

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales · Charity number 1083258

Details

Other names LEWISHAM ELDERS RESOURCE CENTRE

Status Registered

Legal form Charitable company

Company number [03879163](#)

Registered 2000-11-08

Register [View on the Charity Commission register](#)

Contact

Address Stanstead Lodge Seniors Club
260 Stanstead Road
London
SE23 1DD

Phone 02082911164

Email finance@stansteadlodge.org

Website www.stansteadlodge.org

Activities

Objects: TO PROMOTE ANY CHARITABLE PURPOSE FOR THE BENEFIT OF ELDERLY PEOPLE RESIDENT IN THE LONDON BOROUGH OF LEWISHAM AND THE SURROUNDING AREAS, AND IN PARTICULAR BUT NOT EXCLUSIVELY TO PROVIDE FACILITIES, RESOURCES AND ACTIVITIES IN THE INTERESTS OF SOCIAL WELFARE WITH THE OBJECT OF IMPROVING CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

Activities: All activities are for the benefit of older people living in and around the London Borough of Lewisham and include: community cafe, language learning opportunities, digital inclusion, social activities, keep fit and dance classes, and a place of belonging.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** LEWISHAM AND THE SURROUNDING AREAS
- Bromley
- Croydon
- Greenwich
- Lambeth
- Lewisham
- Southwark

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£147,011	£142,856	-	-
2024-03-31	£142,650	£132,176	-	-
2023-03-31	£152,654	£164,032	-	-
2022-03-31	£148,244	£118,575	-	-
2021-03-31	£127,211	£74,662	-	-

Trustees

Name	Role	Appointed
James Anthony Dobson	Chair	2013-11-29
BARBARA BRITTON		2014-12-10
Damian Charles Griffiths		2025-10-15
Elizabeth Deborah Anne Duckworth		2024-11-28
Nick Robinson		2017-09-13
Norma John		2014-07-31
PATRICIA O'HARA		2024-11-28
Simon Robert Nicholas Higgs		2026-03-13
Stephen John Duckworth		2024-11-28

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales - Charity number 1083258

Accounts



STANSTEAD LODGE
Senior Club Ltd

Registered office: 260 Stanstead Road, London, SE23 1DD

A Charitable Company Limited by Guarantee (No. 3879163): Registered Charity Number 1083258

Report and Financial Statements

For the year ended 31 March 2025



STANSTEAD LODGE
Senior Club Ltd

YEAR TO 31 MARCH 2025

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STANSTEAD LODGE

Senior Club Ltd

Company Particulars

Charity Registration	Number 1083258 (England & Wales)
Company Registration	Number 3879163 (England & Wales)
Date of incorporation	17 th November 1999
Registered Office	260 Stanstead Road, Forest Hill, London SE23 1DD
Directors	Barbara Britton (Secretary) James Anthony Dobson (Chair) Liz Duckworth Stephen Duckworth Damian Griffiths Norma John Alice Johnson Patricia O'Hara Nick Robinson
Company Secretary	Barbara Britton
Bankers	Lloyds Bank plc
Solicitors	Russell-Cooke & Co
Independent Examiner	Eileen Qin FCCA



Report of the Directors For the year ended 31 March 2025

The Directors present their report and financial statements the year ended 31 March 2025.

Structure, Governance and Management

The Company

The company is limited by guarantee and registered with the Charity Commissioners for England and Wales.

Recruitment and Appointment of Directors

The company is managed by the Board of Directors duly elected or co-opted in accordance with the Articles of Association. All new Directors receive an induction pack and the opportunity to meet staff volunteers, and fellow Directors to learn more about the company's aims and activities. The Directors in office during the year were as follows:

Barbara Britton (10 Dec 2014)

Di Deudney (13 Sept 2017) (Resigned 30/09/2024)

James Dobson (29 November 2013) Chair

Liz Duckworth (28 November 2024)

Stephen Duckworth (28 November 2024)

Damian Griffiths (28 November 2024)

Norma John (10 Dec 2014)

Alice Johnson (19 Nov 2021)

Ivor Mason (10 Dec 2020) (Resigned 13/11/2024)

Barbara Moore (19 Nov 2021) (Resigned 04/11/2024)

Valerie Monks (12 Sept 2018) (Resigned 28/11/2024)

Patricia O'Hara (28 November 2024)

Nick Robinson (13 Sept 2017)

Committees and User Groups

A User and Events group meets monthly to listen to members' concerns, to recommend or take action where appropriate and to plan for members' activities and open days. The charity meets its objectives because of the significant participation of our more active members who are encouraged to get involved at any level they feel they can contribute.

- **User & Events Group:** Ray Bishop (Chair) and members' representatives. This offers a valuable forum between management and active members.
- **Finance Committee:** James Dobson, Liz & Stephen Duckworth
- **Building Committee:** James Dobson, and Nick Robinson
- **External Events Committee** – Tina Aranda, James Dobson and Sylvia Warner
- **Advisors:** Cathy Ashley (Fund Raising) and Tina Aranda (Reporting)
- **Gardening Group:** Norma John, Alice Johnson, and Val Monks
- **Café Committee:** James Dobson, Theresa Havell and Nick Robinson



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors

For the year ended 31 March 2025

Report from the Chair

Our varied activities are all progressing well and we welcomed two new regular activities both on a Thursday. R & B Line dancing from 12:00 until 1:00 and again in the evening draws a lively gathering of mainly ladies who thoroughly enjoy the occasion. Also from 2:00 to 4:00 in the afternoon a northern based national friendly society The Oddfellows meets for refreshments and chats and the occasional special talk. Our popular activities that had waiting lists have been expanded with an additional class for chair yoga on a Monday morning and a new art group on a Friday morning. Our main achievements for the year included:

- Members enjoyed our summer holiday at the Grand Burstin Hotel (Folkestone) in June 2024. The package included a return coach trip, half board and super revivalist entertainment for a very reasonable price.
- Our summer celebration was held on the first Sunday in July and we were entertained with popular classical music from Nigel's 30 piece orchestra crammed into one end of the sun lounge as the weather was threatening and the valuable instruments had to be protected.
- In collaboration with King's College and Oxford University research teams we organised a series of Tea Dances that proved to be popular sell outs and a useful resource for their research.

Staff

The Café is run for members' and the wider community's benefit. It provides freshly prepared home-style cooking on the premises with a menu to suit a wide variety of tastes, as well as fresh barista coffee and cakes to die for. For group bookings we would even produce a bespoke menu. Theresa (manager) aided by sisters Paula and Linda (who job share as kitchen assistants) along with the occasional appearance of Scarlett all work very hard to provide a friendly face and warm welcome for all our café customers. Our centre co-ordinator Tina, is in her twelfth year performing a demanding role handling the majority of the member and customer facing matters as well as being our 'first aider,' prime event organiser and handling a wide variety of matters. Also Justina our hardworking cleaner has clocked up ten years with us.

Governance and Charitable Objects

The company is a not-for-profit entity whose charitable objects are for the benefit of elderly people resident in the London Borough of Lewisham and surrounding areas. We provide for activities in the interests of social welfare, physical and mental health. Our niche is to facilitate provision to prolong active lives.

The objects and powers of the charitable company are set out in the Memorandum, and it is governed under its Articles of Association. Under those Articles, the Directors have control of the Charity, its property and funds. There must be at least five and not more than twelve Directors, who are elected by members at the AGM. Directors are appointed for a three year term, but are eligible for re-election alongside any other applicants.

The Future

After the successful refurbishment of what is now known as the Skilbeck Ceremony Suite the Lewisham conservation officer said that for any future development we would have to submit outline plans for a complete vision. We have been desperate to upgrade our toilet facilities for years and know what we want to do but it needs to be incorporated into a final vision. To that end we are in the process of seeking funding for a feasibility study to engage architects, structural engineers and planning specialists to develop plans and documents for planning permission and funding bids to bring the building up to the standards expected of a grand house, but in a modern accessible and sustainable way.



STANSTEAD LODGE

Senior Club Ltd

Financial Review

The attached financial statements show the company's finances for the period ended 31 March 2025. During the year, our income was £147,011 (2024 £141,584) with net expenditure of £142,856 (2024 of £132,176) resulting in a surplus of £4,155 (2024 £9,408).

Reserves Policy

At 31 March 2025 the total net assets of the charity were £1,190,590 (2023 £1,178,935). The Directors have examined the charity's requirements for reserves in light of the main risks to the organisation. The policy is to accumulate over time a liquid reserve sufficient to provide for core activities for some six months in the event of a significant drop in funding the current estimate is for £60,000. In addition owing to the Grade II listing of our major asset (the building) we need to accumulate a significant reserve to fund major building repairs and maintenance the current estimate is for £250,000. If at the conclusion of any project the objectives of a grant have been largely met we will seek to transfer any unused restricted funds to our Maintenance Reserve Fund, especially where we have been able to make economies without compromising delivery.

Investment Policy

Available funds are held in the charity's bank account to enable it to meet its operational obligations as they fall due. Funds remitted to the company for payment of future liabilities will be held on deposit until they fall due. The Directors will consider the investment of surplus funds in short term deposits in order to make best use of resources and generate investment income. In addition to our operational deposit account we have opened another deposit account initially for our building fund. This has been funded by open days and Quiz revenues. During the year we further reduced our mortgage by £987.83 in capital repayments.

Risk Assessment

The Directors conduct regular meetings to review the major risks to which the company is exposed. The key risk to the continuing and orderly provision of our services arises from the fact that a significant portion of the charity's funding comes from the local authority which is cutting grants drastically. To minimise this risk the charity continues to seek to diversify its sources of funding and will seek to meet our reserves recommendations.

The charity has plans to develop the building in order to provide additional revenue streams and to increase financial sustainability. The biggest risk to this revenue is the ongoing maintenance of the building, which is being mitigated through the creation of a Maintenance Reserve Fund.



STANSTEAD LODGE

Senior Club Ltd

Directors' responsibilities

Company law requires the Directors to prepare accounts for each financial period which give a true and fair view of the state of affairs of the company showing the income and expenditure of the company for that period. In preparing those accounts the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Trustees have complied with their duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Small Company Exemptions

The Report of the Directors has been prepared in accordance with the small companies' regime of the Companies Act 2006 and was approved by the directors on 18 December 2025.

James A Dobson
Operations Director and Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd

Statement of Income and Expenditure for 1 April 2024 to 31 March 2025

	<u>Apr '24 - Mar 25</u>	<u>Apr '23 - Mar 24</u>
Income		
Voluntary Income	30,535	35,460
Activities for Generating Funds	55,368	48,711
Rent & Hiring	59,921	56,234
Investment Income	1,186	1,180
Total Income	<u>147,011</u>	<u>141,584</u>
Gross Profit	147,011	141,584
Expense		
Cost of Generating Funds	81,916	74,788
Cost of Charitable Activities	60,940	57,165
Governance Costs	0	224
Total Expenditure	<u>142,856</u>	<u>132,176</u>
Net Income / Expenditure for the year	<u>4,155</u>	<u>9,408</u>



STANSTEAD LODGE
Senior Club Ltd

Balance Sheet at 31 March 2025

	<u>31 Mar 25</u>	<u>31 Mar 24</u>
ASSETS		
Fixed Assets		
Fixed Assets	1,140,525	1,140,525
Depreciation & Amortisation	-16,826	-15,195
Total Fixed Assets	1,123,699	1,125,331
Current Assets		
Accounts Receivable		
Accounts Receivable	25,465	6,076
Total Accounts Receivable	25,465	6,076
Cash at bank and in hand		
Cash at Bank	63,563	69,199
Cash in Hand	1,118	2,038
Total Cash at bank and in hand	64,680	71,238
Total Current Assets	90,146	77,314
Current Liabilities		
Accounts Payable		
Accounts Payable	1,949	674
Total Accounts Payable	1,949	674
Other Current Liabilities		
Current Capital Repayments	1,080	1,000
Other Current Liabilities	5,881	6,623
Total Other Current Liabilities	6,961	7,623
Total Current Liabilities	8,910	8,297
NET CURRENT ASSETS	81,236	69,017
TOTAL ASSETS LESS CURRENT LIABILITIES	1,204,935	1,194,348
Long Term Liabilities		
Mortgages	14,345	15,413
Total Long Term Liabilities	14,345	15,413
NET ASSETS	<u><u>1,190,590</u></u>	<u><u>1,178,935</u></u>
Capital and Reserves		
Revaluation Reserve Account	337,586	337,586
Restricted Funds	9,775	9,775
Unrestricted Net Assets	120,028	103,120
Unrestricted Funds	719,045	719,045
Excess Income for the Year	4,155	9,408
Total Value of Charity	<u><u>1,190,590</u></u>	<u><u>1,178,935</u></u>



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2025**

14 Statement of Movements on Reserves

	Land & Building s	Charitable Activities Unrestricted & Restricted	Total	Total
	2025	2025	2025	2024
	£	£		
Balance at 1 April 2024	1,114,660	54,500	1,178,935	1,169,527
Structural Additions at cost			0	0
Grants not used in the year			0	0
Surplus/(Deficit) for the year		4,155	4,155	9,408
Transfer between reserves		7,500	7,500	0
Adjusted surplus/(Deficit) P/Y adj			0	0
Balance at 31 March 2025	<u>1,114,660</u>	<u>66,155</u>	<u>1,190,590</u>	<u>1,178,935</u>
			1,190,590	

The note above is to demonstrate a clear position by separating the property asset from the charitable activities.

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in preceding years.

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2005, and in accordance with the Financial Reporting Standard for Smaller entities (effective April 2008).

(b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in the furtherance of the general objectives of the charity. Unrestricted funds include donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal. Expenditure which meets these criteria is charged to the fund.

(c) Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.



**Notes to the Financial Statements
For the year ended 31 March 2025**

- Investment income is included when receivable.
- Incoming resources from charitable trading activity are accounted for when earned.
- Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

(d) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners’ fees and costs linked to the strategic management of the charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on the basis of an estimate of the proportion of time spent by staff on those activities.

(e) Tangible fixed assets

Depreciation is provided using the following rates and bases to reduce by annual instalments the costs of maintenance, less estimated residual value, of the tangible assets over their estimated useful lives:-

Grade II listed Freehold Building 180+ years old – no longer depreciated

Fixtures, fittings and equipment – costing over £1,000 straight line over the useful life of the asset unless otherwise stated 10% straight line depreciation.

Office Equipment 25% straight line depreciation

These notes form part of the financial statements

2 Net Charitable Income For The Year

	Unrestricted Funds 2025	Restricted Funds 2025	Total Funds 2025	Total Funds 2024
	£	£	£	£
Unrestricted Funding				
Covid Rates Relief	0		0	0
Furlough Receipts	0		0	-1,065
Lewisham Main Grant	25,000		25,000	26,000
Lewisham NCIL Grant	0		0	0
Donations	5,535		5,535	10,525
VMG - Psigma	0		0	0
	<u>30,535</u>	<u>0</u>	<u>30,535</u>	<u>35,460</u>



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2025

3 Staff Costs and Numbers

	2025	2024	2023	2022	2021
Net Salaries SLSC	23,494	25,616	20,190	18,234	15713
HMRC Inc (£1,468.08) Employers NI	7,061	3,550	1,418	1,140	1099
Net Salaries Café staff	43,452	40,584	36,212	35,875	18252
HMRC inc (£2,225.45) Employers NI	3,737	7,449	4,934	1,021	0
Pension Contributions	1,090	874	1,008	522	473
Total costs	<u>78,833</u>	<u>78,073</u>	<u>63,762</u>	<u>56,791</u>	<u>35,538</u>
No. of Employees	7	7	7	6	6

No employee received emoluments exceeding £60,000 in the year

4 Depreciation & Amortisation

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2025	2025	2025	2024
	£	£	£	£
Amortisation of owned property	0	0	0	0
Fixtures and Fittings	1,631		1,631	1,631
Depreciation on Equipment	0		0	0
	<u>1,631</u>	<u>0</u>	<u>1,631</u>	<u>1,631</u>

5 Directors Remuneration and Related Party Transactions

No Director received any expenses exceeding HMRC guidelines during the year.

One Director received fees through the payroll for services: £1,428 £3,066

Scarlett Dobson (Daughter of James) Staff relief cover £4,713 £3,962

No other Director or relative connected to the charity had any personal interest in any contract or transaction entered into by the charity during the year

6 Taxation

The company is a registered charity exempt from Corporation Tax.



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2025**

7 Tangible Fixed Assets

Freehold land is not normally depreciated and in order to make our reports easier to understand we have discontinued an earlier practice of depreciating the building. We currently maintain the last valuation and add any constructed additions at cost. Equipment and Fixtures and Fittings will be depreciated in a straight line over their expected useful life.

	F'hold Land	Building	Equip- ment	Fixtures & Fittings	Total
At cost or valuation	£	£	£	£	£
At 1 April 2024	366,667	747,993	9,553	16,312	1,140,525
Additions				0	0
Revaluation				0	0
At 31 March 2025	366,667	747,993	9,553	16,312	1,140,525
Depreciation & Amortization					
At 1 April 2024			9,553	5,641	15,194
Revaluation					0
Charge for the year			0	1,631	1,631
At 31 March 2025	0	0	9,553	7,272	16,825
Net book value on 31 March 2025	366,667	747,993	0	9,040	1,123,700
Net book value on 31 March 2024	366,667	747,993	0	10,671	1,125,331

8 Loans

The mortgage is secured by fixed charges over the freehold property.

9 Other Current Liabilities	2025	2024	2023	2022	2021
Director's loan	0	0	0	0	0
Advance receipts	0	7,500	7,500	7,500	7,500
Members' accounts	(331)	703	0	319	319
Accruals	0	(5,181)	549	2,729	3,517
Customer deposits	0	0	0	0	0
Hosting & Security	6,212	3,601	3,210	0	0
	5,881	6,623	11,259	10,548	11,336

10 Capital Commitments

There are no capital commitments at present but the liability to maintain the building is ever present - the list of works we would like to do is circa £600k



Notes to the Financial Statements For the year ended 31 March 2025

11 Contingent Liabilities

There is a contingent liability to repay part of the Heritage Lottery grant if the freehold property is sold within 20 years of receipt of the grant. The grant totalled £595,998 and was received in tranches between 2006 and 2010.

12 Share Capital

Stanstead Lodge Senior Club Ltd., is a company limited by guarantee with charitable status and therefore has no share capital

Under the Company's Articles of Association, each Director undertakes to contribute to the assets of the Company in the event of it being wound up while they are a member, or within one year after they cease to be a member, such amount as may be required not exceeding £1.

13 Ultimate Controlling Parties

The Directors share the ultimate control of the Company.

These accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). These financial statements were approved by the Board of Directors on 18 November 2025 and were signed on its behalf by:

A handwritten signature in blue ink, appearing to read "James A. Dobson". The signature is fluid and cursive, with a long horizontal stroke at the end.

James A Dobson
Director & Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd



1. *Independent examiner's report on the accounts*

Section A

Independent Examiner's Report

2.

**Report to the trustees/
members of**

Charity Name

Stanstead Lodge Senior Club Ltd.

**On accounts for the year
ended**

31 March 2025

**Charity
no (if any)**

1083258

Set out on pages

4 to 13

**Respective
responsibilities of
trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.



STANSTEAD LODGE
Senior Club Ltd

Independent examiner's statement

In connection with my examination, no matter has come to my attention (*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* *Please delete the words in the brackets if they do not apply.*

1.

Signed:

Date: 19/01/2026

Name:

Felix Nelson

Relevant professional qualification(s) or body (if any):

MSc Business with Financial Management
BSc Financial Management Technology

Address:

Flat 2, Ogilby Street, Francis Street, Woolwich SE18 EJ



STANSTEAD LODGE
Senior Club Ltd

1.

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales - Charity number 1083258

Accounts



STANSTEAD LODGE
Senior Club Ltd

Registered office: 260 Stanstead Road, London, SE23 1DD

A Charitable Company Limited by Guarantee (No. 3879163): Registered Charity Number 1083258

Report and Financial Statements

For the year ended 31 March 2024



STANSTEAD LODGE
Senior Club Ltd

YEAR TO 31 MARCH 2024

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STANSTEAD LODGE

Senior Club Ltd

Company Particulars

Charity Registration	Number 1083258 (England & Wales)
Company Registration	Number 3879163 (England & Wales)
Date of incorporation	17 th November 1999
Registered Office	260 Stanstead Road, Forest Hill, London SE23 1DD
Directors	Barbara Britton (Secretary) Di Deudney James Anthony Dobson (Chair) Norma John Alice Johnson Ivor Mason Val Monks Barbara Moore Nick Robinson
Company Secretary	Barbara Britton
Bankers	Lloyds Bank plc
Solicitors	Russell-Cooke & Co
Independent Examiner	Eileen Qin FCCA



Report of the Directors For the year ended 31 March 2024

The Directors present their report and financial statements the year ended 31 March 2024.

Structure, Governance and Management

The Company

The company is limited by guarantee and registered with the Charity Commissioners for England and Wales.

Recruitment and Appointment of Directors

The company is managed by the Board of Directors duly elected or co-opted in accordance with the Articles of Association. All new Directors receive an induction pack and the opportunity to meet staff volunteers, and fellow Directors to learn more about the company's aims and activities. The Directors in office during the year were as follows:

Ray Bishop (17 Nov 2022) (Resigned 24 Sept 2023)

Barbara Britton (10 Dec 2014)

Di Deudney (13 Sept 2017) (Resigned 30/09/2024)

James Dobson (29 November 2013) Chair

Norma John (10 Dec 2014)

Alice Johnson (19 Nov 2021)

Andrew McMurtrie (Vice Chair) (3 Dec 2015) (Resigned 26/06/23)

Ivor Mason (10 Dec 2020) (Resigned 13/11/2024)

Barbara Moore (19 Nov 2021) (Resigned 04/11/2024)

Valerie Monks (12 Sept 2018) (Resigned 28/11/2024)

Nick Robinson (13 Sept 2017)

Committees and User Groups

A User and Events group meets monthly to listen to members' concerns, to recommend or take action where appropriate and to plan for members' activities and open days. The charity meets its objectives because of the significant participation of our more active members who are encouraged to get involved at any level they feel they can contribute.

- **User & Events Group:** Ray Bishop (Chair) and members' representatives. This offers a valuable forum between management and active members.
- **Finance Committee:** James Dobson, Barbara Moore
- **Building Committee:** James Dobson, Ivor Mason and Nick Robinson
- **External Events Committee** – Tina Aranda, James Dobson, Derek Fuell and Sylvia Warner
- **Advisors:** Cathy Ashley (Fund Raising) and Tina Aranda (Reporting)
- **Gardening Group:** Norma John, Alice Johnson, and Val Monks
- **Café Committee:** James Dobson, Theresa Havell and Nick Robinson



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors

For the year ended 31 March 2024

Report from the Chair

Our main focus this year has been to apply for a grant towards professional fees for a substantial project to improve accessibility and implement our Conservation Management Plan. Our varied activities are all progressing well although café takings are disappointing. Our main achievements for the year included:

- 30 members enjoyed our summer holiday at the Grand Burstin Hotel (Folkestone) in June 2023. The package included a return coach trip, half board and super revivalist entertainment for a very reasonable price the consensus was so positive that when we found a similar level of entertainment for the next year we decided to do it again.
- The impact of lockdowns was quite profound so we decided that we would recognise their impact with a celebration of life annual event with an element of memorial recognising members that have passed. We have created a memorial page on our website and a folder of eulogies. On the second Sunday in July we were graced with classical music from a 30 piece orchestra in our garden with a BBQ prepared by our very hardworking café team.
- In collaboration with a King's College University research team we organised a series of Tea Dances that have proved to be very popular sell outs and a useful resource for their research.
- What used to be the grand dining room of our Grade II listed building has finally been returned to its former glory; the total bill was north of £50k but we were grateful for a contribution of £20k from Lewisham Council from their NCIL fund.

Staff

The Café is run for members' and the wider community's benefit. It provides freshly prepared home-style cooking on the premises with a menu to suit a wide variety of tastes, as well as fresh barista coffee and cakes to die for. For group bookings we would even produce a bespoke menu. Theresa (manager) aided by sisters Paula and Linda (who job share as kitchen assistants) work very hard to provide a friendly face and warm welcome for all our café customers. Our centre co-ordinator Tina, is in her eleventh year performing a demanding role handling the majority of the member and customer facing matters as well as being our 'first aider,' prime event organiser and handling a wide variety of matters that being the only employee in a small but busy organisation demands.

Governance and Charitable Objects

The company is a not-for-profit entity whose charitable objects are for the benefit of elderly people resident in the London Borough of Lewisham and surrounding areas. We provide for activities in the interests of social welfare, physical and mental health. Our niche is to facilitate provision to prolong active lives.

The objects and powers of the charitable company are set out in the Memorandum, and it is governed under its Articles of Association. Under those Articles, the Directors have control of the Charity, its property and funds. There must be at least five and not more than twelve Directors, who are elected by members at the AGM. Directors are appointed for a three year term and must retire at their forth AGM, but are eligible for re-election alongside any other applicants.



STANSTEAD LODGE

Senior Club Ltd

The Future

After the successful refurbishment of what is now known as the Skilbeck Ceremony Suite the Lewisham conservation officer said that for any future development we would have to submit outline plans for a complete vision. We have been desperate to upgrade our toilet facilities for years and know what we want to do but it needs to be incorporated into a final vision. To that end we are in the process of seeking funding for a feasibility study to engage architects, structural engineers and planning specialists to develop plans and documents for planning permission and funding bids to bring the building up to the standards expected of a grand house, but in a modern accessible and sustainable way.

Financial Review

The attached financial statements show the company's finances for the period ended 31 March 2024. During the year, our income was £141,584 (2023 £152,654) with net expenditure of £132,176 (2023 £164,032) resulting in a surplus of £9,408 (2023 (£11,378) deficit).

Reserves Policy

At 31 March 2024 the total net assets of the charity were £1,178,935 (2023 £1,169,527). The Directors have examined the charity's requirements for reserves in light of the main risks to the organisation. The policy is to accumulate over time a liquid reserve sufficient to provide for core activities for some six months in the event of a significant drop in funding the current estimate is for £60,000. In addition owing to the Grade II listing of our major asset (the building) we need to accumulate a significant reserve to fund major building repairs and maintenance the current estimate is for £250,000. If at the conclusion of any project the objectives of a grant have been largely met we will seek to transfer any unused restricted funds to our Maintenance Reserve Fund, especially where we have been able to make economies without compromising delivery.

Investment Policy

Available funds are held in the charity's bank account to enable it to meet its operational obligations as they fall due. Funds remitted to the company for payment of future liabilities will be held on deposit until they fall due. The Directors will consider the investment of surplus funds in short term deposits in order to make best use of resources and generate investment income. In addition to our operational deposit account we have opened another deposit account initially for our building fund. This has been funded by open days and Quiz revenues. During the year we further reduced our mortgage by £6,000 in capital repayments in addition to the monthly repayments.

Risk Assessment

The Directors conduct regular meetings to review the major risks to which the company is exposed. The key risk to the continuing and orderly provision of our services arises from the fact that a significant portion of the charity's funding comes from the local authority which is cutting grants drastically. To minimise this risk the charity continues to seek to diversify its sources of funding and will seek to meet our reserves recommendations.

The charity has plans to develop the building in order to provide additional revenue streams and to increase financial sustainability. The biggest risk to this revenue is the ongoing maintenance of the building, which is being mitigated through the creation of a Maintenance Reserve Fund.



STANSTEAD LODGE

Senior Club Ltd

Directors' responsibilities

Company law requires the Directors to prepare accounts for each financial period which give a true and fair view of the state of affairs of the company showing the income and expenditure of the company for that period. In preparing those accounts the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Trustees have complied with their duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Small Company Exemptions

The Report of the Directors has been prepared in accordance with the small companies' regime of the Companies Act 2006 and was approved by the directors on 26 November 2024.

James A Dobson
Operations Director and Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd

Statement of Income and Expenditure for 1 April 2023 to 31 March 2024

	<u>Apr '23 - Mar 24</u>	<u>Apr '22 - Mar 23</u>
Income		
Voluntary Income (Unrestricted)	35,460	55,108
Activities for Generating Funds	48,711	44,709
Rent & Hiring	56,234	52,519
Investment Income	1,180	318
	<u>141,584</u>	<u>152,654</u>
Total Income	141,584	152,654
Expenditure		
Cost of Generating Funds	74,788	71,019
Cost of Charitable Activities	57,165	92,959
Governance Costs	224	55
	<u>132,176</u>	<u>164,032</u>
Total Expenditure	132,176	164,032
Total Income / Expenditure for the year	<u><u>9,408</u></u>	<u><u>-11,378</u></u>



STANSTEAD LODGE
Senior Club Ltd

Balance Sheet at 31 March 2024

	<u>31 Mar 24</u>	<u>31 Mar 23</u>
ASSETS		
Fixed Assets		
1500 - Fixed Assets	1,140,525	1,140,525
1600 - Depreciation & Amortisation (Main heading)	<u>-15,195</u>	<u>-13,563</u>
Total Fixed Assets	1,125,331	1,126,962
Current Assets		
Other Current Assets		
Prepayments	<u>0</u>	<u>500</u>
Total Other Current Assets	0	500
Accounts Receivable		
Accounts Receivable	<u>6,076</u>	<u>992</u>
Total Accounts Receivable	6,076	992
Cash at bank and in hand		
Cash at Bank	69,199	76,578
Cash in Hand	<u>2,038</u>	<u>245</u>
Total Cash at bank and in hand	<u>71,238</u>	<u>76,823</u>
Total Current Assets	77,314	78,315
Current Liabilities		
Accounts Payable		
Accounts Payable	<u>674</u>	<u>1,088</u>
Total Accounts Payable	674	1,088
Other Current Liabilities		
Current Capital Repayments	1,000	1,293
Other Current Liabilities	<u>6,623</u>	<u>11,259</u>
Total Other Current Liabilities	<u>7,623</u>	<u>12,552</u>
Total Current Liabilities	8,297	13,640
NET CURRENT ASSETS	<u>69,017</u>	<u>64,675</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	1,194,348	1,191,637
Long Term Liabilities		
Mortgages	<u>15,413</u>	<u>22,110</u>
Total Long Term Liabilities	<u>15,413</u>	<u>22,110</u>
NET ASSETS	<u><u>1,178,935</u></u>	<u><u>1,169,527</u></u>
Capital and Reserves		
Revaluation Reserve Account	337,586	337,586
Restricted Funds	9,775	9,775
Unrestricted Net Assets (Undistributed earnings of the corporation)	103,120	114,498
Unrestricted Funds	719,045	719,045
Excess Income / Expenditure for the Year	<u>9,408</u>	<u>-11,378</u>
Charity's Total Assets	<u><u>1,178,935</u></u>	<u><u>1,169,527</u></u>



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2024

14 Statement of Movements on Reserves (New basis)

	Land & Buildings	Charitable Activities Unrestricted & Restricted		Total	Total
	2024	2024	2024	2024	2023
	£	£	£		£
Balance at 1 April 2023	1,114,660	45,092	9,775	1,169,527	1,181,505
Structural Additions at cost				0	0
Grants not used in the year				0	0
Surplus/(Deficit) for the year		9,408		9,408	(11,378)
Transfer between reserves				0	(600)
Adjusted surplus/(Deficit) P/Y adj				0	0
Balance at 31 March 2024	<u>1,114,660</u>	<u>54,500</u>	<u>9,775</u>	<u>1,178,935</u>	<u>1,169,527</u>

The note above is to demonstrate a clear position by separating the property asset from the charitable activities.

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in preceding years.

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2005, and in accordance with the Financial Reporting Standard for Smaller entities (effective April 2008).

(b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in the furtherance of the general objectives of the charity. Unrestricted funds include donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal. Expenditure which meets these criteria is charged to the fund.

(c) Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.



**Notes to the Financial Statements
For the year ended 31 March 2024**

- Investment income is included when receivable.
- Incoming resources from charitable trading activity are accounted for when earned.
- Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

(d) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners’ fees and costs linked to the strategic management of the charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on the basis of an estimate of the proportion of time spent by staff on those activities.

(e) Tangible fixed assets

Depreciation is provided using the following rates and bases to reduce by annual instalments the costs of maintenance, less estimated residual value, of the tangible assets over their estimated useful lives:-

Grade II listed Freehold Building 180+ years old – no longer depreciated

Fixtures, fittings and equipment – costing over £1,000 straight line over the useful life of the asset unless otherwise stated 10% straight line depreciation.

Office Equipment 25% straight line depreciation

These notes form part of the financial statements

2 Net Charitable Income For The Year

	Unrestricted Funds 2024	Restricted Funds 2024	Total Funds 2024	Total Funds 2023
	£	£		
Unrestricted Funding				
Covid Rates Relief	0		0	0
Furlough Receipts	-1066		-1066	0
Lewisham Main Grant	26,000		26,000	25,000
Lewisham NCIL Grant	0		0	20,000
Donations	10,525		10,525	10,108
VMG - Psigma	0		0	0
	<u>35,460</u>	<u>0</u>	<u>35,460</u>	<u>55,108</u>



**Notes to the Financial Statements
For the year ended 31 March 2024**

3 Staff Costs and Numbers

	2024	2023	2022	2021	2020
Net Salaries SLSC	25,616	20,190	18,234	15713	16508
HMRC Inc (£1,329.28) Employers NI	3,550	1,418	1,140	1099	1913
Net Salaries Café staff	40,584	36,212	35,875	18252	30481
HMRC inc (£2,251.07) Employers NI	7,449	4,934	1,021	0	1662
Pension Contributions	874	1,008	522	473	568
Total costs	78,073	63,762	56,791	35,538	51,132
No of Employees	7	7	6	6	6

No employee received emoluments exceeding £60,000 in the year

4 Depreciation & Amortisation

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2024	2024	2024	2023
	£	£	£	£
Amortisation of owned property	0	0	0	0
Fixtures and Fittings	1,631		1,631	1,631
Depreciation on Equipment	0		0	0
	<u>1,631</u>	<u>0</u>	<u>1,631</u>	<u>1,631</u>

5 Directors Remuneration and Related Party Transactions

No Director received any expenses exceeding HMRC guidelines during the year.

One Director received fees through the payroll for services:	<u>£3,066</u>	<u>£4,805</u>
Scarlett Dobson (Daughter of James) Staff relief cover	<u>£3,962</u>	<u>£1,942</u>

No other Director or relative connected to the charity had any personal interest in any contract or transaction entered into by the charity during the year

6 Taxation

The company is a registered charity exempt from Corporation Tax.

6a Prior Year adjustments

Historically the balance on the HMRC A/C was affected by Maternity Pay to the tune of £413.87 which has now been incorporated.

Furlough payments during the pandemic were underpaid to the tune of £1065.60 this has now been written off.



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2024**

7 Tangible Fixed Assets

Freehold land is not normally depreciated and in order to make our reports easier to understand we have discontinued an earlier practice of depreciating the building. We currently maintain the last valuation and add any constructed additions at cost. Equipment and Fixtures and Fittings will be depreciated in a straight line over their expected useful life.

	F'hold Land	Building	Equip- ment	Fixtures & Fittings	Total
At cost or valuation	£	£	£	£	£
At 1 April 2023	366,667	747,993	9,553	16,312	1,140,525
Additions				0	0
Revaluation				0	0
At 31 March 2024	366,667	747,993	9,553	16,312	1,140,525
Depreciation & Amortization					
At 1 April 2023			9,553	4,010	13,563
Revaluation					0
Charge for the year			0	1,631	1,631
At 31 March 2024	0	0	9,553	5,641	15,194
Net book value on 31 March 2024	366,667	747,993	0	10,671	1,125,331
Net book value on 31 March 2023	366,667	747,993	0	12,302	1,126,962

8 Loans

The mortgage is secured by fixed charges over the freehold property.

9 Other Current Liabilities	2024	2023	2022	2021	2020
Director's loan	0	0	0	0	0
Advance receipts	7,500	7,500	7,500	7,500	15,000
Members' accounts	703	0	319	319	319
Accruals	(5,181)	549	2,729	3,517	4,563
Customer deposits	0	0	0	0	0
Hosting & Security	3,601	3,210	0		
	6,623	11,259	10,548	11,336	19,882



Notes to the Financial Statements For the year ended 31 March 2024

10 Capital Commitments

There are no capital commitments at present but the liability to maintain the building is ever present - the list of works we would like to do is circa £400k

11 Contingent Liabilities

There is a contingent liability to repay part of the Heritage Lottery grant if the freehold property is sold within 20 years of receipt of the grant. The grant totalled £595,998 and was received in tranches between 2006 and 2010.

12 Share Capital

Stanstead Lodge Senior Club Ltd., is a company limited by guarantee with charitable status and therefore has no share capital

Under the Company's Articles of Association, each Director undertakes to contribute to the assets of the Company in the event of it being wound up while they are a member, or within one year after they cease to be a member, such amount as may be required not exceeding £1.

13 Ultimate Controlling Party

The Directors share the ultimate control of the Company.

These accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). These financial statements were approved by the Board of Directors on 26 November 2024 and were signed on its behalf by:

James A Dobson
Director & Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd



1. *Independent examiner's report on the accounts*

Section A

Independent Examiner's Report

2.

**Report to the trustees/
members of**

Charity Name

Stanstead Lodge Senior Club Ltd.

**On accounts for the year
ended**

31 March 2024

**Charity
no (if any)**

1083258

Set out on pages

4 to 13

**Respective
responsibilities of
trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.



STANSTEAD LODGE
Senior Club Ltd

Independent examiner's statement In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

1.

Signed:

Date:

29/01/2025

Name:

Eileen Qin

Relevant professional qualification(s) or body (if any):

ACCA

Address:

34 Otterden Street, London, SE6 3SJ



STANSTEAD LODGE
Senior Club Ltd

1.

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales - Charity number 1083258

Accounts



STANSTEAD LODGE
Senior Club Ltd

Registered office: 260 Stanstead Road, London, SE23 1DD

A Charitable Company Limited by Guarantee (No. 3879163): Registered Charity Number 1083258

Report and Financial Statements

For the year ended 31 March 2023



STANSTEAD LODGE
Senior Club Ltd

YEAR TO 31 MARCH 2023

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STANSTEAD LODGE

Senior Club Ltd

Company Particulars

Charity Registration	Number 1083258 (England & Wales)
Company Registration	Number 3879163 (England & Wales)
Date of incorporation	17 th November 1999
Registered Office	260 Stanstead Road, Forest Hill, London SE23 1DD
Directors	Barbara Britton (Secretary) Di Deudney James Anthony Dobson (Chair) Norma John Alice Johnson Ivor Mason Val Monks Barbara Moore Nick Robinson
Company Secretary	Barbara Britton
Bankers	Lloyds Bank plc
Solicitors	Russell-Cooke & Co
Independent Examiner	Eileen Qin FCCA



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors For the year ended 31 March 2023

The Directors present their report and financial statements the year ended 31 March 2023.

Structure, Governance and Management

The Company

The company is limited by guarantee and registered with the Charity Commissioners for England and Wales.

Recruitment and Appointment of Directors

The company is managed by the Board of Directors duly elected or co-opted in accordance with the Articles of Association. All new Directors receive an induction pack and the opportunity to meet staff volunteers, and fellow Directors to learn more about the company's aims and activities. The Directors in office during the year were as follows:

Ray Bishop (17 Nov 2022) (Resigned 24 Sept 2023)

Barbara Britton (10 Dec 2014)

Christine Castro (10 Dec 2014) (Resigned 17 Nov 2022)

Di Deudney (13 Sept 2017)

James Dobson (29 November 2013) Chair

Bill Hanlon (10 Dec 2014) (Deceased 08 Oct 2022)

Norma John (10 Dec 2014)

Alice Johnson (19 Nov 2021)

Andrew McMurtrie (Vice Chair) (3 Dec 2015) (Resigned 26/06/23)

Ivor Mason (10 Dec 2020)

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A User and Events group meets monthly to listen to members' concerns, to recommend or take action where appropriate and to plan for members' activities and open days. The charity meets its objectives because of the significant participation of our more active members who are encouraged to get involved at any level they feel they can contribute.

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- **Café Committee:** James Dobson, Theresa Havill and Nick Robinson



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors

For the year ended 31 March 2023

Report from the Chair

The first full year since the Covid lockdowns has been quite challenging. Activity levels took a while to recover but most of our members have returned to their respective activities, although café takings are disappointing. Our main achievements for the year included:

- 31 members enjoyed our summer holiday at the Grand Burstin Hotel (Folkestone) in June 2022. The package included a return coach trip, half board and super revivalist entertainment for a very reasonable price the consensus was so positive that when we found a similar level of entertainment for the next year we decided to do it again.
- The impact of lockdowns was quite profound so we decided that we would recognise their impact with a celebration of life annual event with an element of memorial recognising members that have passed. We have created a memorial page on our website and a folder of eulogies. On a very hot day in July we were graced with classical music from a 30 piece orchestra in our garden with a BBQ served by our very hardworking café team.
- In collaboration with a King's College University research team we organised a series of Tea Dances that have proved to be very popular sell outs and a useful resource for their research.
- What used to be the grand dining room of our Grade II listed building has finally been returned to its former glory; the total bill was north of £50k but we were grateful for a contribution of £20k from Lewisham Council from their NCIL fund.

Staff

Not only was it the first full year of operations since lockdown but the first with a full complement of settled staff in many a year. The Café is run for members' and the wider community's benefit. It provides freshly prepared healthy food cooked on the premises with a menu to suit a wide variety of tastes, as well as fresh barista coffee and cakes to die for. For group bookings we would even produce a bespoke menu. Theresa (manager) aided by sisters Paula and Linda (who job share as kitchen assistants) work very hard to provide a friendly face and warm welcome for all our café customers. Our centre co-ordinator Tina, is in her tenth year performing a demanding role handling the majority of the member and customer facing matters as well as being our 'first aider,' prime event organiser and handling a wide variety of matters that being the only employee in a small but busy organisation demands.

Governance and Charitable Objects

The company is a not-for-profit entity whose charitable objects are for the benefit of elderly people resident in the London Borough of Lewisham and surrounding areas. We provide for activities in the interests of social welfare. Our niche is to facilitate provision to prolong active lives.

The objects and powers of the charitable company are set out in the Memorandum, and it is governed under its Articles of Association. Under those Articles, the Directors have control of the Charity, its property and funds. There must be at least five and not more than twelve Directors, who are elected by members at the AGM. Directors are appointed for a three year term and must retire at their forth AGM, but are eligible for re-election alongside any other applicants.



STANSTEAD LODGE

Senior Club Ltd

The Future

After the successful refurbishment of what is now known as the Skilbeck Ceremony Suite the Lewisham conservation officer said that for any future development we would have to submit outline plans for a complete vision. We have been desperate to upgrade our toilet facilities for years and know what we want to do but it needs to be incorporated into a final vision. To that end we are in the process of seeking funding for a feasibility study to engage architects, structural engineers and planning specialists to develop plans and documents for planning permission and funding bids to bring the building up to the standards expected of a grand house, but in a modern accessible and sustainable way.

Financial Review

The attached financial statements show the company's finances for the period ended 31 March 2023. During the year, our income was £152,654 (2022 £148,244) with net expenditure of £164,032 (2022 £118,575) resulting in a deficit of (£11,378) (2022 £29,670 surplus).

Reserves Policy

At 31 March 2023 the total net assets of the charity were £1,169,527 (2022 £1,181,504). The Directors have examined the charity's requirements for reserves in light of the main risks to the organisation. The policy is to accumulate over time a liquid reserve sufficient to provide for core activities for some six months in the event of a significant drop in funding the current estimate is for £60,000. In addition owing to the Grade II listing of our major asset (the building) we need to accumulate a significant reserve to fund major building repairs and maintenance the current estimate is for £250,000. If at the conclusion of any project the objectives of a grant have been largely met we will seek to transfer any unused restricted funds to our Maintenance Reserve Fund, especially where we have been able to make economies without compromising delivery.

Investment Policy

Available funds are held in the charity's bank account to enable it to meet its operational obligations as they fall due. Funds remitted to the company for payment of future liabilities will be held on deposit until they fall due. The Directors will consider the investment of surplus funds in short term deposits in order to make best use of resources and generate investment income. In addition to our operational deposit account we have opened another deposit account initially for our building fund. This has been funded by open days and Quiz revenues. During the year we further reduced our mortgage by £15,000 in capital repayments in addition to the monthly repayments.

Risk Assessment

The Directors conduct regular meetings to review the major risks to which the company is exposed. The key risk to the continuing and orderly provision of our services arises from the fact that a significant portion of the charity's funding comes from the local authority which is cutting grants drastically. To minimise this risk the charity continues to seek to diversify its sources of funding and will seek to meet our reserves recommendations.

The charity has plans to develop the building in order to provide additional revenue streams and to increase financial sustainability. The biggest risk to this revenue is the ongoing maintenance of the building, which is being mitigated through the creation of a Maintenance Reserve Fund.



STANSTEAD LODGE

Senior Club Ltd

Directors' responsibilities

Company law requires the Directors to prepare accounts for each financial period which give a true and fair view of the state of affairs of the company showing the income and expenditure of the company for that period. In preparing those accounts the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Trustees have complied with their duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Small Company Exemptions

The Report of the Directors has been prepared in accordance with the small companies' regime of the Companies Act 2006 and was approved by the directors on 25 January 2024.

James A Dobson
Operations Director and Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd

Statement of Income and Expenditure for 1 April 2022 to 31 March 2023

	Apr '22 - Mar 23	Apr '21 - Mar 22
Income		
Voluntary Income	55,108	66,071
Activities for Generating Funds	44,709	30,308
Rent & Hiring	52,519	51,679
Investment Income	318	38
Miscellaneous Income	0	148
Total Income	152,654	148,244
Gross Profit	152,654	148,244
Expense		
Cost of Generating Funds	71,019	55,327
Cost of Charitable Activities	92,959	63,248
Governance Costs	55	0
Total Expense	164,032	118,575
Excess or (Deficit) for the Year	-(11,378)	29,670



STANSTEAD LODGE
Senior Club Ltd

Balance Sheet at 31 March 2023

	<u>31 Mar 23</u>	<u>31 Mar 22</u>
ASSETS		
Fixed Assets	1,140,525	1,134,964
Depreciation & Amortisation	-13,563	-11,932
Total Fixed Assets	<u>1,126,962</u>	<u>1,123,032</u>
Current Assets		
Prepayments	500	0
Accounts Receivable	992	992
Total other assets	<u>1,492</u>	<u>992</u>
Cash at bank and in hand		
Cash at Bank	76,578	109,133
Cash in Hand	245	546
Total Cash at bank and in hand	<u>76,823</u>	<u>109,679</u>
Total Current Assets	<u>78,315</u>	<u>110,671</u>
Current Liabilities		
Accounts Payable	1,088	1,088
Current Capital Repayments	1,293	3,228
Other Current Liabilities	11,259	10,548
Total Other Current Liabilities	<u>12,552</u>	<u>13,776</u>
Total Current Liabilities	<u>13,640</u>	<u>14,864</u>
NET CURRENT ASSETS	<u>64,675</u>	<u>95,807</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>1,191,637</u>	<u>1,218,839</u>
Mortgages	22,110	37,334
Total Long Term Liabilities	<u>22,110</u>	<u>37,334</u>
NET ASSETS	<u>1,169,527</u>	<u>1,181,504</u>
Capital and Reserves		
Revaluation Reserve Account	337,586	337,586
Restricted Funds	9,775	10,375
Unrestricted Net Assets	114,498	84,828
Unrestricted Funds	719,045	719,045
Profit for the Year	-11,378	29,670
Charity's Total Assets	<u>1,169,527</u>	<u>1,181,504</u>



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2023

Statement of Movements on Reserves (New basis)

	Land & Buildings	Charitable Activities Unrestricted & Restricted		Total	Total
	2023	2023	2023	2023	2022
	£	£	£	£	£
Balance at 1 April 2022	1,111,520	59,610	10,375	1,181,505	1,151,835
Structural Additions at cost	3,140	(3,140)		0	0
Grants not used in the year				0	0
Surplus/(Deficit) for the year		(11,378)		(11,378)	29,670
Transfer between reserves			(600)	(600)	0
Balance at 31 March 2023	<u>1,114,660</u>	<u>45,092</u>	<u>9,775</u>	<u>1,169,527</u>	<u>1,181,505</u>

The note above is demonstrates a clear position by separating the property asset from the charitable activities.

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in preceding years.

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2005, and in accordance with the Financial Reporting Standard for Smaller entities (effective April 2008).

(b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in the furtherance of the general objectives of the charity. Unrestricted funds include donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal. Expenditure which meets these criteria is charged to the fund.

(c) Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.



**Notes to the Financial Statements
For the year ended 31 March 2023**

- Investment income is included when receivable.
- Incoming resources from charitable trading activity are accounted for when earned.
- Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

(d) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners' fees and costs linked to the strategic management of the charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on the basis of an estimate of the proportion of time spent by staff on those activities.

(e) Tangible fixed assets

Depreciation is provided using the following rates and bases to reduce by annual instalments the costs of maintenance, less estimated residual value, of the tangible assets over their estimated useful lives:-

Grade II listed Freehold Building 180+ years old – no longer depreciated

Fixtures, fittings and equipment – costing over £1,000 straight line over the useful life of the asset unless otherwise stated 10% straight line depreciation.

Office Equipment 25% straight line depreciation

These notes form part of the financial statements

2 Net Charitable Income For The Year

	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023	Total Funds 2022 £
Unrestricted Funding				
Covid Rates Relief	0		0	17,222
Furlough Receipts	0		0	4,573
Lewisham Main Grant	25,000		25,000	30,000
Lewisham NCIL Grant		20,000	20,000	0
Donations	10,108		10,108	14,238
VMG - Psigma	0		0	39
	35,108	20,000	55,108	66,071



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2023**

3 Staff Costs and Numbers	2023	2022	2021	2020
Net Salaries SLSC	20,190	18,234	15,713	16,508
HMRC Inc Employers NI	1,418	1,140	1,099	1,913
Net Salaries Café staff	36,212	35,875	18,252	30,481
HMRC inc Employers NI	4,934	1,021	0	1,662
Pension Contributions	1,008	522	473	568
Total costs	<u>63,762</u>	<u>56,791</u>	<u>35,538</u>	<u>51,132</u>
No of Employees	7	6	6	6

No employee received emoluments exceeding £60,000 in the year

4 Depreciation & Amortisation	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Amortisation of owned property	0	0	0	0
Fixtures and Fittings	1,631		1,631	1,279
Depreciation on Equipment	0		0	0
	<u>1,631</u>	<u>0</u>	<u>1,631</u>	<u>1,279</u>

5 Directors Remuneration and Related Party Transactions

No Director received any expenses exceeding HMRC guidelines during the year.

One Director received fees through the payroll for services:	<u>£4,805</u>	<u>£4,248</u>
Scarlett Dobson (Daughter of James) Staff holiday relief cover	<u>£1,942</u>	<u>£0</u>

No other Director or relative connected to the charity had any personal interest in any contract or transaction entered into by the charity during the year

6 Taxation

The company is a registered charity exempt from Corporation Tax.



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2023**

7 Tangible Fixed Assets

Freehold land is not normally depreciated and in order to make our reports easier to understand we have discontinued an earlier practice of depreciating the building. We currently maintain the last valuation and add any constructed additions at cost. Equipment and Fixtures and Fittings will be depreciated in a straight line over their expected useful life.

	F'hold Land	Building	Equip- ment	Fixtures & Fittings	Total
	£	£	£	£	£
At cost or valuation					
At 1 April 2022	366,667	744,853	9,553	13,891	1,134,964
Additions		3,140		2,421	5,561
Revaluation				0	0
At 31 March 2023	<u>366,667</u>	<u>747,993</u>	<u>9,553</u>	<u>16,312</u>	<u>1,140,525</u>
Depreciation & Amortization					
At 1 April 2022			9,553	2,379	11,932
Revaluation					0
Charge for the year			0	1,631	1,631
At 31 March 2023	<u>0</u>	<u>0</u>	<u>9,553</u>	<u>4,010</u>	<u>13,563</u>
Net value 31 March 2023	<u>366,667</u>	<u>747,993</u>	<u>0</u>	<u>12,302</u>	<u>1,126,962</u>
Net value 31 March 2022	<u>366,667</u>	<u>744,853</u>	<u>0</u>	<u>11,512</u>	<u>1,123,032</u>

8 Loans

The mortgage is secured by fixed charges over the freehold property.

9 Other Current Liabilities	2023	2022	2021	2020	2019
Director's loan	0	0	0	0	0
Advance receipts	7,500	7,500	7,500	15,000	7,500
Members' accounts	0	319	319	319	785
Accruals	549	2,729	3,517	4,563	0
Customer deposits	0	0	0	0	0
Hosting & Security	3,210	0			
	<u>11,259</u>	<u>10,548</u>	<u>11,336</u>	<u>19,882</u>	<u>8,285</u>



Notes to the Financial Statements For the year ended 31 March 2023

10 Capital Commitments

There are no capital commitments at present but the liability to maintain the building is ever present - the list of works we would like to do is circa £400k

11 Contingent Liabilities

There is a contingent liability to repay part of the Heritage Lottery grant if the freehold property is sold within 20 years of receipt of the grant. The grant totalled £595,998 and was received in tranches between 2006 and 2010.

12 Share Capital

Stanstead Lodge Senior Club Ltd., is a company limited by guarantee with charitable status and therefore has no share capital

Under the Company's Articles of Association, each Director undertakes to contribute to the assets of the Company in the event of it being wound up while they are a member, or within one year after they cease to be a member, such amount as may be required not exceeding £1.

13 Ultimate Controlling Party

The Directors share the ultimate control of the Company.

These accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). These financial statements were approved by the Board of Directors on 16 November 2023 and were signed on its behalf by:

A handwritten signature in blue ink that reads "James A. Dobson". The signature is fluid and cursive, written over a light blue horizontal line.

James Dobson
Director & Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd



1. *Independent examiner's report on the accounts*

Section A

Independent Examiner's Report

2.

**Report to the trustees/
members of**

Charity Name

Stanstead Lodge Senior Club Ltd.

**On accounts for the year
ended**

31 March 2023

**Charity
no (if any)**

1083258

Set out on pages

4 to 13

**Respective
responsibilities of
trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.



STANSTEAD LODGE
Senior Club Ltd

Independent examiner's statement In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

1.

Signed:

Date:

25/01/24

Name:

Eileen Qin

Relevant professional qualification(s) or body (if any):

ACCA

Address:

34 Otterden Street, London, SE6 3SJ



STANSTEAD LODGE

Senior Club Ltd

1.

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales - Charity number 1083258

Accounts



STANSTEAD LODGE
Senior Club Ltd

Registered office: 260 Stanstead Road, London, SE23 1DD

A Charitable Company Limited by Guarantee (No. 3879163): Registered Charity Number 1083258

Report and Financial Statements

For the year ended 31 March 2022



STANSTEAD LODGE
Senior Club Ltd

YEAR TO 31 MARCH 2022

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STANSTEAD LODGE

Senior Club Ltd

Company Particulars

Charity Registration	Number 1083258 (England & Wales)
Company Registration	Number 3879163 (England & Wales)
Date of incorporation	17 th November 1999
Registered Office	260 Stanstead Road, Forest Hill, London SE23 1DD
Directors	Ray Bishop Barbara Britton (Secretary) Di Deudney James Anthony Dobson (Chair) Norma John Alice Johnson Ivor Mason Andrew McMurtrie (Vice Chair & Treasurer) Val Monks Barbara Moore Nick Robinson
Company Secretary	Barbara Britton
Bankers	Lloyds Bank plc
Solicitors	Russell-Cooke & Co
Independent Examiner	Eileen Qin FCCA



Report of the Directors For the year ended 31 March 2022

The Directors present their report and financial statements the year ended 31 March 2022.

Structure, Governance and Management

The Company

The company is limited by guarantee and registered with the Charity Commissioners for England and Wales.

Recruitment and Appointment of Directors

The company is managed by the Board of Directors duly elected or co-opted in accordance with the Articles of Association. All new Directors receive an induction pack and the opportunity to meet staff volunteers, and fellow Directors to learn more about the company's aims and activities. The Directors in office during the year were as follows:

Barbara Britton (10 Dec 2014)
Christine Castro (10 Dec 2014) (Resigned 17 Nov 2022)
Di Deudney (13 Sept 2017)
James Dobson (29 November 2013) Chair
Bill Hanlon (10 Dec 2014) (Deceased 08 Oct 2022)
Norma John (10 Dec 2014)
Alice Johnson (19 Nov 2021)
Andrew McMurtrie (Vice Chair) (3 Dec 2015)
Ivor Mason (10 Dec 2020)
Valerie Monks (12 Sept 2018)
Nick Robinson (13 Sept 2017)
Alan Till (10 Dec 2014) (Resigned 19 Nov 2021)

Committees and User Groups

A User and Events group meets monthly to listen to members' concerns, to recommend or take action where appropriate and to plan for members' activities and open days. The charity meets its objectives because of the significant participation of our more active members who are encouraged to get involved at any level they feel they can contribute.

- **User & Events Group:** Di Deudney (Chair) and members' representatives. This offers a valuable forum between management and active members.
- **Finance Committee:** Andrew McMurtrie (Chair), James Dobson,
- **Building Committee:** James Dobson, Andrew McMurtrie, Ivor Mason and Nick Robinson
- **External Events Committee** – Tina Aranda, James Dobson, Derek Fuell, Sylvia Warner
- **Advisors:** Cathy Ashley (Fund Raising) and Tina Aranda (Reporting)



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors

For the year ended 31 March 2022

Report from the Chair

This period started during the last Covid 19 lockdown. As the business still needed to be managed Nick took advantage of the enforced break to freshen up and substantially repaint our activity rooms. Norma and Alice kept our horticultural interests going along with a few volunteers practicing 'socially distanced gardening'. As restrictions began to ease Tuesdays became a volunteers' day and various maintenance tasks were undertaken allowing a certain level of carefully managed interaction which enabled a number of especially single household members to safely socialise.

We took advantage of the easing of regulations for 'education' and outdoor activities to begin some income generating activities. (After school club, Art and craft classes, outdoor Thai Chi and choir). From 17 May 2021 the café was allowed to open and members and activities began again. The sheer joy of members meeting up again as they returned to their activities was heart-warming to behold.

Staff

In the café Theresa Havell finally stepped into the Café manager role after her accident. Narges Yazdani resigned and Paula's sister Linda joined us effectively job sharing with her sister. The Café is run for members' and the wider community's benefit. It aims to provide freshly-prepared food with a varied menu. After a prolonged period of propaganda and fearmongering from the government and media people are naturally cautious and café business has not been able to return to previous levels.

Governance and Charitable Objects

The company is a not-for-profit entity whose charitable objects are for the benefit of elderly people resident in the London Borough of Lewisham and surrounding areas. We provide for activities in the interests of social welfare.

The objects and powers of the charitable company are set out in the Memorandum, and it is governed under its Articles of Association. Under those Articles, the Directors have control of the Charity, its property and funds. There must be at least five and not more than twelve Directors, who are elected by members at the AGM. Directors are appointed for a three year term and must retire at their forth AGM, but are eligible for re-election alongside any other applicants. During the year a working party of trustees and active members revised and updated our constitution which was accepted by the membership at the AGM of 19 November 2021 and will be forwarded to the Charities Commission for their approval.

Activities at Stanstead Lodge in 2021/22 included:

We opened for business as usual from 17 May 2021 and although slow to start gradually returned to something like normal. The only casualty being Monday morning Pilates as despite our best efforts we never heard from the tutor again.

The Future

Strangely enough the pandemic did not harm us financially and thanks to Ivor Mason and his friend Peter Jones-Hughes (a retired conservation officer) we developed a Conservation Management Plan for our wonderful building. It enabled us to have a basis for negotiating with the Lewisham Conservation Officer to preserve and run our building in a sustainable way enabling us to obtain planning permission to link what was known as our training room to the conservatory.

The Building

During the year Nick Robinson continued to improve the building with many tasks that once done nobody notices. He also helped in procuring a new door for the café, which is much more secure and energy



STANSTEAD LODGE

Senior Club Ltd

efficient, making the café much cosier during the winter months. During this year we continued to employ the services of our excellent builder (Kamil) whose list of works include:

- Remove acrows from training room and make temporary repairs to floor
- Fixing a wireless thermostat in the café
- Removing old pipes and boiler from the basement and fixing 2 additional lights
- Cut and rehung the door to stairs after a new carpet was laid.
- Fit mirror with architrave and a ballet bar in the hall
- Repairs to outside wall near the stage to prevent damp ingress
- Removing 6 old cast iron radiators and temporarily securing the pipe holes in the floor
- Demolish the wall and chimney between Training Room and Conservatory and make good.
- Construct a new suspended ceiling and electrics in Skilbeck Ceremony Suite
- Construct a wall housing the steel column to create a new entrance to the conservatory

Financial Review

The attached financial statements show the company's finances for the period ended 31 March 2022. During the year, our income was £148,244 (2021 £127,211) with net expenditure of £118,575 (2021 £74,662) resulting in a surplus of £29,670 (2021 £52,548 surplus).

Reserves Policy

At 31 March 2022 the total net assets of the charity were £1,181,504 (2021 £1,151,834). The Directors have examined the charity's requirements for reserves in light of the main risks to the organisation. The policy is to accumulate over time a liquid reserve sufficient to provide for core activities for some six months in the event of a significant drop in funding the current estimate is for £60,000. In addition owing to the Grade II listing of our major asset (the building) we need to accumulate a significant reserve to fund major building repairs and maintenance the current estimate is for £250,000. If at the conclusion of any project the objectives of a grant have been largely met we will seek to transfer any unused restricted funds to our Maintenance Reserve Fund, especially where we have been able to make economies without compromising delivery.

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Available funds are held in the charity's bank account to enable it to meet its operational obligations as they fall due. Funds remitted to the company for payment of future liabilities will be held on deposit until they fall due. The Directors will consider the investment of surplus funds in short term deposits in order to make best use of resources and generate investment income. In addition to our operational deposit account we have opened another deposit account initially for our building fund. This has been funded by open days and Quiz revenues. At the year-end we further reduced our mortgage by £10,000 in anticipation of interest rates rising.

Risk Assessment

The Directors conduct regular meetings to review the major risks to which the company is exposed. The key risk to the continuing and orderly provision of our services arises from the fact that a significant portion of the charity's funding comes from the local authority which is cutting grants drastically. To minimise this risk the charity continues to seek to diversify its sources of funding and will seek to meet our reserves recommendations.

The charity has plans to develop the building in order to provide additional revenue streams and to increase financial sustainability. The biggest risk to this revenue is the ongoing maintenance of the building, which is being mitigated through the creation of a Maintenance Reserve Fund.



STANSTEAD LODGE

Senior Club Ltd

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Company law requires the Directors to prepare accounts for each financial period which give a true and fair view of the state of affairs of the company showing the income and expenditure of the company for that period. In preparing those accounts the Directors are required to:

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This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Trustees have complied with their duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Small Company Exemptions

The Report of the Directors has been prepared in accordance with the small companies' regime of the Companies Act 2006 and was approved by the directors on 16 January 2022.

James A Dobson
Operations Director and Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd

Statement of Income and Expenditure for 1 April 2021 to 31 March 2022

	<u>Apr '21 - Mar 22</u>	<u>Apr '20 - Mar 21</u>
Income		
Voluntary Income (Unrestricted)	£66,071	£95,863
Activities for Generating Funds	£30,308	£3,959
Rent & Hiring	£51,679	£27,375
Investment Income	£38	£16
Miscellaneous Income	£148	£0
Total Income	<u>£148,244</u>	<u>£127,211</u>
Expense		
Charitable Donations	£200	£100
Cost of Generating Funds	£55,127	£23,309
Cost of Charitable Activities	£63,248	£51,195
Governance Costs	<u>£0</u>	<u>£59</u>
Total Expense	<u>£118,575</u>	<u>£74,663</u>
Excess or deficit for the year	<u>£29,670</u>	<u>£52,548</u>



STANSTEAD LODGE
Senior Club Ltd

Balance Sheet at 31 March 2022

	<u>31 Mar 22</u>	<u>31 Mar 21</u>
ASSETS		
Fixed Assets		
Fixed Assets	1,134,964	1,132,166
Depreciation & Amortisation	(11,932)	(10,653)
Total Fixed Assets	1,123,032	1,121,513
Accounts Receivable	992	1,592
Total Accounts Receivable	992	1,592
Cash at Bank	109,133	96,232
Cash in Hand	546	66
Total Cash at bank and in hand	109,679	96,298
Total Current Assets	110,671	97,890
Accounts Payable	1,088	2,480
Total Accounts Payable	1,088	2,480
Current Capital Repayments	3,228	3,245
Other Current Liabilities	10,548	11,336
Total Other Current Liabilities	13,776	14,581
Total Current Liabilities	14,864	17,061
NET CURRENT ASSETS	95,807	80,829
TOTAL ASSETS LESS CURRENT LIABILITIES	1,218,839	1,202,342
Mortgages	37,334	50,509
Total Long Term Liabilities	37,334	50,509
NET ASSETS	<u>1,181,505</u>	<u>1,151,833</u>
Capital and Reserves		
Revaluation Reserve Account	337,586	337,586
Restricted Funds	10,375	10,375
Unrestricted Net Assets	84,828	32,280
Unrestricted Funds	719,045	719,045
Profit for the Year	29,670	52,548
Charity's Net Asset Value	<u>1,181,504</u>	<u>1,151,834</u>



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2022

Statement of Movements on Reserves (New basis)

	Land & Building s	Charitable Activities Unrestricted & Restricted		Total	Total
	2022	2022	2022	2022	2021
	£	£	£	£	£
Balance at 1 April 2021	1,111,520	29,940	10,375	1,151,835	1,089,512
Structural Additions at cost				0	0
Grants not used in the year				0	9,775
Surplus/(Deficit) for the year		29,670		29,670	52,548
Transfer between reserves				0	0
Transfer between reserves				0	0
Balance at 31 March 2022	<u>1,111,520</u>	<u>59,610</u>	<u>10,375</u>	<u>1,181,505</u>	<u>1,151,835</u>

The note above demonstrates a clear position by separating the property asset from the charitable activities.

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in preceding years.

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2005, and in accordance with the Financial Reporting Standard for Smaller entities (effective April 2008).

(b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in the furtherance of the general objectives of the charity. Unrestricted funds include donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal. Expenditure which meets these criteria is charged to the fund.

(c) Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.



**Notes to the Financial Statements
For the year ended 31 March 2022**

- Investment income is included when receivable.
- Incoming resources from charitable trading activity are accounted for when earned.
- Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

(d) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners’ fees and costs linked to the strategic management of the charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on the basis of an estimate of the proportion of time spent by staff on those activities.

(e) Tangible fixed assets

Depreciation is provided using the following rates and bases to reduce by annual instalments the costs of maintenance, less estimated residual value, of the tangible assets over their estimated useful lives:-

Grade II listed Freehold Building 180+ years old – no longer depreciated

Fixtures, fittings and equipment – costing over £1,000 straight line over the useful life of the asset unless otherwise stated 10% straight line depreciation.

Office Equipment 25% straight line depreciation

These notes form part of the financial statements

2 Net Charitable Income For The Year

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022	2022	2022	2021
	£	£	£	£
Unrestricted Funding				
Covid Rates Relief	17,222		17,222	25,000
Furlough Receipts	4,573		4,573	30,138
London Borough of Lewisham Grant	30,000		30,000	30,000
Donations	14,238		14,238	10,363
VMG - Psigma	39		39	361
	<u>66,071</u>	<u>0</u>	<u>66,071</u>	<u>95,862</u>



STANSTEAD LODGE

Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2022

3 Staff Costs and Numbers

	2022	2021	2020	2019
Net Salaries SLSC	18,234	15713	16508	16074
HMRC Inc Employers NI	1,140	1099	1913	1867
Net Salaries Café staff	35,875	18252	30481	24378
HMRC inc Employers NI	1,021	0	1662	1520
Pension Contributions	522	473	568	350
Total costs	<u>56,791</u>	<u>35,538</u>	<u>51,132</u>	<u>44,189</u>
No of Employees	6	6	6	5

No employee received emoluments exceeding £60,000 in the year

4 Depreciation & Amortisation

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2022	2022	2022	2021
	£	£	£	£
Amortisation of owned property			0	0
Fixtures and Fittings	1,279		1,279	1,100
Depreciation on Equipment			0	0
	<u>1,279</u>	<u>0</u>	<u>1,279</u>	<u>1,100</u>

5 Directors Remuneration and Related Party Transactions

No Director received any expenses exceeding HMRC guidelines during the year.

One Director received fees through the payroll for services:

£4,248 £3,888

No Director or relative connected to the charity had any personal interest in any contract or transaction entered into by the charity during the year

nil nil

6 Taxation

The company is a registered charity exempt from Corporation Tax.



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2022**

7 Tangible Fixed Assets

Freehold land is not normally depreciated and in order to make our reports easier to understand we have discontinued an earlier practice of depreciating the building. We currently maintain the last valuation and add any constructed additions

at cost. Equipment and Fixtures and Fittings will be depreciated in a straight line over their expected useful life.

	F'hold Land	Building	Equip- ment	Fixtures & Fittings	Total
	£	£	£	£	£
At cost or valuation					
At 1 April 2021	366,667	744,853	9,553	11,093	1,132,166
Additions				2,798	2,798
Revaluation					0
At 31 March 2022	<u>366,667</u>	<u>744,853</u>	<u>9,553</u>	<u>13,891</u>	<u>1,134,964</u>
Depreciation & Amortization					
At 1 April 2021			9,553	1,100	10,653
Revaluation					0
Charge for the year				1279	1,279
At 31 March 2022	<u>0</u>	<u>0</u>	<u>9,553</u>	<u>2,379</u>	<u>11,932</u>
Net book value on 31 March 2022	<u>366,667</u>	<u>744,853</u>	<u>0</u>	<u>11,512</u>	<u>1,123,032</u>
Net book value on 31 March 2021	<u>366,667</u>	<u>744,853</u>	<u>0</u>	<u>9,993</u>	<u>1,121,513</u>

8 Loans

The mortgage is secured by fixed charges over the freehold property.

9 Other Current Liabilities	2022	2021	2020	2019	2018
Director's loan	0	0	0	0	0
Advance receipts	7500	7500	15000	7500	9667
Members' accounts	319	319	319	785	0
Accruals	2729	3517	4563	0	341
Customer deposits	0	0	0	0	0
	<u>10548</u>	<u>11336</u>	<u>19882</u>	<u>8285</u>	<u>10008</u>



Notes to the Financial Statements For the year ended 31 March 2022

10 Capital Commitments

As at the end of the period we were about halfway through reconstructing what is now the 'Skilbeck Ceremony Suite' we anticipated a further expenditure of about £30,000 and we are applying for an NCIL grant of £20,000

11 Contingent Liabilities

There is a contingent liability to repay part of the Heritage Lottery grant if the freehold property is sold within 20 years of receipt of the grant. The grant totalled £595,998 and was received in tranches between 2006 and 2010.

12 Share Capital

Stanstead Lodge Senior Club Ltd., is a company limited by guarantee with charitable status and therefore has no share capital

Under the Company's Articles of Association, each Director undertakes to contribute to the assets of the Company in the event of it being wound up while they are a member, or within one year after they cease to be a member, such amount as may be required not exceeding £1.

13 Ultimate Controlling Party

The Directors share the ultimate control of the Company.

These accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). These financial statements were approved by the Board of Directors on 16 January 2022 and were signed on its behalf by:

James Dobson
Director & Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd



1. *Independent examiner's report on the accounts*

Section A

Independent Examiner's Report

2.

**Report to the trustees/
members of**

Charity Name

Stanstead Lodge Senior Club Ltd.

**On accounts for the year
ended**

31 March 2022

**Charity
no (if any)**

1083258

Set out on pages

4 to 13

**Respective
responsibilities of
trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.



STANSTEAD LODGE

Senior Club Ltd

Independent examiner's statement In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

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

** Please delete the words in the brackets if they do not apply.*

1.

Signed:

Date:

26/01/23

Name:

Eileen Qin

Relevant professional qualification(s) or body (if any):

ACCA

Address:

34 Otterden Street, London, SE6 3SJ



STANSTEAD LODGE

Senior Club Ltd

1.

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

STANSTEAD LODGE SENIOR CLUB LTD

England & Wales - Charity number 1083258

Accounts



STANSTEAD LODGE
Senior Club Ltd

Registered office: 260 Stanstead Road, London, SE23 1DD

A Charitable Company Limited by Guarantee (No. 3879163): Registered Charity Number 1083258

Report and Financial Statements

For the year ended 31 March 2021



STANSTEAD LODGE
Senior Club Ltd

YEAR TO 31 MARCH 2021

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STANSTEAD LODGE

Senior Club Ltd

Company Particulars

Charity Registration	Number 1083258 (England & Wales)
Company Registration	Number 3879163 (England & Wales)
Date of incorporation	17 th November 1999
Registered Office	260 Stanstead Road, Forest Hill, London SE23 1DD
Directors	Barbara Britton (Secretary) Christine Castro Di Deudney James Anthony Dobson (Chair) William Hanlon Norma John Alice Johnson Ivor Mason Andrew McMurtrie (Vice Chair & Treasurer) Val Monks Barbara Moore Nick Robinson
Company Secretary	Barbara Britton
Bankers	Lloyds Bank plc
Solicitors	Russell-Cooke & Co
Independent Examiner	Eileen Qin FCCA



STANSTEAD LODGE

Senior Club Ltd

Report of the Directors For the year ended 31 March 2021

The Directors present their report and financial statements the year ended 31 March 2021.

Structure, Governance and Management

The Company

The company is limited by guarantee and registered with the Charity Commissioners for England and Wales.

Recruitment and Appointment of Directors

The company is managed by the Board of Directors duly elected or co-opted in accordance with the Articles of Association. All new Directors receive an induction pack and the opportunity to meet staff volunteers, and fellow Directors to learn more about the company's aims and activities. The Directors in office during the year were as follows:

Barbara Britton (10 Dec 2014)
Christine Castro (10 Dec 2014)
Di Deudney (13 Sept 2017)
James Dobson (29 November 2013) Chair
Bill Hanlon (10 Dec 2014)
Norma John (10 Dec 2014)
Andrew McMurtrie (Vice Chair) (3 Dec 2015)
Ivor Mason (10 Dec 2020)
Valerie Monks (12 Sept 2018)
Nick Robinson (13 Sept 2017)
Alan Till (10 Dec 2014) (Resigned 19 Nov 2021)

Committees and User Groups

A User and Events group meets monthly to listen to members' concerns, to recommend or take action where appropriate and to plan for members' activities and open days. The charity meets its objectives because of the significant participation of our more active members who are encouraged to get involved at any level they feel they can contribute.

- **User & Events Group:** Di Deudney (Chair) and members' representatives. This offers a valuable forum between management and active members.
- **Finance Committee:** Andrew McMurtrie (Chair), James Dobson,
- **Building Committee:** James Dobson, Andrew McMurtrie, Ivor Mason and Nick Robinson
- **External Events Committee** – Tina Aranda, James Dobson, Derek Fuell, Sylvia Warner
- **Advisors:** Cathy Ashley (Fund Raising) and Tina Aranda (Reporting)



Report of the Directors

For the year ended 31 March 2021

Report from the Chair

This period started and ended during Covid 19 lockdown regulations. Our tenants (Care Outlook) a care agency were necessarily active as were James and Nick. As the business still needed to be managed and Nick took advantage of the enforced break to freshen up and substantially repaint our activity rooms. Norma and Alice kept our horticultural interests going along with a few volunteers practicing 'socially distanced gardening'. As restrictions began to ease Tuesdays became a volunteers' day and various maintenance tasks were undertaken allowing a certain level of carefully managed interaction which enabled a number of especially single household members to safely socialise.

We took advantage of the easing of regulations for 'education' and outdoor activities to begin some income generating activities. (After school club, Art and craft classes, outdoor Thai Chi and choir). After conducting a rigorous Covid 19 Risk Assessment we implemented its recommendations and opened the café as soon as we could for as long as we could but the takings were only about a third of what they were previously.

Staff

All our staff except for Theresa who was on sick leave were furloughed and retained throughout the pandemic.

In the café Theresa Havell would have stepped up to the Café manager role but for an accident causing a seriously broken leg. Nick Robinson, Narges Yazdani, and Paula Parsons kept the café going when we were allowed to open and Theresa stayed in touch by managing the order process and visiting as often as her recovery allowed. The Café is run for members' and the wider community's benefit. It aims to provide freshly-prepared food with a varied menu. It has proved very popular with local young mums as well as members.

Governance and Charitable Objects

The company is a not-for-profit entity whose charitable objects are for the benefit of elderly people resident in the London Borough of Lewisham and surrounding areas. We provide for activities in the interests of social welfare.

The objects and powers of the charitable company are set out in the Memorandum, and it is governed under its Articles of Association. Under those Articles, the Directors have control of the Charity, its property and funds. There must be at least five and not more than twelve Directors, who are elected by members at the AGM. One-third of the Directors must retire at an AGM, with those serving longest retiring first and the choice between any of equal service being made by drawing lots.

Activities at Stanstead Lodge in 2020/21 included:

Activities this year were very much reduced and could only run when Covid 19 regulations allowed.

The number of bookings for private functions by local organisations and families plummeted and again could only run when Covid 19 regulations allowed.



STANSTEAD LODGE

Senior Club Ltd

The Future

Strangely enough the pandemic has not harmed us financially and thanks to our newest appointment as director Ivor Mason (a retired surveyor) we have developed a Conservation Management Plan for our wonderful building. It will enable us to have a basis for a conversation with the Lewisham Conservation Officer to preserve and run our building in a sustainable way.

The Building

Trustee Nick Robinson continues to improve the building with many tasks that once done nobody notices. During this year we have continued to employ the services of an excellent builder (Kamil) who has built a new roof between the main building and the café covering the toilet block, replaced the leaky roof around the conservatory, main roof repairs and ceiling to toilet upstairs, repairs to café roof, plastering wall in the hall. Further works to the hall include removing an old radiator, fitting mirrors to the alcove and a ballet bar. He also fixed a cupboard to the wall in the sun lounge, stone shelves in the cellar and additional double sockets. We took further advantage of being closed and Kam also fitted a kitchenette in the café and made the side entrance wheelchair accessible.

Financial Review

The attached financial statements show the company's finances for the period ended 31 March 2021. During the year, our income was £127,211 (2020 £144,496) with net expenditure of £74,662 (2020 £110,691) resulting in a surplus of £52,548 (2020 £33,806 surplus).

Reserves Policy

At 31 March 2021 the reserves totalled £1,151,835 (2020 £1,089,512). The Directors have examined the charity's requirements for reserves in light of the main risks to the organisation. The policy is to accumulate over time a liquid reserve sufficient to provide for core activities for some six months in the event of a significant drop in funding the current estimate is for £50,000. In addition owing to the Grade II listing of our major asset (the building) we need to accumulate a significant reserve to fund major building repairs and maintenance the current estimate is for £250,000. If at the conclusion of any project the objectives of a grant have been largely met we will seek to transfer any unused restricted funds to our unrestricted reserves, especially where we have been able to make economies without compromising delivery.

Investment Policy

Any available funds are held in the charity's bank account to enable it to meet its operational obligations as they fall due. Funds remitted to the company for payment of future liabilities will be held on deposit until they fall due. The Directors will consider the investment of surplus funds in short term deposits in order to make best use of resources and generate investment income. In addition to our operational deposit account we have opened another deposit account initially for our building fund. This has been funded by open days and Quiz revenues. During the financial year being reported we added an additional £10,000 to our 32 day deposit account to demonstrate responsible stewardship of reserves.

Risk Assessment

The Directors conduct an ongoing review of the major risks to which the company is exposed. The key risk to the continuing and orderly provision of our services arises from the fact that a significant portion of the charity's funding comes from the local authority which is cutting grants drastically. To minimise this risk the charity continues to seek to diversify its sources of funding and will seek to establish and grow unrestricted reserves.

The charity has plans to develop the building in order to provide additional revenue streams and to increase financial sustainability. The biggest risk to this revenue is the ongoing maintenance of the building, which is being mitigated through the creation of a Maintenance Reserve Fund.



STANSTEAD LODGE

Senior Club Ltd

Directors' responsibilities

Company law requires the Directors to prepare accounts for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those accounts the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities (issued in March 2005) and in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The Trustees have complied with their duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Small Company Exemptions

The Report of the Directors has been prepared in accordance with the small companies' regime of the Companies Act 2006 and was approved by the directors on 09 January 2021.

James A Dobson
Operations Director and Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd

Statement of Income and Expenditure for 1 April 2020 to 31 March 2021

	<u>Apr '20 - Mar 21</u>	<u>Apr '19 - Mar 20</u>
Income		
Covid Rates Relief	25,000	0
Furlough Receipts	30,138	0
London Borough of Lewisham Grant	30,000	34,245
Other Donations	10,724	15,206
Activities for Generating Funds	3,959	50,576
Rent & Hiring	27,375	44,187
Investment Income	16	163
Miscellaneous Income (Miscellaneous Income)	0	120
Total Income	<u>127,211</u>	<u>144,496</u>
Expenses		
Charitable Donations	<u>100</u>	<u>0</u>
The Lodge Cafe	22,687	51,816
Volunteer costs	522	3,698
Tutor Fees/ Activity Costs	100	9,142
Event Running Costs (Cost of setting up a fundraising event)	0	44
Cost of Generating Funds	<u>23,309</u>	<u>64,699</u>
Cost of Charitable Activities		
Salaries & Benefits	16,703	18,780
Space Costs	21,507	16,672
Supplies	2,165	2,222
Business & Financial Services	3,666	5,823
Professional & Mgmt Fees	4,813	13
Equipment	0	95
Travel & Meetings	0	48
Marketing & Communications	1,240	1,338
Provisions & Reserves	1,100	1,000
Cost of Charitable Activities	<u>51,194</u>	<u>45,991</u>
Governance Costs	59	0
Total Expense	<u>74,662</u>	<u>110,691</u>
Excess for the Year	<u>52,548</u>	<u>33,806</u>



STANSTEAD LODGE
Senior Club Ltd

Balance Sheet at 31 March 2021

	<u>31 Mar 21</u>	<u>31 Mar 20</u>
ASSETS		
Fixed Assets	1,121,513.39	1,116,193.39
Current Assets		
Accounts Receivable	1,592.00	376.40
Cash at bank and in hand	<u>96,297.51</u>	<u>67,136.99</u>
Total Current Assets	97,889.51	67,513.39
Current Liabilities		
Accounts Payable	2,479.52	1,696.78
Other Current Liabilities	<u>14,580.16</u>	<u>23,925.50</u>
Total Current Liabilities	17,059.68	25,622.28
NET CURRENT ASSETS	<u>80,829.83</u>	<u>41,891.11</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	1,202,343.22	1,158,084.50
Long Term Liabilities	<u>50,508.63</u>	<u>68,572.93</u>
NET ASSETS	<u>1,151,834.59</u>	<u>1,089,511.57</u>
Capital and Reserves	<u><u>1,151,834.59</u></u>	<u><u>1,089,511.57</u></u>

14 Statement of Movements on Reserves (New basis)

	Land & Buildings	Charitable Activities Unrestricted & Restricted		Total	Total
	2021	2021	2021	2021	2020
	£	£	£	£	£
Balance at 1 April 2020	1,105,100	(16,188)	600	1,089,512	1,056,320
Structural Additions at cost	6,420	(6,420)		0	0
Grants not used in the year			9,775	9,775	0
Surplus/(Deficit) for the year		52,548		52,548	33,806
Transfer between reserves				0	0
Transfer between reserves				0	0
Adjusted surplus/(Deficit) P/Y adj				0	(614)
Balance at 31 March 2021	<u>1,111,520</u>	<u>29,940</u>	<u>10,375</u>	<u>1,151,835</u>	<u>1,089,512</u>



Notes to the Financial Statements For the year ended 31 March 2021

1. Accounting Policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in preceding years.

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Statement of Recommended Practice: Accounting and Reporting by Charities issued in March 2005, and in accordance with the Financial Reporting Standard for Smaller entities (effective April 2008).

(b) Fund accounting

- Unrestricted funds are available for use at the discretion of the Directors in the furtherance of the general objectives of the charity. Unrestricted funds include donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose.
- Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal. Expenditure which meets these criteria is charged to the fund.

(c) Incoming resources

All incoming resources are included in Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Voluntary income is received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Investment income is included when receivable.
- Incoming resources from charitable trading activity are accounted for when earned.
- Incoming resources from grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance.

(d) Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examiners' fees and costs linked to the strategic management of the charity.
- All costs are allocated between the expenditure categories of the SoFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on the basis of an estimate of the proportion of time spent by staff on those activities.
-



STANSTEAD LODGE
Senior Club Ltd

**Notes to the Financial Statements
For the year ended 31 March 2021**

(e) Tangible fixed assets

Depreciation is provided using the following rates and bases to reduce by annual instalments the costs of maintenance, less estimated residual value, of the tangible assets over their estimated useful lives:-

Grade II listed Freehold Building 180+ years old – no longer depreciated

Fixtures and fittings – costing over £1,000 straight line over the useful life of the asset unless otherwise stated 10% straight line depreciation.

Office Equipment 25% straight line depreciation

These notes form part of the financial statements

2 Net Charitable Income For The Year

	Unrestricte d Funds 2021	Restrict ed Funds 2021	Total Funds 2021	Total Funds 2020
		£	£	
Unrestricted Funding				
Covid Rates Relief	25,000		25,000	0
Furlough Receipts	30,138		30,138	0
London Borough of Lewisham Grant	30,000		30,000	34,245
Donations	10,363		10,363	11,237
VMG - Psigma	361		361	3,969
Restricted Funding				
Peoples Trust Funding	0		0	0
Perry Vale Funding	0		0	0
Lottery Dementia Funding	0		0	0
	95,862	0	95,862	49,451

3 Staff Costs and Numbers

	2021	2020	2019	2018
Net Salaries SLSC	15713	16508	16074	15861
HMRC Inc Employers NI	1099	1913	1867	1182
Net Salaries Café staff	18252	30481	24378	20776
HMRC inc Employers NI	0	1662	1520	1221
Pension Contributions	473	568	350	
Total costs	35,538	51,132	44,189	39,040
No of Employees	6	6	5	5

No employee received emoluments exceeding £60,000 in the year



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2021

4 Depreciation & Amortisation	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2021	2021	2021	2020
		£	£	
Amortization of owned property			0	0
Fixtures and Fittings	1,100		1,100	
Depreciation on Equipment	0		0	500
	<u>1,100</u>	<u>0</u>	<u>1,100</u>	<u>500</u>

5 Directors Remuneration and Related Party Transactions

No Director received any expenses exceeding HMRC guidelines during the year.

One Director received fees through the payroll for essential services: £3,888

No Director or relative connected to the charity had any personal interest in any contract or transaction entered into by the charity during the year (2020 - nil)

6 Taxation

The company is a registered charity exempt from Corporation Tax.

7 Tangible Fixed Assets

Freehold land is not normally depreciated and in order to make our reports easier to understand we have discontinued an earlier practice of depreciating the building. We currently maintain the last valuation and add any structural additions at cost. Equipment and Fixtures and Fittings will be depreciated in a straight line over their expected useful life.

	F'hold Land	Building	Equip-ment	Fixtures & Fittings	Total
At cost or valuation	£	£	£	£	£
At 1 April 2020	366,667	738,433	9,553	11,093	1,125,746
Additions		6,420			6,420
Revaluation					0
At 31 March 2021	<u>366,667</u>	<u>744,853</u>	<u>9,553</u>	<u>11,093</u>	<u>1,132,166</u>
Depreciation & Amortization					
At 1 April 2020			9,553		9,553
Revaluation					0
Charge for the year				1,100	1,100
At 31 March 2021	<u>0</u>	<u>0</u>	<u>9,553</u>	<u>1,100</u>	<u>10,653</u>
Net book value on 31 March 2021	<u>366,667</u>	<u>744,853</u>	<u>0</u>	<u>9,993</u>	<u>1,121,513</u>
Net book value on 31 March 2020	<u>366,667</u>	<u>738,433</u>	<u>0</u>	<u>11,093</u>	<u>1,116,193</u>



STANSTEAD LODGE
Senior Club Ltd

Notes to the Financial Statements For the year ended 31 March 2021

8 Loans

The mortgage is secured by fixed charges over the freehold property.

9 Other Current Liabilities	2021	2020	2019	2018
Director's loan	0	0	0	0
Advance receipts	7,500	15,000	7500	9667
Members' accounts	319	319	785	0
Accruals	3,517	4,562	0	341
Customer deposits	0	0	0	0
	<u>11,336</u>	<u>19,882</u>	<u>8,285</u>	<u>10,008</u>

10 Capital Commitments

There are no capital commitments at present but the liability to maintain the building is ever present - the list of works we would like to do is circa £250k

11 Contingent Liabilities

There is a contingent liability to repay part of the Heritage Lottery grant if the freehold property is sold within 20 years of receipt of the grant. The grant totalled £595,998 and was received in tranches between 2006 and 2010.

12 Share Capital

Under the Company's Articles of Association, each Director undertakes to contribute to the assets of the Company in the event of it being wound up while they are a member, or within one year after they cease to be a member, such amount as may be required not exceeding £1.

13 Ultimate Controlling Party

The Directors share the ultimate control of the Company.

These accounts have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). These financial statements were approved by the Board of Directors on 10 December 2020 and were signed on its behalf by:

James Dobson
Director & Chair of Trustees



STANSTEAD LODGE
Senior Club Ltd



1. *Independent examiner's report on the accounts*

Section A

Independent Examiner's Report

2.

**Report to the trustees/
members of**

Charity Name

Stanstead Lodge Senior Club Ltd.

**On accounts for the year
ended**

31 March 2021

**Charity
no (if any)**

1083258

Set out on pages

4 to 13

**Respective
responsibilities of
trustees and examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

**Basis of independent
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.



STANSTEAD LODGE
Senior Club Ltd

Independent examiner's statement In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

1.

Signed:

Date:

29/01/22

Name:

Eileen Qin

Relevant professional qualification(s) or body (if any):

ACCA

Address:

34 Otterden Street, London, SE6 3SJ



STANSTEAD LODGE
Senior Club Ltd

1.

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.