2 Income from charitable activities

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Discipleship year income	15,611	-	15,611	16,205	-	16,205
Christians against poverty income	-	18,036	18,036	-	20,450	20,450
	<u>15,611</u>	<u>18,036</u>	<u>33,647</u>	<u>16,205</u>	<u>20,450</u>	<u>36,655</u>
Analysis by fund						
Unrestricted funds	15,611	-	15,611	16,205	-	16,205
Restricted funds	-	18,036	18,036	-	20,450	20,450
	<u>15,611</u>	<u>18,036</u>	<u>33,647</u>	<u>16,205</u>	<u>20,450</u>	<u>36,655</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

3 Other income

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Other income	2,988	-
Rental income	23,110	27,099
	<u>26,098</u>	<u>27,099</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

	Discipleship Year 2022 £	Prison Ministry 2022 £	The Besom 2022 £	St Pauls Ealing 2022 £	CAP 2022 £	Total 2022 £	Total 2021 £
Staff costs	3,346	-	-	-	13,375	16,721	13,566
Depreciation and impairment	-	-	-	15,256	-	15,256	15,258
Direct costs	9,153	7,177	1,504	15,063	7,320	40,217	28,034
	<u>12,499</u>	<u>7,177</u>	<u>1,504</u>	<u>30,319</u>	<u>20,695</u>	<u>72,194</u>	<u>56,858</u>
Grant funding of activities (see note 5)	-	-	-	19,251	-	19,251	30,433
Share of support costs (see note 6)	278	179	40	22,672	-	23,169	21,017
Share of governance costs (see note 6)	201	130	29	1,080	-	1,440	1,680
	<u>12,978</u>	<u>7,486</u>	<u>1,573</u>	<u>73,322</u>	<u>20,695</u>	<u>116,054</u>	<u>109,988</u>
Analysis by fund							
Unrestricted funds	12,978	309	69	22,853	10	36,219	41,656
Restricted funds	-	7,177	1,504	50,469	20,685	79,835	68,332
	<u>12,978</u>	<u>7,486</u>	<u>1,573</u>	<u>73,322</u>	<u>20,695</u>	<u>116,054</u>	<u>109,988</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

(Continued)

For the year ended 31 December 2021

	Discipleship Year £	Prison Ministry £	The Besom £	St Pauls Ealing £	CAP £	Total 2021 £
Staff costs	3,346	-	-	-	10,220	13,566
Depreciation and impairment	-	-	-	15,258	-	15,258
Direct costs	4,785	1,157	1,007	15,181	5,904	28,034
	<u>8,131</u>	<u>1,157</u>	<u>1,007</u>	<u>30,439</u>	<u>16,124</u>	<u>56,858</u>
Grant funding of activities (see note 5)	-	-	-	30,433	-	30,433
Share of support costs (see note 6)	2,943	1,891	421	15,762	-	21,017
Share of governance costs (see note 6)	235	151	34	1,260	-	1,680
	<u>11,309</u>	<u>3,199</u>	<u>1,462</u>	<u>77,894</u>	<u>16,124</u>	<u>109,988</u>
Analysis by fund						
Unrestricted funds	8,659	339	76	32,442	140	41,656
Restricted funds	2,650	2,860	1,386	45,452	15,984	68,332
	<u>11,309</u>	<u>3,199</u>	<u>1,462</u>	<u>77,894</u>	<u>16,124</u>	<u>109,988</u>

5 Grants payable

	St Pauls Ealing 2022 £	St Pauls Ealing 2021 £
Grants to institutions: St Pauls Ealing Church	<u>19,251</u>	<u>30,433</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

6 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £	2021 £
Premises expenses	1,985	-	1,985	2,090	-	2,090
Administrative expenses	21,184	-	21,184	18,927	-	18,927
Audit fees	-	1,440	1,440	-	1,680	1,680
	<u>23,169</u>	<u>1,440</u>	<u>24,609</u>	<u>21,017</u>	<u>1,680</u>	<u>22,697</u>
Analysed between Charitable activities	<u>23,169</u>	<u>1,440</u>	<u>24,609</u>	<u>21,017</u>	<u>1,680</u>	<u>22,697</u>

Unless support and governance costs relate directly to a specific charitable activity, they are allocated pro rata as a proportion of relative income. This is currently 14% to Discipleship Year, 9% to Prison Ministry, 2% to The Besom and 75% to St Pauls Ealing.

Governance costs includes payments to the independent examiner of £1,440 (2021 - £1,680) for independent examination and accountancy fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year.

8 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
DY students and Pastoral support	<u>2</u>	<u>2</u>
Employment costs	2022 £	2021 £
Wages and salaries	16,257	13,261
Other pension costs	<u>464</u>	<u>305</u>
	<u>16,721</u>	<u>13,566</u>

There were no employees whose annual remuneration was more than £60,000.

9 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

10 Tangible fixed assets

	Freehold land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2022	1,515,078	1,269	1,516,347
At 31 December 2022	1,515,078	1,269	1,516,347
Depreciation and impairment			
At 1 January 2022	157,179	1,239	158,418
Depreciation charged in the year	15,248	8	15,256
At 31 December 2022	172,427	1,247	173,674
Carrying amount			
At 31 December 2022	1,342,651	22	1,342,673
At 31 December 2021	1,357,899	30	1,357,929

11 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Prepayments and accrued income	1,124	886

12 Loans and overdrafts

	2022 £	2021 £
Bank loans	451,718	476,061
Payable within one year	24,343	16,247
Payable after one year	427,375	459,814

A Mortgage was obtained in October 2008 from Kingdom Bank Limited to assist in the purchase of 16 Studley Grange Road, London which cost £319,000 freehold. This is a capital repayment loan, repayable over 20 years at a rate of 2.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2022 was £36,053.64.

A Mortgage was obtained in May 2013 from Kingdom Bank Limited to assist in the purchase of 114 Studley Grange Road, London which cost £386,000 freehold. This is a capital repayment loan, repayable over 29 years and 5 months at a rate of 5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2022 was £22,123.93.

A Mortgage was obtained in November 2015 from Kingdom Bank Limited to assist in the purchase of 7 Rosedale Close, London which cost £515,000 freehold. This is a capital repayment loan, repayable over 30 years at a rate of 3.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2022 was £393,540.26.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

13 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Bank loans	12	24,343	16,247
Other taxation and social security		150	140
Other creditors		-	2,988
Accruals and deferred income		7,829	6,440
		<u>32,322</u>	<u>25,815</u>

14 Creditors: amounts falling due after more than one year

	Notes	2022 £	2021 £
Bank loans	12	<u>427,375</u>	<u>459,814</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds				
	Balance at 1 January 2021	Incoming resources	Resources expended	Transfers	Balance at 1 January 2022	Incoming resources	Resources expended	Transfers	Balance at 31 December 2022
	£	£	£	£	£	£	£	£	£
For Freehold Property Nightingale Road	199,174	3,302	(5,707)	-	196,769	2,263	(4,645)	-	194,387
For Freehold Property 16 Studley Grange Road	214,718	5,705	(7,946)	(1,104)	211,373	6,483	(8,772)	(1,051)	208,033
For Prison Ministry	8,334	-	(1,157)	-	7,177	-	(7,177)	-	-
For Freehold Property 114 Studley Grange Road	213,478	10,734	(9,524)	(3,438)	211,250	7,916	(8,594)	(3,291)	207,281
For Freehold Property 7 Rosedale Close	28,497	51,479	(25,988)	(31,016)	22,972	42,506	(28,458)	(20,001)	17,019
For Besom	9,275	1,615	(2,027)	-	8,863	200	(1,504)	-	7,559
For Christians against poverty	32,667	20,450	(15,984)	-	37,133	18,036	(20,685)	-	34,484
	<u>706,143</u>	<u>93,285</u>	<u>(68,333)</u>	<u>(35,558)</u>	<u>695,537</u>	<u>77,404</u>	<u>(79,835)</u>	<u>(24,343)</u>	<u>668,763</u>

Prison Ministry - for the work of the Community Chaplaincy at Wormwood Scrubs.

Besom - a project which enables us to serve those in need through the donation and delivery of furniture, white goods and other items and through projects such as painting and gardening.

Freehold properties Nightingale Road, 16 & 114 Studley Grange Road and 7 Rosedale Close - to provide affordable housing to support Christian workers and young adults within Ealing.

Christians against poverty - used to employ a part time manager to provide free debt counselling services to those already in debt or in danger of falling into debt

Transfers between funds represent the capital element of the mortgage repayments made in the year being transferred to Unrestricted funds to ensure the Restricted fund balances for the properties held within Restricted funds do not become inflated as a result.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

16 Analysis of net assets between funds

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Fund balances at 31 December 2022 are represented by:						
Tangible assets	715,953	626,720	1,342,673	715,565	642,364	1,357,929
Current assets/(liabilities)	(13,091)	42,043	28,952	(16,836)	53,173	36,337
Long term liabilities	(427,375)	-	(427,375)	(459,814)	-	(459,814)
	<u>275,487</u>	<u>668,763</u>	<u>944,250</u>	<u>238,915</u>	<u>695,537</u>	<u>934,452</u>

17 Related party transactions

The Charity is dependent upon the PCC of St Paul's Ealing for the majority of its funding. The Charity received donations of £65,368 in the year from St Paul's (2021 - £71,794). There were no balances outstanding between the charities at the year-end (2021 - £NIL). St Paul's also acts as a guarantor for the mortgages held over 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close.

WEST LONDON COMMUNITY TRUST

England & Wales - Charity number 1074971

Accounts

WEST LONDON COMMUNITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

WEST LONDON COMMUNITY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Sara Sinker
Ray Elliott
Vicky Read
Simon Richardson

Charity number

1074971

Independent examiner

Summers Morgan
First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Bankers

Lloyds TSB Bank plc
45 The Broadway
Ealing
London
W5 5JU

Solicitors

EDC Lord & Co
Link House
1200 Uxbridge Road
Hayes
Middlesex
UB4 8JD

WEST LONDON COMMUNITY TRUST

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WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their annual report and financial statements for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's declaration of trust, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)"

Objectives and activities

Our charitable objects are to advance, encourage and promote the practice and general awareness of Christianity amongst members of the public in the Greater London Boroughs of Ealing and Hounslow.

The policies adopted in furtherance of these objects have been the purchase of housing for, and employment of Christian youth and children's workers, support for the New Wine Discipleship Year Hub for West London and support for Discipleship Year Students based at St Paul's Church, Ealing.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trust's activities during the year have continued to be the support of Christian youth and children's pastors and also the support, host and manage the West London New Wine Discipleship Year training hub.

The trust acts as the host for Ealing Besom, which receives donations of good quality second-hand furniture equipment and matches this with those in need in the local community. Referrals are received from the community, via Ealing Foodbank, Social Services and other community groups.

The work of the Christians Against Poverty (CAP) Ealing Debt Centre was able to restart in February 2021 following on from the employment of a new debt centre manager who was able to start supporting clients again after completing his initial training. The debt centre provides free debt centre counselling and advice to those in the community who are approaching or in financial difficulty with the aim of supporting clients back to a place of financial stability and being debt free. This work is done in association with the national CAP charity who provide support, training and advice to the local debt manager and the centre is based at Oaktree Church in Acton.

The trust expects to continue to work across these areas with no significant change in activities in the coming year.

Financial review

The financial transactions during the year and financial position at the end of the year are summarised in the attached accounts. Most of the trust's income for the year came from St Paul's Church Ealing and its members. The trustees consider that the financial position at the end of the year was satisfactory.

The trust held total funds at 31st December 2021 of £934,452 (2020: £906,858) of which £238,915 were unrestricted (2020: £200,715) and £695,537 (2020: £706,143) restricted. Of the unrestricted funds £238,915 (2020: £200,715) can only be realised by disposing of the freehold property and therefore under the Charities Commission definition, the trust has no free reserves at 31st December 2021 (2020: Nil). It is the policy of the trust that reserves be maintained at a level to maintain three to four months' average expenditure. The Charity's reserves position has decreased to a level that does not fully satisfy the reserves policy and the trustees, in conjunction with the PCC, are continuing to take steps to rectify this during 2022 and will also review the overall reserves policy in the light of the current operating conditions.

The trustees set a budget annually and monitor cash flow to ensure their liabilities can be met. Consideration has been given to ways in which additional funds may be raised.

The trustees have reviewed the major risks facing the trust and are satisfied that all reasonable measures are in place to mitigate their effect. They intend to keep these matters under regular review.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Plans for future periods

The trust expects to continue to run the New Wine Discipleship Year hub in association with New Wine and Besom Ealing and the CAP debt centre. In 2022, the trustees plan to review the current activities and explore other opportunities to providing support to those in our local community.

Structure, governance and management

The trust was established by a charitable trust deed on 26 June 1998. The trust objects are to promote the advancement and awareness of Christianity throughout West London and the London Boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as a result of social circumstances or disadvantage.

The trustees who served during the year were:

Sara Sinker

Ray Elliott

Vicky Read

Simon Richardson

The trustees receive no remuneration for their role and all are actively involved in the day to day management of the trust. The appointment of trustees is carried out in consultation with the PCC of St Paul's Church Ealing.

The trust's affairs are conducted by the trustees in conjunction with other staff and members of St Paul's Church Ealing.

Restricted Funds

Freehold Property Nightingale Road, 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close funds were used for the purchase and maintenance of the named properties, within each fund, to provide housing for workers of the trust, other local Christian workers, volunteers and young people.

Prison Ministry fund is used for the work of the Community chaplaincy within Wormwood Scrubs prison.

The Besom fund was used for the Besom Ealing Hub which receives donations of good quality second-hand furniture and equipment and redistributes this to those in need, who have been referred by the community services such as Foodbank.

CAP Ealing Debt Centre fund is used to employ a part-time manager to provide free debt counselling services to those already in debt or in danger of falling into debt. The debt centre was originally set up by a several churches across Ealing following on from the 'Soul in Ealing/Love Ealing' initiatives several years ago but had no host organisation and was adopted into the Trust as a restricted fund. On a day to day basis the management of the centre is overseen by a small committee of local church leaders and by the national CAP charity.

The trustees' report was approved by the Board of Trustees.

Vicky Read

Trustee

17 October 2022

WEST LONDON COMMUNITY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WEST LONDON COMMUNITY TRUST

I report to the trustees on my examination of the financial statements of West London Community Trust (the trust) for the year ended 31 December 2021.

Responsibilities and basis of report

As the trustees of the trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Nicholas Corden ACA (Senior Statutory Auditor)
Summers Morgan

First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Dated: 17 October 2022

WEST LONDON COMMUNITY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

		Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total as restated 2020 £
	Notes						
Income and endowments from:							
Donations and legacies		994	72,834	73,828	1,051	74,034	75,085
Charitable activities	2	16,205	20,450	36,655	17,750	9,180	26,930
Other income	3	27,099	-	27,099	34,393	-	34,393
Total income		44,298	93,284	137,582	53,194	83,214	136,408
Expenditure on:							
Charitable activities	4	41,656	68,332	109,988	59,612	37,564	97,176
Net incoming resources before transfers		2,642	24,952	27,594	(6,418)	45,650	39,232
Gross transfers between funds		35,558	(35,558)	-	17,118	(17,118)	-
Net income/(expenditure) for the year/							
Net movement in funds		38,200	(10,606)	27,594	10,700	28,532	39,232
Fund balances at 1 January 2021							
As originally reported		200,715	706,143	906,858	190,015	552,851	742,866
Prior year adjustment		-	-	-	-	124,760	124,760
As restated		200,715	706,143	906,858	190,015	677,611	867,626
Fund balances at 31 December 2021		238,915	695,537	934,452	200,715	706,143	906,858

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WEST LONDON COMMUNITY TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2021

		2021		2020 as restated	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	9		1,357,929		1,371,441
Current assets					
Debtors	10	886		844	
Cash at bank and in hand		61,266		62,320	
		<u>62,152</u>		<u>63,164</u>	
Creditors: amounts falling due within one year	12	<u>(25,815)</u>		<u>(33,324)</u>	
Net current assets			36,337		29,840
Total assets less current liabilities			1,394,266		1,401,281
Creditors: amounts falling due after more than one year	13		(459,814)		(494,423)
Net assets			<u>934,452</u>		<u>906,858</u>
Income funds					
Restricted funds	14	695,537		706,143	
Unrestricted funds		238,915		200,715	
		<u>934,452</u>		<u>906,858</u>	

The financial statements were approved by the Trustees on 17 October 2022

Vicky Read
Trustee

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Company information

West London Community Trust is an unincorporated Charity registered with the Charity commission in England and Wales (number 1074971); its principle address is 4a Ridley Avenue, London, W13 9XW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's declaration of trust, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Donations are credited in the accounts when they are received. Income tax recoverable on Gift Aid donations is credited at the same time as the related donation.

1.5 Resources expended

Expenditure is recognised in the accounts at the time when a liability to make payment is incurred.

1.6 Tangible fixed assets

Tangible fixed assets other than freehold land are stated at cost less depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	2% per annum on cost of buildings
Plant and machinery	25% per annum on net book value

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (Continued)

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

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 amortised cost.

1.9 Prior period adjustment

In prior years, the charity's policy has been to charge depreciation at 2% on the full cost of land and buildings. In order to align the depreciation policy more closely with standard accounting practice, the trustees have changed the policy to charge depreciation only on the buildings element of the cost of freehold property and not on the land. Prior period accounts have been restated to reflect this change.

2 Charitable activities

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Discipleship year income	16,205	-	16,205	17,750	-	17,750
Christians against poverty income	-	20,450	20,450	-	9,180	9,180
	<u>16,205</u>	<u>20,450</u>	<u>36,655</u>	<u>17,750</u>	<u>9,180</u>	<u>26,930</u>
Analysis by fund						
Unrestricted funds	16,205	-	16,205	17,750	-	17,750
Restricted funds	-	20,450	20,450	-	9,180	9,180
	<u>16,205</u>	<u>20,450</u>	<u>36,655</u>	<u>17,750</u>	<u>9,180</u>	<u>26,930</u>

3 Other income

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Rental income	<u>27,099</u>	<u>34,393</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

4 Charitable activities

	Discipleship Year 2021 £	Prison Ministry 2021 £	The Besom 2021 £	St Pauls Ealing 2021 £	CAP 2021 £	Total 2021 £	Total 2020 £
Staff costs	3,346	-	-	-	10,220	13,566	7,590
Depreciation and impairment	-	-	-	15,258	-	15,258	15,067
Direct costs	4,785	1,157	1,007	15,181	5,904	28,034	18,176
	<u>8,131</u>	<u>1,157</u>	<u>1,007</u>	<u>30,439</u>	<u>16,124</u>	<u>56,858</u>	<u>40,833</u>
Grant funding of activities (see note 5)	-	-	-	30,433	-	30,433	33,416
Share of support costs (see note 6)	2,943	1,891	421	15,762	-	21,017	21,487
Share of governance costs (see note 6)	235	151	34	1,260	-	1,680	1,440
	<u>11,309</u>	<u>3,199</u>	<u>1,462</u>	<u>77,894</u>	<u>16,124</u>	<u>109,988</u>	<u>97,176</u>
Analysis by fund							
Unrestricted funds	8,659	339	76	32,442	140	41,656	59,612
Restricted funds	2,650	2,860	1,386	45,452	15,984	68,332	37,564
	<u>11,309</u>	<u>3,199</u>	<u>1,462</u>	<u>77,894</u>	<u>16,124</u>	<u>109,988</u>	<u>97,176</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

4 Charitable activities

(Continued)

For the year ended 31 December 2020

	Discipleship Year £	Prison Ministry £	The Besom £	St Pauls Ealing £	CAP £	Total 2020 £
Staff costs	5,746	1,844	-	-	-	7,590
Depreciation and impairment	-	-	-	15,067	-	15,067
Direct costs	5,858	350	177	11,424	367	18,176
	<u>11,604</u>	<u>2,194</u>	<u>177</u>	<u>26,491</u>	<u>367</u>	<u>40,833</u>
Grant funding of activities (see note 5)	-	-	-	33,416	-	33,416
Share of support costs (see note 6)	3,008	1,934	430	16,115	-	21,487
Share of governance costs (see note 6)	201	130	29	1,080	-	1,440
	<u>14,813</u>	<u>4,258</u>	<u>636</u>	<u>77,102</u>	<u>367</u>	<u>97,176</u>
Analysis by fund						
Unrestricted funds	12,098	319	71	47,124	-	59,612
Restricted funds	2,715	3,939	565	29,978	367	37,564
	<u>14,813</u>	<u>4,258</u>	<u>636</u>	<u>77,102</u>	<u>367</u>	<u>97,176</u>

5 Grants payable

	Total 2021 £	Total 2020 £
Grants to institutions: St Pauls Ealing Church	<u>30,433</u>	<u>33,416</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

6 Support costs

	Support costs £	Governance costs £	2021 Support costs £	Governance costs £	2020 £
Premises expenses	2,090	-	2,090	2,096	2,096
Administrative expenses	18,927	-	18,927	19,391	19,391
Independent examination fees	-	1,680	1,680	-	1,440
	<u>21,017</u>	<u>1,680</u>	<u>22,697</u>	<u>21,487</u>	<u>22,927</u>

Unless support and governance costs relate directly to a specific charitable activity, they are allocated pro rata as a proportion of relative income. This is currently 14% to Discipleship Year, 9% to Prison Ministry, 2% to The Besom and 75% to St Pauls Ealing.

Governance costs includes payments to the Independent examiner of £1,680 (2020 - £1,460) for Independent Examination and accountancy fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year.

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
DY students and Pastoral support	<u>2</u>	<u>1</u>

Employment costs

	2021 £	2020 £
Wages and salaries	13,261	7,566
Other pension costs	<u>305</u>	<u>24</u>
	<u>13,566</u>	<u>7,590</u>

There were no employees whose annual remuneration was £60,000 or more.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

9 Tangible fixed assets

	Land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2021	1,513,333	1,269	1,514,602
Additions	1,745	-	1,745
At 31 December 2021	1,515,078	1,269	1,516,347
Depreciation and impairment			
At 1 January 2021 (restated)	141,931	1,229	143,160
Depreciation charged in the year	15,248	10	15,258
At 31 December 2021	157,179	1,239	158,418
Carrying amount			
At 31 December 2021	1,357,899	30	1,357,929
At 31 December 2020 (restated)	1,371,401	40	1,371,441

10 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Prepayments and accrued income	886	844

11 Loans and overdrafts

	2021 £	2020 £
Bank loans	476,061	511,619
Payable within one year	16,247	17,196
Payable after one year	459,814	494,423

A Mortgage was obtained in October 2008 from Kingdom Bank Limited to assist in the purchase of 16 Studley Grange Road, London which cost £319,000 freehold. This is a capital repayment loan, repayable over 20 years at a rate of 2.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2021 was £37,104.79.

A Mortgage was obtained in May 2013 from Kingdom Bank Limited to assist in the purchase of 114 Studley Grange Road, London which cost £386,000 freehold. This is a capital repayment loan, repayable over 29 years and 5 months at a rate of 5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2021 was £25,414.42.

A Mortgage was obtained in November 2015 from Kingdom Bank Limited to assist in the purchase of 7 Rosedale Close, London which cost £515,000 freehold. This is a capital repayment loan, repayable over 30 years at a rate of 3.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2021 was £413,541.47.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

12 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Bank loans	11	16,247	17,196
Other taxation and social security		140	-
Other creditors		2,988	2,988
Accruals and deferred income		6,440	13,140
		<u>25,815</u>	<u>33,324</u>

13 Creditors: amounts falling due after more than one year

	Notes	2021 £	2020 £
Bank loans	11	<u>459,814</u>	<u>494,423</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

14 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds				
	Balance at 1 January 2020 (restated)	Incoming resources	Resources expended	Transfers	Balance at 1 January 2021 (restated)	Incoming resources	Resources expended	Transfers	Balance at 31 December 2021
	£	£	£	£	£	£	£	£	£
For Freehold Property Nightingale Road	201,578	2,202	(4,606)	-	199,174	3,302	(5,707)	-	196,769
For Freehold Property 16 Studley Grange Road	217,940	5,785	(7,804)	(1,204)	214,718	5,705	(7,946)	(1,104)	211,373
For Prison Ministry	10,010	518	(2,194)	-	8,334	-	(1,157)	-	7,177
For Freehold Property 114 Studley Grange Road	217,387	7,433	(7,407)	(3,935)	213,478	10,734	(9,524)	(3,438)	211,250
For Freehold Property 7 Rosedale Close	22,784	32,701	(15,009)	(11,979)	28,497	51,479	(25,988)	(31,016)	22,972
For Besom	7,911	1,542	(178)	-	9,275	1,615	(2,027)	-	8,863
For Christians against poverty	-	33,032	(365)	-	32,667	20,450	(15,984)	-	37,133
	<u>677,611</u>	<u>83,213</u>	<u>(37,563)</u>	<u>(17,118)</u>	<u>706,143</u>	<u>93,285</u>	<u>(68,333)</u>	<u>(35,558)</u>	<u>695,537</u>

Prison Ministry - for the work of the Community Chaplaincy at Wormwood Scrubbs.

Besom - a project which enables us to serve those in need through the donation and delivery of furniture, white goods and other items and through projects such as painting and gardening.

Freehold properties Nightingale Road, 16 & 114 Studley Grange Road and 7 Rosedale Close - to provide affordable housing to support Christian workers and young adults within Ealing.

Christians against poverty - used to employ a part time manager to provide free debt counselling services to those already in debt or in danger of falling into debt

Transfers between funds represent the capital element of the mortgage repayments made in the year being transferred to Unrestricted funds to ensure the Restricted fund balances for the properties held within Restricted funds do not become inflated as a result.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

15 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Fund balances at 31 December 2021 are represented by:						
Tangible assets	715,565	642,364	1,357,929	715,574	655,867	1,371,441
Current assets/(liabilities)	(16,836)	53,173	36,337	(20,436)	50,276	29,840
Long term liabilities	(459,814)	-	(459,814)	(494,423)	-	(494,423)
	<u>238,915</u>	<u>695,537</u>	<u>934,452</u>	<u>200,715</u>	<u>706,143</u>	<u>906,858</u>

16 Related party transactions

The Charity is dependent upon the PCC of St Paul's Ealing for the majority of its funding. The Charity received donations of £71,794 in the year from St Paul's (2020 - £48,120). There were no balances outstanding between the charities at the year-end (2020 - £NIL). St Paul's also acts as a guarantor for the mortgage held over 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close.

17 Prior period adjustment

Changes to the balance sheet

	At 31 December 2020		
	As previously reported	Adjustment	As restated
	£	£	£
Fixed assets			
Tangible assets	<u>1,231,468</u>	<u>139,973</u>	<u>1,371,441</u>
Capital funds			
Income funds			
Restricted funds	566,170	139,973	706,143
Unrestricted funds	<u>200,715</u>	<u>-</u>	<u>200,715</u>
Total equity	<u>766,885</u>	<u>139,973</u>	<u>906,858</u>

Changes to the profit and loss account

	Period ended 31 December 2020		
	As previously reported	Adjustment	As restated
	£	£	£
Charitable activities	<u>112,389</u>	<u>(15,213)</u>	<u>97,176</u>
Net movement in funds	<u>24,019</u>	<u>15,213</u>	<u>39,232</u>

Accounts

WEST LONDON COMMUNITY TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

WEST LONDON COMMUNITY TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Sara Sinker Ray Elliott Vicky Read Simon Richardson
Charity number	1074971
Independent examiner	Summers Morgan First Floor, Sheraton House Lower Road Chorleywood Hertfordshire WD3 5LH
Bankers	Lloyds TSB Bank plc 45 The Broadway Ealing London W5 5JU
Solicitors	EDC Lord & Co Link House 1200 Uxbridge Road Hayes Middlesex UB4 8JD

WEST LONDON COMMUNITY TRUST

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WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their annual report and financial statements for the year ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's declaration of trust, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)"

Objectives and activities

Our charitable objects are to advance, encourage and promote the practice and general awareness of Christianity amongst members of the public in the Greater London Boroughs of Ealing and Hounslow.

The policies adopted in furtherance of these objects have been the purchase of housing for and the employment of Christian children and youth workers, support for the New Wine Discipleship Year Hub for West London and support for Discipleship Year Students based at St Paul's Church, Ealing.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the trust should undertake.

Achievements and performance

The trust's activities during the year have continued to be the support of Christian youth and children's pastors and also the support, host and manage the West London New Wine Discipleship Year training hub.

The trust acts as the host for Ealing Besom, which receives donations of good quality second-hand furniture equipment and matches this with those in need in the local community. Referrals are received from the community, via Ealing Foodbank, Social Services and other community groups.

At the start of 2020, the management and oversight of the Christians Against Poverty (CAP) Ealing Debt Centre was transferred into the trust. The debt centre provides free debt centre counselling and advice to those in the community who are approaching or in financial difficulty with the aim of supporting clients back to a place of financial stability and being debt free. This work is done in association with the national CAP charity who provide support, training and advice to the local debt manager. The debt centre was originally set up by a number of churches across Ealing following on from the 'Soul in Ealing/Love Ealing' initiatives several years ago but had no host organisation. In order to employ a new debt centre manager, it was agreed that the funding and management will be adopted into the trust and will operate as a restricted fund. On a day to day basis, the management of the centre is overseen by a small committee of local church leaders and by the national CAP charity. A new debt centre manager was appointed to start work in February 2021.

During the year, the oversight of Wormwood Scrubbs Community Chaplaincy transferred to Wandsworth Community Chaplaincy who are continuing to coordinate the voluntary mentors in their role of assisting prisoners both while in prison and on release.

The trust expects to continue to work across these areas with no significant change in activities in the coming year.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Financial review

The financial transactions during the year and financial position at the end of the year are summarised in the attached accounts. Most of the trust's income for the year came from St Pauls Church Ealing and its members. The trustees consider that the financial position at the end of the year was satisfactory.

The trust held total funds at 31st December 2020 of £766,885 (2019: £742,866) of which £200,715 were unrestricted (2019: £190,015) and £566,170 (2019: £552,851) restricted. Of the unrestricted funds £200,715 (2019: £190,015) can only be realised by disposing of the freehold property and therefore under the Charities Commission definition, the trust has no free reserves. It is the policy of the trust that reserves be maintained at a level to maintain three to four months' average expenditure. The trust's reserves position has decreased to a level that does not fully satisfy the reserves policy and the trustees, in conjunction with the PCC, are taking steps to rectify this during 2021. We are actively seeking to overpay on our outstanding mortgages as funding allows.

The trustees set a budget annually and monitor cash flow to ensure their liabilities can be met. Consideration has been given to ways in which additional funds may be raised.

The trustees have reviewed the major risks facing the trust and are satisfied that all reasonable measures are in place to mitigate their effect. They intend to keep these matters under regular review.

Plans for future periods

The trust expects to continue to run the New Wine Discipleship Year hub in association with New Wine and Besom Ealing. In 2021, we hope that the work of the CAP Ealing debt centre, will restart and grow once the new debt centre manager is fully trained.

Structure, governance and management

The trust was established by a charitable trust deed on 26 June 1998. The trust objects are to promote the advancement and awareness of Christianity throughout West London and the London Boroughs of Ealing and Hounslow, in particular by providing assistance and support to young people, the elderly, ex offenders or others in conditions of hardship or distress as a result of social circumstances or disadvantage.

The trustees who served during the year were:

Sara Sinker

Ray Elliott

Vicky Read

Simon Richardson

The trustees receive no remuneration for their role and all are actively involved in the day to day management of the trust. The appointment of trustees is carried out in consultation with the PCC of St Paul's Church Ealing.

The trust's affairs are conducted by the trustees in conjunction with other staff and members of St Pauls Church Ealing.

WEST LONDON COMMUNITY TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Restricted Funds

Freehold Property Nightingale Road, 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close funds were used for the purchase and maintenance of the named properties, within each fund, to provide housing for workers of the trust, other local Christian workers, volunteers and young people.

Prison Ministry fund is used for the work of the trust within Wormwood Scrubs prison.

The Besom fund was used for the Besom Ealing Hub which receives donations of good quality second-hand furniture and equipment and redistributes this to those in need, who have been referred by the community services such as Foodbank.

CAP Ealing Debt Centre fund is used to employ a part-time manager to provide free debt counselling services to those already in debt or in danger of falling into debt.

The trustees' report was approved by the Board of Trustees.

Vicky Read

Trustee

20 December 2021

WEST LONDON COMMUNITY TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WEST LONDON COMMUNITY TRUST

I report to the trustees on my examination of the financial statements of West London Community Trust (the trust) for the year ended 31 December 2020.

Responsibilities and basis of report

As the trustees of the trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Nicholas Corden ACA (Senior Statutory Auditor)
Summers Morgan

First Floor, Sheraton House
Lower Road
Chorleywood
Hertfordshire
WD3 5LH

Dated: 21 December 2021

WEST LONDON COMMUNITY TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

		Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
Notes							
<u>Income and endowments from:</u>							
Donations and legacies		1,051	74,034	75,085	8,729	90,463	99,192
Charitable activities	2	17,750	9,180	26,930	17,955	-	17,955
Other income	3	34,393	-	34,393	30,316	-	30,316
Total income		53,194	83,214	136,408	57,000	90,463	147,463
<u>Expenditure on:</u>							
Charitable activities	4	59,612	52,777	112,389	58,973	66,659	125,632
Net (outgoing)/incoming resources before transfers		(6,418)	30,437	24,019	(1,973)	23,804	21,831
Gross transfers between funds		17,118	(17,118)	-	39,020	(39,020)	-
Net income for the year/ Net movement in funds		10,700	13,319	24,019	37,047	(15,216)	21,831
Fund balances at 1 January 2020		190,015	552,851	742,866	152,968	568,067	721,035
Fund balances at 31 December 2020		200,715	566,170	766,885	190,015	552,851	742,866

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WEST LONDON COMMUNITY TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	9	1,231,468		1,261,748	
Current assets					
Debtors	10	844		1,537	
Cash at bank and in hand		62,320		24,956	
		<u>63,164</u>		<u>26,493</u>	
Creditors: amounts falling due within one year	12	<u>(33,324)</u>		<u>(35,065)</u>	
Net current assets/(liabilities)		29,840		(8,572)	
Total assets less current liabilities		<u>1,261,308</u>		<u>1,253,176</u>	
Creditors: amounts falling due after more than one year	13	(494,423)		(510,310)	
Net assets		<u><u>766,885</u></u>		<u><u>742,866</u></u>	
Income funds					
Restricted funds	14	566,170		552,851	
Unrestricted funds		200,715		190,015	
		<u><u>766,885</u></u>		<u><u>742,866</u></u>	

The financial statements were approved by the Trustees on 20 December 2021

Vicky Read
Trustee

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's declaration of trust, the Charities Act 2011 and "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)" (as amended for accounting periods commencing from 1 January 2016). The trust is a Public Benefit Entity as defined by FRS 102.

The trust has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Donations are credited in the accounts when they are received. Income tax recoverable on Gift Aid donations is credited at the same time as the related donation.

1.5 Resources expended

Expenditure is recognised in the accounts at the time when a liability to make payment is incurred.

1.6 Tangible fixed assets

Tangible fixed assets other than freehold land are stated at cost less depreciation.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	2% per annum on cost
Plant and machinery	25% per annum on net value

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies (Continued)

1.8 Financial instruments

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 amortised cost.

2 Charitable activities

	Unrestricted funds	Restricted funds	Total 2020	Unrestricted funds
	2020	2020		2019
	£	£	£	£
Discipleship year income	17,750	-	17,750	17,955
Christians against poverty income	-	9,180	9,180	-
	<u>17,750</u>	<u>9,180</u>	<u>26,930</u>	<u>17,955</u>
Analysis by fund				
Unrestricted funds	17,750	-	17,750	17,955
Restricted funds	-	9,180	9,180	-
	<u>17,750</u>	<u>9,180</u>	<u>26,930</u>	<u>17,955</u>

3 Other income

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Rental income	<u>34,393</u>	<u>30,316</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

	Discipleship Year 2020 £	Prison Ministry 2020 £	The Besom 2020 £	St Pauls Ealing 2020 £	CAP 2020 £	Total 2020 £	Total 2019 £
Staff costs	5,746	1,844	-	-	-	7,590	15,708
Depreciation and impairment	-	-	-	30,280	-	30,280	30,285
Direct costs	5,858	350	177	11,424	367	18,176	9,168
	<u>11,604</u>	<u>2,194</u>	<u>177</u>	<u>41,704</u>	<u>367</u>	<u>56,046</u>	<u>55,161</u>
Grant funding of activities (see note 5)	-	-	-	33,416	-	33,416	30,290
Share of support costs (see note 6)	3,008	1,934	430	16,115	-	21,487	38,721
Share of governance costs (see note 6)	201	130	29	1,080	-	1,440	1,460
	<u>14,813</u>	<u>4,258</u>	<u>636</u>	<u>92,315</u>	<u>367</u>	<u>112,389</u>	<u>125,632</u>
Analysis by fund							
Unrestricted funds	12,098	319	71	47,124	-	59,612	58,973
Restricted funds	2,715	3,939	565	45,191	367	52,777	66,659
	<u>14,813</u>	<u>4,258</u>	<u>636</u>	<u>92,315</u>	<u>367</u>	<u>112,389</u>	<u>125,632</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

(Continued)

For the year ended 31 December 2019

	Discipleship Year £	Prison Ministry £	The Besom £	St Pauls Ealing £	Total 2019 £
Staff costs	4,656	11,052	-	-	15,708
Depreciation and impairment	-	-	-	30,285	30,285
Direct costs	7,891	663	614	-	9,168
	<u>12,547</u>	<u>11,715</u>	<u>614</u>	<u>30,285</u>	<u>55,161</u>
Grant funding of activities (see note 5)	-	-	-	30,290	30,290
Share of support costs (see note 6)	2,086	1,374	349	34,912	38,721
Share of governance costs (see note 6)	202	133	34	1,091	1,460
	<u>14,835</u>	<u>13,222</u>	<u>997</u>	<u>96,578</u>	<u>125,632</u>
Analysis by fund					
Unrestricted funds	13,249	462	118	45,144	58,973
Restricted funds	1,586	12,760	879	51,434	66,659
	<u>14,835</u>	<u>13,222</u>	<u>997</u>	<u>96,578</u>	<u>125,632</u>

5 Grants payable

	Total 2020 £	Total 2019 £
Grants to institutions:		
St Pauls Ealing Church	<u>33,416</u>	<u>30,290</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

6 Support costs

	Support costs £	Governance costs £	2020 £	Support costs £	Governance costs £	2019 £
Premises expenses	2,096	-	2,096	13,002	-	13,002
Administrative expenses	19,391	-	19,391	25,719	-	25,719
Independent examination fees	-	1,440	1,440	-	1,460	1,460
	<u>21,487</u>	<u>1,440</u>	<u>22,927</u>	<u>38,721</u>	<u>1,460</u>	<u>40,181</u>

Support and governance costs are allocated to the charitable activities on the basis of income allocation within the accounting period as identified. This is currently 14% to Discipleship Year, 9% to Prison Ministry, 2% to The Besom and 75% to St Pauls Ealing. The exception to this is support costs wholly incurred in respect of a charitable activity, where the full cost is allocated to the relevant activity.

Governance costs includes payments to the Independent examiner of £1,440 (2019 - £1,460) for Independent Examination and accountancy fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or reimbursement of expenses during the year.

8 Employees

Number of employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
DY students and Pastoral support	<u>1</u>	<u>2</u>

Employment costs

	2020 £	2019 £
Wages and salaries	7,566	15,708
Other pension costs	24	-
	<u>7,590</u>	<u>15,708</u>

There were no employees whose annual remuneration was £60,000 or more.

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

9 Tangible fixed assets

	Land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2020	1,513,333	1,269	1,514,602
At 31 December 2020	1,513,333	1,269	1,514,602
Depreciation and impairment			
At 1 January 2020	251,638	1,216	252,854
Depreciation charged in the year	30,267	13	30,280
At 31 December 2020	281,905	1,229	283,134
Carrying amount			
At 31 December 2020	1,231,428	40	1,231,468
At 31 December 2019	1,261,695	53	1,261,748

10 Debtors

	2020 £	2019 £
Amounts falling due within one year:		
Other debtors	-	720
Prepayments and accrued income	844	817
	844	1,537

11 Loans and overdrafts

	2020 £	2019 £
Bank loans	511,619	528,737
Payable within one year	17,196	18,427
Payable after one year	494,423	510,310

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

11 Loans and overdrafts

(Continued)

A Mortgage was obtained in October 2008 from Kingdom Bank Limited to assist in the purchase of 16 Studley Grange Road, London which cost £319,000 freehold. This is a capital repayment loan, repayable over 20 years at a rate of 2.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2020 was £38,209.01.

A Mortgage was obtained in May 2013 from Kingdom Bank Limited to assist in the purchase of 114 Studley Grange Road, London which cost £386,000 freehold. This is a capital repayment loan, repayable over 29 years and 5 months at a rate of 5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2020 was £28,852.05.

A Mortgage was obtained in November 2015 from Kingdom Bank Limited to assist in the purchase of 7 Rosedale Close, London which cost £515,000 freehold. This is a capital repayment loan, repayable over 30 years at a rate of 3.5% over the Kingdom Bank Limited base rate. The amount outstanding at 31st December 2020 was £444,557.62.

12 Creditors: amounts falling due within one year

	Notes	2020 £	2019 £
Bank loans	11	17,196	18,427
Other creditors		2,988	2,988
Accruals and deferred income		13,140	13,650
		<u>33,324</u>	<u>35,065</u>

13 Creditors: amounts falling due after more than one year

	Notes	2020 £	2019 £
Bank loans	11	<u>494,423</u>	<u>510,310</u>

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

14 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds				
	Balance at 1 January 2019	Incoming resources	Resources expended	Transfers	Balance at 1 January 2020	Incoming resources	Resources expended	Transfers	Balance at 31 December 2020
	£	£	£	£	£	£	£	£	£
For Freehold Property Nightingale Road	167,921	2,406	(7,215)	-	163,112	2,202	(7,011)	-	158,303
For Freehold Property 16 Studley Grange Road	183,832	9,237	(12,323)	(1,271)	179,474	5,785	(11,149)	(1,204)	172,906
For Prison Ministry	11,285	10,440	(11,715)	-	10,010	518	(2,194)	-	8,334
For Freehold Property 114 Studley Grange Road	194,694	9,223	(11,412)	(5,506)	186,999	7,433	(11,345)	(3,935)	179,152
For Freehold Property 7 Rosedale Close	3,385	57,583	(23,381)	(32,243)	5,345	32,701	(20,534)	(11,979)	5,533
For Besom	6,950	1,575	(614)	-	7,911	1,542	(178)	-	9,275
For Christians against poverty	-	-	-	-	-	33,032	(365)	-	32,667
	<u>568,067</u>	<u>90,464</u>	<u>(66,660)</u>	<u>(39,020)</u>	<u>552,851</u>	<u>83,213</u>	<u>(52,776)</u>	<u>(17,118)</u>	<u>566,170</u>

Prison Ministry - for the work of the Community Chaplaincy at Wormwood Scrubbs.

Besom - a project which enables us to serve those in need through the donation and delivery of furniture, white goods and other items and through projects such as painting and gardening.

Freehold properties Nightingale Road, 16 & 114 Studley Grange Road and 7 Rosedale Close - to provide affordable housing to support Christian workers and young adults within Ealing.

Christians against poverty - used to employ a part time manager to provide free debt counselling services to those already in debt or in danger of falling into debt

WEST LONDON COMMUNITY TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

15 Analysis of net assets between funds

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
Fund balances at 31 December 2020 are represented by:						
Tangible assets	715,574	515,894	1,231,468	708,897	552,851	1,261,748
Current assets/ (liabilities)	(20,436)	50,276	29,840	(8,572)	-	(8,572)
Long term liabilities	(494,423)	-	(494,423)	(510,310)	-	(510,310)
	<u>200,715</u>	<u>566,170</u>	<u>766,885</u>	<u>190,015</u>	<u>552,851</u>	<u>742,866</u>

16 Related party transactions

The Charity is dependent upon the PCC of St Pauls Ealing for the majority of its funding. The Charity received donations of £48,120 in the year from St Pauls (2019 - £84,448). There were no balances outstanding between the charities at the year-end (2019 - £NIL). St Pauls also acts as a guarantor for the mortgage held over 16 Studley Grange Road, 114 Studley Grange Road and 7 Rosedale Close.