

Charity Registration No. 1097475

Company Registration No. 04407339 (England and Wales)

ASHFORD PLACE
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

ASHFORD PLACE

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	C Fitzgerald	
	A Bennani	
	B Kinder	
	I Hemani	
	W Pearse	
	E Kong	(Appointed 30 June 2021)
	K Bateman	(Appointed 1 November 2021)
	M Gomm	
CEO and Secretary	D Maher	
Charity number	1097475	
Company number	04407339	
Registered office	60 Ashford Road Cricklewood London NW2 6TU	
Auditor	HW Fisher LLP Acre House 11-15 William Road London United Kingdom NW1 3ER	
Bankers	Barclays Bank 171 Cricklewood Broadway London NW2 3JB	
Solicitors	Linklaters 1 Silk Street London EC2Y 8HQ	

ASHFORD PLACE

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(Company Limited by Guarantee)

TRUSTEES' ANNUAL Report

YEAR ENDED 31 MARCH 2022

The Board of Trustees are pleased to present their Trustees' Annual Report and financial statements for the year ending 31 March 2022. The Trustees' Annual Report contains a Directors' Report as required by company law. The report and financial statements comply with the requirements of the Companies Act 2006 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 (effective 1 January 2019).

Corporate Structure

Ashford Place is a Charitable Company limited by guarantee, incorporated on 2 April 2012 and registered as a charity on 12 May 2013. The company is established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

Board of Trustees

The operations of the charity are governed by the Board of Trustees (The Board) whose members during the year are listed in the Administrative details section below. The Trustees are responsible for overseeing the management of all the affairs of Ashford Place.

Induction and Training of New Trustees

The Trustees are appointed, elected or re-elected according to procedures set out in the articles of association, which along with the memorandum of association, are the governing documents. Trustee recruitment is conducted by the Board. An individual induction programme for each new Trustee is agreed and implemented, covering all aspects of the role and organisation. The Board seeks to ensure that all the activities of the organisation are within UK law and agreed charitable objectives. Its work includes setting strategic direction and agreeing financial plans. The Board acts on advice and information from regular meetings with the Chief Executive. The Board meets at least four times a year for board meetings and has one sub-committee i.e. a Resource Committee which also meets at least four times a year.

Attendance at Board meetings is recorded and Trustees are expected to attend at least three Board meetings a year.

Administrative Details

Name	Position	Appointed	Resigned
Carey Fitzgerald	Trustee (Chair)	June 2015	
Mark Fox	Trustee	April 2017	December 2022
Benjamin Kinder	Trustee	October 2018	
Asma Bennani	Trustee	February 2019	
Irfan Hemani	Trustee	November 2019	
Jennifer Hinton	Trustee	November 2019	November 2021
Christopher Ingram	Trustee	June 2020	June 2021
William Pearse	Trustee (Treasurer)	February 2021	
Etheldreda Kong	Trustee	February 2021	
Karen Bateman	Trustee	June 2021	
Megan Gomm	Trustee	November 2021	
Danny Maher	Secretary and Chief Executive Officer (CEO)	August 1998	

Statement of Trustees' Responsibilities

The Trustees (who are also Directors of Ashford Place for the purposes of Company Law) are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practices).

Company Law requires the Trustees to prepare financial statements for each financial year. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and the principles in the Charities SORP – Statement of Recommended Practice;
- Make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions; to disclose with reasonable accuracy at any time the financial position of the charitable company; and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charitable company and, hence, taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website.

Organisational Structure

The Trustees delegate the day-to-day running of the organisation to the Senior Management Team i.e. Chief Executive Officer and Finance & Operations Director. At Ashford Place, we believe a non-hierarchical structure is conducive to achieving our aims. We aim to foster an open and honest culture and rely heavily on the contribution of 25 staff and 20 volunteers.

Remuneration Policy for the Senior Management Team

The board is responsible for agreeing and reviewing the remuneration of the Senior Management Team. The remuneration policy is reviewed annually, in line with the budget, with the board reserving the right to review the remuneration package of the Senior Management Team and other employees more frequently if required. The responsibility for the remuneration of new employees who are not part of the Senior Management Team is delegated to the Senior Management Team.

Public Benefit

We have developed our strategic plans to ensure that we provide public benefit and achieve our objectives as set out in our governing document. The objectives include;

- amelioration of poverty,
- the relief of unemployment,
- the advancement of education,
- the advancement of health and
- the relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

We seek to achieve these by;

- the provision of advice and practical assistance, and
- the provision of day care services, for people who are homeless, or living in inadequate accommodation or vulnerable in Cricklewood, the London Borough of Brent and throughout London.

These objectives fall under the purposes defined by the Charities Act 2011. We have referred to the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

Purpose and Aims

The Charity's objects are the prevention and relief of poverty, homelessness and unemployment by the provision of advice, housing, practical assistance and by conducting of research into factors that contribute to them, the relief of those in need by reason of youth, ill-health, disability, financial hardship or other disadvantage by the provision of advice, accommodation and services, the advancement of health, well-being and social isolation by provision of advice and services and the promotion of beneficial activities for people in Cricklewood, the London Borough of Brent and throughout London.

Business Strategy

During the year the Board of Trustees have been working with the SMT to prepare an operational strategy document to direct the future work that the charity intends to undertake. In addition to this, the Board has been working with the SMT on a number of new projects to enhance the services offered to the users of the charity, including the offering of free health check ups.

Our Vision, Mission and Principles

Our Vision: - 'Social Inclusion of all'

Strapline: Transforming Lives Together

Our Mission: - To offer a full range of effective community-based services for homeless and socially isolated people enabling them to live independent and fulfilled lives.

Our Guiding Principles and Strategy

We work to a set of guiding principles and practices that underpin everything we do. These are:

Prevention: we seek to identify issues before they arise and take pre-emptive action.

Inclusion in the community: we act as a community catalyst to energise, coordinate and harness the capabilities of multiple stakeholders.

Collaborative Transformation: we deliver interventions and solutions, which build capability to transform lives and attitudes.

Self-Determinations: we support clients to use their skills and experiences to identify routes to personal, social and financial independence.

Ambitious and Innovative Solutions: we encourage new and innovative approaches and the use of technology to deliver scalable and sustainable solutions,

Sustained impact: we make a sustained social and economic impact on the livelihoods of the individuals and communities we serve.

Our strategic approach emphasises:

- the need to prevent and end isolation through inclusion in the community
- the need to have a decent home and to remain healthy
- the importance of employment or meaningful activity
- having a strong sustainable community spirit that supports everyone.

Financial Review

Details of our income and expenditure are set out in the Statement of Financial Activities (SOFA). Incoming resources for the year were £1,033,410 (2021: £1,695,221) and total resources spent on charitable activities were £933,202 (2021: £1,194,826), resulting in a net surplus of funds for the year of £100,208 (2021: £500,395).

The main driver for decrease in income has been the termination of our housing projects (Assessment Centre and Boost Up) and a more challenging grant application environment.

The principal source of income continues to be from projects undertaken for the charity's objectives and are detailed in the SOFA totalling £937,831 (2021: £1,571,827). An accumulated Restricted Fund balance of £757,197 is being carried forward to be spent in 2022/23.

Principal Funding Sources

Our principal sources of funding continue to be from Local and Central Government, Brent Council, Irish Government, Charitable Trusts and Individual Donations. We are also looking to widen our scope of funding from digital and corporate sources.

Compliance with fundraising regulations

We use a mix of the services of a professional fundraiser and in-house fundraising resources, and all our fundraising activities are influenced by advice from the Fundraising Code of Practice as outlined by the Fundraising Regulator <https://www.fundraisingregulator.org.uk/>. We do not have any evidence of failure in complying with any standards of fundraising from either external or internal sources. Reports on fundraising activities are shared and discussed by Trustees of the charity on a regular basis. All funding applications are submitted to official funding bodies only. We do not request funding from individuals.

Going Concern

The resource committee and board continue to monitor the activities and income of the charity to ensure that the charity has sufficient funds to continue to operate. While the impact from Covid-19 is still being felt within the charitable sector, we have continued to fund raise to ensure that we have sufficient funds to continue our core work.

The charity has seen a decrease in both income and expenses in the year as a result of the closure of our assessment Center and boost up program. The closure of these programs have enabled us to refocus our resources in directions that more suit the expertise of the charity. While this movement in income is significant, the expenses associated with this work were higher, therefore the trustees are comfortable that this has no impact on the charities ability to continue operating.

At the time of approving the financial statements, the trustees have a reasonable expectation based on level of free reserves, cashflow and forecast that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

Trustees' Annual Risk Statement

A rigorous process for identifying risks and a clear risk management policy is central to meeting our obligations to clients, staff and donors.

Risk Management and Internal Controls

To be effective in our objectives and to meet our obligations to those who give us funding, we must identify and effectively manage risks, ensuring the risks we choose to accept are understood and the decisions assessed appropriately. The board regularly reviews and updates the organisation's Risk Register at all board meetings to ensure risks are identified and managed.

How we manage risk

The Trustees have created a framework for identifying, assessing and controlling risks. The Board of Trustees is responsible for overseeing risk management. It delegates elements of the process to the Executive Directors and other staff. The CEO and other members of staff ensure the policies agreed by the Board are implemented. At Ashford Place, we recognise we must balance the cost of risk mitigation against the cost of the risks themselves. We ask all employees, partners and volunteers to manage the risks within their areas of responsibility.

The Board delegates the day to day monitoring of these risks to the CEO and other senior members of staff. Staff are kept up to date on the need to identify and monitor risks and report to the CEO and Board.

Key Risks

The key risks currently identified by the Board are:

- Data protection – we have a rolling training programme for staff and trustees
- Succession planning – to mitigate the risk the trustees have discussed and laid out a plan for any change in senior management team.
- Financial security - to mitigate the risk to the financial performance of "the charity" the management accounts are reviewed regularly by the resources committee and "full board" and actions are taken to ensure expenditure does not exceed confirmed income and to ensure that we stay within our reserves policy.

Reserves Policy

The Trustees have established a policy whereby uncommitted unrestricted funds (general funds) should be 6 months of total expenditure excluding building project costs. The reserves are needed to meet the working capital requirements of the Charity and the Management Committee is confident at this level they would be able to continue the current activities of the Charity in the event of a significant drop in funding. The general funds are £547,214 (2021: £400,776) of which £457,041 (2021: £284,670) are free reserves. Reserves held at the end of the year represent at least six months of total expenditure. The strategy is to continue to build reserves through planned operating surpluses even in these challenging times. The Management Committee has also identified expenditure that could be curtailed, should such circumstances arise.

Plans for the future

Having managed reasonably well despite the impact of Covid-19 our focus going forward will be on sustainability of the charity, quality services to our vulnerable clients, and how best to deliver support services post pandemic era. Within this cautious environment, we aim to provide our clients and local residents with the best possible advice and support, opportunities to achieve social and financial independence and to make a positive contribution to the local community. All those involved in the life of Ashford Place: staff, trustees, volunteers and clients will continue to contribute to the delivery of our services and activities. We will support our clients to be fully integrated within the community and to have the resources needed for a positive lifestyle. We will work with local residents to create a welcoming, opportunistic, healthy and positive local environment. We continue to provide our services where residents need them most i.e. right across the borough, therefore we will be setting up more pop-up sessions for local people throughout 2022 and beyond

Services and Outcomes



Housing Services:

In a year still very much affected by the Covid pandemic, we have adapted our service into a service offering on-line as well as face to face engagement with our clients and partners. In this report we talk about our response to the impact of Covid 19 and how we continued, differently, without funding for a team of housing workers to help our clients and work with our partners.

In the year to 31 March 2022, we are pleased to report that all 35 of our Assessment Centre clients who were moved out of our service into hotel accommodation have now found their own accommodation and our team of IAG workers continues to support them when they encounter issues such as difficulty settling in, effective pursuit of their employment ambitions, reconnection with their families and the prevention of further homelessness. Many that continue to work with us over the years value their relationship with us especially in a time where accessing statutory services has been made very difficult because of Covid 19 – remote working and the requirement to access services digitally which requires access to the internet and a good level of literacy.

Our post Covid operating model focusses on individuals who refer themselves in person or increasingly online seeking housing advice. Whilst the majority of this support has been either digital, by phone, face to face or a combination of all three it has also included the continuation of our food-provision based services, such as the offering of food parcels and/or cooked takeaway lunches, and this service continues. It must be said these clients are new to us, with the occasional past client returning but by and large we are supporting a new cohort in very new ways that are challenging for both parties.

The key issue now for us is to identify funding to help us develop a 2G Independent Lifestyles project, while utilising the lessons from the past, from Covid-19, to develop a service provided digitally, at community locations and at home. The key issues for us are that housing itself is not the core problem, rather it is a lack of effective access to preventative support, as well as ensuring that secure high standard accommodation is provided. We want to develop a multi-disciplinary offer made up of key services signed up to support individual clients

We completed our Boost Up project which saw us move 57 under 35's out of homelessness into accommodation. Our project was able to make payment of deposits or landlord incentives and pay the difference in rent due and housing benefit received for a period of 6 months. Whilst engaging in the programme clients were required to engage in training and wellbeing activities to support them into work. 95% remain in their accommodation and in work or full time education.

We worked with a further 229 clients in need of housing support and we have managed requests for help from 250+ people presenting in person as homeless. They have been signposted to the correct agency to deal with their needs as funded by our local authority – Crisis Skylight and Brent Homeless Team. Satisfaction rates are low with people telling us they are not getting the help they need so we continue to work with them to resolve their housing issues. We can no longer provide accommodation as our Assessment Centre ceased operation with the arrival of Covid 19 as we are unable to provide suitable safe accommodation. We have built good relationships with landlords in the private rented sector.

57 Under 35 yr old into accommodation with 6 mths support

27 Older men and women moved into sheltered accommodation

36 Clients moved from unsuitable accommodation to better accommodation

279 clients helped with housing support

250+ people signposted for help with street homelessness



Social Inclusion

Brent and parts of its surrounding boroughs are ranked amongst the top 15% of the most deprived areas of the country. This level of deprivation is characterised by high levels of long-term unemployment, lower than average incomes and a reliance on benefits and social housing. Loneliness and isolation are also associated with poor mental, physical and emotional health. Socially isolated and lonely adults are more likely to experience early admission to residential or nursing care.

Key achievements:

- Promoting Ashford Place as a welcoming, accessible and first choice community hub offering programmes of social and leisure activities.
- Identifying more residents in need of inclusion, support and advice through partnerships with external networks such as faith groups, GP surgeries, library, social networks etc.
- Providing a signposting and referral service for clients seeking opportunities which bring isolated people into contact with others on a regular basis.
- Providing a platform to give the socially isolated 'a voice' and increasingly involve clients in the design and delivery of services which will promote using their skills and life experience in a way that increases their confidence and self-determination.
- Identifying and supporting others in the community who may be at risk of social isolation by partnering with Brent Council's [Community Directory](#) of activities.

Client Outcomes

- **485 (387 in 2021)** people accessed our social, learning and fun activities
- The 95% stated they felt socially connected as a result of being a part of Ashford Place

**HEALTH & Wellbeing**

With Covid-19 influencing every aspect of our lives we have focused our resources on supporting the health and wellbeing of our clients and staff in the last year. It has been particularly important to focus on groups that statutory and voluntary sector services are less good at engaging e.g. those from BAME, homeless people, those who experience health inequalities. We have positive connections with all the major communities in NW London e.g. faith, voluntary sector, NHS, Local authorities and others, and we use them to ensure that our clients receive integrated support for what can often be a plethora of challenges. The majority of our clients live with mental health challenges or dementia, are carers, homeless or have been homeless, socially isolated, long term unemployed and aged 18 and above. All the activities Ashford Place delivers are accompanied by health and wellbeing messages and promote positive health. In the last year we have focused on developing Brent Thrive, a mental health community action grass-roots project committed to changing the conversation around mental health. Starting in the height of the pandemic in 2020, members who are those with lived experience of mental health challenges have worked together to bring about change in mental health services. Examples of their work include the launch of Working together to Create a Mental Health Friendly Brent, co-producing training for front line mental health provider staff, meeting with commissioners and service providers to help create a person centred holistic mental support service in Brent, co-producing a new mental health website.

Our dementia programme has expanded during the year, again a very important development given the negative impact that Covid-19 has and continues to have on our dementia community. Carers and people living with dementia have needed our support more than ever, and in particular against a backdrop of some statutory service staff working at home, difficulty in accessing NHS services, increasing expectation from benefits agencies that everyone should be digitally competent, when we know that this is not the case, and that a significant minority of our population need time consuming support to overcome digital barriers.

We work alongside Brent CCG – Clinical Commissioning Group - and Brent Council's jointly funded Dementia Peer Support programme to ensure we work in partnership and optimise the lived experience of participants.

We have publicised the activities throughout the borough extensively via Website and social media, in Brent Council's E-newsletter and in our weekly newsletter. Our work promoting this programme at GP practices and with Community Mental Health Teams continues to produce many referrals.

Key achievements

- The launch of the [Brent Wellbeing](#) website centralizing information about mental health services, events and resources across the borough
- The launch of Working together for a Mental Health Friendly borough [campaign](#)
- Increased outreach across Brent at e.g. community centres, libraries, faith groups etc thus reaching more and more residents.
- Continued development of our Dementia Peer Support Project enabling people living with dementia to lead on positive solutions
- Development of 14 dementia cafes and continuing to work to make Brent a dementia friendly borough. Some of these had been closed during Covid-19 but now we are back on track and plan to open more
- Development of social activities programmes offering twice daily Health and Wellbeing workshops as well as a new Wellbeing Café service for older people with lived experience of mental health challenges.

140 people provided with counselling support (up from 50 last year).

248 active members of our Fit + Well programme.

8674 nutritious healthy lunches served in our Community Café

Client Outcomes

- **415** clients said they benefitted from participating in our health and well-being projects.
- 95% Clients said there was an improvement in their mental and physical
- 95% Clients reported an increase in self-esteem and an increase in confidence.
- 95% Clients reported increased physical fitness and better mobility
- **180 (96 in 2021)** people living with dementia and their family/carers supported to improve their lives

**Working Together**

Ashford Place sees itself as a charity for the whole community and as such is keen to join local residents and businesses to develop a pleasant and sustainable place for all of us. As Chair and part creator of the Cricklewood Town Team (CTT) since 2009 Danny Maher, CEO of Ashford Place is delighted to report another successful year, despite Covid-19 for the Town team as it continues to improve and develop the area for local residents and businesses. Given the restrictions of the pandemic the CTT continued to deliver on its aims as much as it could and whilst it was a very quiet year all round it remained the voice of local residents in our community.

CTT volunteers work in partnership with residents, business and statutory bodies to improve the environment in Cricklewood over ten years. We benefit from thriving local resident associations such as NorthWestTwo, the Railway Cottages, Mapesbury RA and groups such as Clitterhouse Farm, local businesses, our Councillors from our surrounding wards of Mapesbury (Brent), Childs Hill (Barnet) and Fortune Green (Camden), and of course our residents.

It has certainly been a difficult year, but the Town Team volunteers have continued to work in partnership with residents and statutory bodies to improve the Cricklewood environment, including with business through our Business Association. With Covid-19 restrictions ended the Town Team is looking at how we can revive the community spirit.

Our projects over the past year included:

The NCIL-funded Oaklands Road pedestrianisation is completed and we are now working with Brent to install lighting to the area now as the trees are beginning to mature. The area is ready for events, and we are looking at activities that can enhance the area. All ideas are welcome.

The Cricklewood Station partnership with GTR developed the beautiful 9 metre mural installed in the waiting area on Platform 1. Now travellers can use the QR codes on the artwork and get more detail of the history of Cricklewood since the arrival of the railways in the 1860s.

The widening at the road junction of Cricklewood Lane/The Broadway was undertaken during the past 18 months and now that it is completed the benefit is appreciated. However, there is still the issue of a safe crossing for pedestrians and the hideous red scaffolding which has been erected to safeguard the building on the Broadway. The Town Team are in discussions with Barnet Council to find a more satisfactory outcome with environmental benefits to mitigate against the very polluted roads; a pocket park is worth consideration.

We are still searching for community space in Cricklewood which can be used for local involvement in environmental and wellbeing issues. www.cricklewood.net

During the year the **Cricklewood Community Library** opened; it is good to see the provision of many activities enjoyed by their members and the community. www.cricklewoodlibrary.org.uk

Our Yard at Clitterhouse Farm's beautiful garden provides a range of creative activities in their beautiful accommodation. Their Café is open and the Saturday Grub Club provides lunch. www.ouryard.org

For updates on the important and necessary work undertaken by **Community Action on Dementia-Brent** see: www.cad-brent.org.uk

How we help

We help people to achieve their potential, and to achieve social and financial independence. We do this by providing services as far as possible tailored to their needs. Our Poly Centre, with 99% of services under one roof, enables us to provide a more rapid and appropriate response and beneficial outcomes, thus moving people onto greater control of their lives more quickly than in previous years. Have a look at <http://www.ashfordplace.org.uk> for more information on what we do.

Many of our clients have multiple challenges and require a range of support that enables them to achieve personal and social fulfilment. Unfortunately, the trend towards increasing demand for our services continues, given the reduction in statutory services and the increasing financial and health pressures experienced by more and more people.

Again, as for last year, we are seeing an increasing demand for our services, increasing numbers of people with more complex issues, and more and more who are housebound due to serious mental and physical health problems. Add to that, changing demographics and cultures e.g. an increase in clients from the Middle East, which brings with it challenges around language and accessibility. All these combine to put pressure on Ashford Place to continue responding as best we can particularly as our resources have not increased.

However, as highlighted in our strategic plan (<https://www.ashfordplace.org.uk/about-us/our-approach> website page), our approach is to help clients to take a lead role in overcoming barriers to a positive lifestyle with the pro-active participation of their peers and the local community. We excel at this – almost 90% of the people we support achieve and sustain a significant positive change in their circumstances. A key change over the last year, is our outreach across Brent with the development of pop up services in for example, libraries, faith communities and council locations.

We are blessed with having a very supportive and proactive local community, very professional partners and a client group who are open to recognising their strengths and working collaboratively with us on continuing to achieve solutions within our community.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.



**TRUSTEES' ANNUAL REPORT FOR
THE YEAR ENDED 31 MARCH 2022**

Auditor

HW Fisher LLP were appointed auditors in the year however a resolution has been proposed by the trustees to put the audit out to tender.

Signed on behalf of the trustees

W. Pearce

William Pearce
Treasurer

Date..... 12 Dec 2022.....

ASHFORD PLACE

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ASHFORD PLACE

Opinion

We have audited the financial statements of Ashford Place (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

ASHFORD PLACE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF ASHFORD PLACE

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

As part of our planning process:

- We enquired of management the systems and controls the charity has in place, the areas of the financial statements that are most susceptible to the risk of irregularities and fraud, and whether there was any known, suspected or alleged fraud. The charity did not inform us of any known, suspected or alleged fraud.
- We obtained an understanding of the legal and regulatory frameworks applicable to the company. We determined that the following were most relevant: the Charity SORP, FRS 102, Charities Act 2011 and Companies Act 2006.
- We considered the incentives and opportunities that exist in the charity, including the extent of management bias, which present a potential for irregularities and fraud to be perpetuated, and tailored our risk assessment accordingly.
- Using our knowledge of the charity, together with the discussions held with the charity at the planning stage, we formed a conclusion on the risk of misstatement due to irregularities including fraud and tailored our procedures according to this risk assessment.

The key procedures we undertook to detect irregularities including fraud during the course of the audit included:

- Identifying and testing journal entries and the overall accounting records, in particular those that were significant and unusual.
- Reviewing the financial statement disclosures and determining whether accounting policies have been appropriately applied.
- Assessing the extent of compliance, or lack of, with the relevant laws and regulations.
- Assessing the validity of the classification of income, expenditure, assets and liabilities between unrestricted and restricted funds.
- Testing key revenue lines, in particular cut-off, for evidence of management bias.
- Obtaining bank confirmations for material bank balances.
- Performing a physical verification of key asset items.
- Documenting and verifying all significant related party balances and transactions.
- Reviewing documentation such as the charity board minutes, for discussions of irregularities including fraud.

ASHFORD PLACE

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF ASHFORD PLACE

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements even though we have properly planned and performed our audit in accordance with auditing standards. The primary responsibility for the prevention and detection of irregularities and fraud rests with the trustees of the charity.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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


Carol Rudge (Senior Statutory Auditor)
for and on behalf of HW Fisher LLP

Chartered Accountants
Statutory Auditor
Acre House
11-15 William Road
London
NW1 3ER
United Kingdom
..... 12 Dec 2022

ASHFORD PLACE

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

Current financial year

		Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Restricted funds 2022 £	Total 2022 £	Total 2021 £
	Notes					
<u>Income and endowments from:</u>						
Donations and gifts	3	27,494	-	51,815	79,309	54,923
Charitable activities	4	134,320	-	803,511	937,831	1,571,287
Investments	5	165	-	-	165	572
Other income	7	16,105	-	-	16,105	68,439
Total income		178,084	-	855,326	1,033,410	1,695,221
<u>Expenditure on:</u>						
Charitable activities	8	34,066	48,000	851,136	933,202	1,194,826
Net incoming resources before transfers		144,018	(48,000)	4,190	100,208	500,395
Gross transfers between funds	12	2,420	(2,420)	-	-	-
Net income for the year/ Net movement in funds		146,438	(50,420)	4,190	100,208	500,395
Fund balances at 1 April 2021		400,776	2,342,229	753,007	3,496,012	2,995,617
Fund balances at 31 March 2022		547,214	2,291,809	757,197	3,596,220	3,496,012

All income and expenditure derives from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHFORD PLACE

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

Prior financial year

		Unrestricted funds general 2021 £	Unrestricted funds designated 2021 £	Restricted funds 2021 £	Total 2021 £
	Notes				
<u>Income and endowments from:</u>					
Donations and gifts	3	24,786	-	30,137	54,923
Charitable activities	4	225,476	-	1,345,811	1,571,287
Investments	5	572	-	-	572
Other income	7	68,439	-	-	68,439
Total income		319,273	-	1,375,948	1,695,221
<u>Expenditure on:</u>					
Charitable activities	8	299,928	48,000	846,898	1,194,826
Net incoming resources before transfers		19,345	(48,000)	529,050	500,395
Gross transfers between funds	12	(7,616)	47,616	(40,000)	-
Net income for the year/ Net movement in funds		11,729	(384)	489,050	500,395
Fund balances at 1 April 2020		389,047	2,342,613	263,957	2,995,617
Fund balances at 31 March 2021		400,776	2,342,229	753,007	3,496,012

All income and expenditure derives from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

ASHFORD PLACE

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	13		2,272,849		2,346,782
Current assets					
Debtors	14	89,622		38,037	
Cash at bank and in hand		1,405,928		1,301,384	
		1,495,550		1,339,421	
Creditors: amounts falling due within one year	15	(172,179)		(190,191)	
Net current assets			1,323,371		1,149,230
Total assets less current liabilities			3,596,220		3,496,012
Income funds					
Restricted funds	16		757,197		753,007
<u>Unrestricted funds</u>					
Designated funds:					
Property		2,291,809		2,342,229	
	17	2,291,809		2,342,229	
General unrestricted funds		547,214		400,776	
			2,839,023		2,743,005
			3,596,220		3,496,012

12 Dec 2022

The financial statements were approved by the Trustees on

W. Pearce.....

W Pearce

Treasurer

Company Registration No. 04407339

ASHFORD PLACE

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

		2022		2021	
	Notes	£	£	£	£
Cash flows from operating activities					
Cash generated from operations	21		108,756		637,383
Investing activities					
Purchase of tangible fixed assets		(4,377)		(72,096)	
Investment income received		165		572	
Net cash used in investing activities			(4,212)		(71,524)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			104,544		565,859
Cash and cash equivalents at beginning of year			1,301,384		735,525
Cash and cash equivalents at end of year			1,405,928		1,301,384

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

Ashford Place is a private company limited by guarantee incorporated in England and Wales. The registered office is 60 Ashford Road, Cricklewood, London, NW2 6TU.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum & Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

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

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

1.2 Going concern

The charity's income has reduced as a result of the termination of our housing services and a reduction of income from contributions to our food service. We are working to secure funding by submitting numerous bids relating to help available to cover the impact of Covid-19 in terms of loss of income and growth in demand for our services. We can make use of built up unrestricted reserves to cover any shortfall that arises.

At the time of approving the financial statements, the trustees have a reasonable expectation, based on the level of our reserves and cash held at bank, that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

The property fund represents the net book value of the charity's freehold property.

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

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Government grants are recognised at the fair value of the amount received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received. The charity has received grants under the Coronavirus Job Retention Scheme. The scheme is designed to compensate for staff costs, so amounts received or receivable are recognised in the income statement as part of other operating income over the same period as the costs to which they relate. Government grants are accounted for under the performance model.

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

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

Freehold Buildings	2% Straight Line
Fixtures, fittings & equipment	20% - 33% Straight Line (mezzanine 4 years Straight Line)

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.9 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.10 Retirement benefits

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

1.11 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting date. Gains and losses arising on translation are included in net income/ expenditure for the period.

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. However, the estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

There are no critical accounting estimates or judgements during the year.

3 Donations and gifts

	Unrestricted funds general 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds general 2021 £	Restricted funds 2021 £	Total 2021 £
Donations and gifts	27,494	51,815	79,309	24,786	30,137	54,923

4 Charitable activities

	2022 £	2021 £
Services to homeless and socially isolated people	937,831	1,571,287
Analysis by fund		
Unrestricted funds - general	134,320	225,476
Restricted funds	803,511	1,345,811
	937,831	1,571,287

Government grant income

Included in income from charitable activities is government grant income received from the Embassy of Ireland (Department of Foreign Affairs and Trade) - Emigrant Support Programme £168,000 (£198,479) for which specific services are provided. A sum of £42,000 was carried forward as deferred income (2021: £40,800).

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

5 Investments

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
Interest receivable	165	572

6 Department of Foreign Affairs and Trade; Emigrant Support Programme

Restricted fund income shown in note 4 above includes funding from the Department of Foreign Affairs and Trade; Emigrant Support Programme.

During the year end 31 March 2022, Ashford Place received grants of £168,000 (2021: £198,479) from the Department of Foreign Affairs and Trade, Emigrant Support Programme. The grant awarded covers the period to 30 June 2022 and was for the following:

Assertive Community Irish Elders	£28,000	(2021: £28,000)
Dementia	£8,000	(2021: £8,000)
Director	£51,000	(2021: £51,000)
Elders Lunch and Social Activities	£13,000	(2021: £10,200)
Irish Befriending + Project	£16,000	(2021: £14,000)
Irish Elders Homeless Project	£25,000	(2021: £25,000)
Link Worker	£27,000	(2021: £27,000)
Covid Response Fund	£Nil	(2021: £28,679)
Christmas 2019 Covid Fund	£Nil	(2021: £6,600)

The grants awarded in the year ended 31 March 2022 have been partially spent in the year to 31 March 2022 and the balance of £42,000 has been spent in the current financial year by 30 June 2022. This balance was carried forward in restricted funds as at 31 March 2022.

7 Other income

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
CJRS government grant	16,105	68,439

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

8 Charitable activities

	Services to homeless and socially isolated people 2022 £	Services to homeless and socially isolated people 2021 £
Staff costs	555,114	710,107
Service provision	82,720	140,519
Other expense	16,106	27,928
Travel and subsistence	2,558	2,913
	<u>656,498</u>	<u>881,467</u>
Share of support costs (see note 9)	259,624	301,942
Share of governance costs (see note 9)	17,080	11,417
	<u>933,202</u>	<u>1,194,826</u>
Analysis by fund		
Unrestricted funds - general	34,066	299,928
Unrestricted funds - designated	48,000	48,000
Restricted funds	851,136	846,898
	<u>933,202</u>	<u>1,194,826</u>

9 Support costs

	Support costs £	Governance costs £	2022 £	Support costs £	Governance costs £	2021 £
Depreciation	78,310	-	78,310	67,200	-	67,200
Communications	18,413	-	18,413	14,422	-	14,422
Equipment maintenance	29,477	-	29,477	37,367	-	37,367
Insurance	10,317	-	10,317	10,878	-	10,878
Premises costs	109,902	-	109,902	150,404	-	150,404
Postage and stationery	542	-	542	2,686	-	2,686
Professional fees	12,663	-	12,663	18,610	-	18,610
Bad and doubtful debts	-	-	-	375	-	375
Audit fees	-	15,554	15,554	-	10,937	10,937
Insurance and other costs	-	1,526	1,526	-	480	480
	<u>259,624</u>	<u>17,080</u>	<u>276,704</u>	<u>301,942</u>	<u>11,417</u>	<u>313,359</u>

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

10 Trustees

During the year there were no payments to trustees (2021: two payments totalling £8,000 were made for consultancy services to Lynn Hodges, a trustee in accordance with the governing document).

11 Employees

Number of employees

The average monthly number employees during the year was:

	2022 Number	2021 Number
Housing Department	2	7
Core / Central Services	3	3
Social Inclusion/Health and Wellbeing	15	12
	<u>20</u>	<u>22</u>

Employment costs

	2022 £	2021 £
Wages and salaries	506,346	649,374
Social security costs	38,433	48,982
Other pension costs	10,335	11,751
	<u>555,114</u>	<u>710,107</u>

No employees earned over £60,000 during the year.

The senior management team received total remuneration of £123,345 (2021: £154,028).

During the year, termination payments totalling £nil (2021: £16,140) are included in staff costs above.

12 Transfers

A transfer is made to designated funds to adjust the property fund value to the net book value and the sinking fund to the percentage set out in the note.

In the prior year, transfers between restricted and unrestricted funds represented the release of the £40,000 grant received from Brent Council for the Neighbourhood CIL Project. Funding had been utilised for the construction during the financial year ended 2021 and the costs capitalised. The restriction having been met, the expended balance was transferred to unrestricted funds.

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

13 Tangible fixed assets

	Freehold Buildings £	Fixtures, fittings & equipment £	Total £
Cost			
At 1 April 2021	2,775,734	559,720	3,335,454
Additions	-	4,377	4,377
At 31 March 2022	2,775,734	564,097	3,339,831
Depreciation and impairment			
At 1 April 2021	545,058	443,614	988,672
Depreciation charged in the year	48,000	30,310	78,310
At 31 March 2022	593,058	473,924	1,066,982
Carrying amount			
At 31 March 2022	2,182,676	90,173	2,272,849
At 31 March 2021	2,230,676	116,106	2,346,782

14 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	78,075	29,980
Prepayments and accrued income	11,547	8,057
	89,622	38,037

15 Creditors: amounts falling due within one year

	2022 £	2021 £
Other taxation and social security	-	24,138
Trade creditors	11,199	61,023
Other creditors	22,019	22,351
Accruals and deferred income	138,961	82,679
	172,179	190,191

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16 Restricted funds

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

	Balance at 1 April 2020 £	Movement in funds		Transfers	Balance at 1 April 2021 £	Movement in funds		Transfers	Balance at 31 March 2022 £
		Incoming resources £	Resources expended £	£		Incoming resources £	Resources expended £	£	
Department of Foreign Affairs and Trade; Emigrant Support Programme	40,800	198,479	(196,829)	-	42,450	168,000	(168,450)	-	42,000
The Archer Trust	-	4,000	(4,000)	-	-	-	-	-	-
Big Lottery Fund - Independent Lifestyles HTC	43,202	120,995	(91,806)	-	72,391	35,527	(86,491)	-	21,427
Big Lottery - Dementia Voices	-	78,913	-	-	78,913	11,903	-	-	90,816
Big Lottery Community Fund	65,000	154,280	-	-	219,280	149,667	(141,360)	-	227,587
National Lottery Carers Grp	-	-	-	-	-	8,025	(1,847)	-	6,178
Brent CCG	19,286	109,000	(48,320)	-	79,966	60,000	(71,093)	-	68,873
Garfield Weston	-	25,000	(25,000)	-	-	-	-	-	-
Kingsbury Charity	-	40,000	(40,000)	-	-	-	-	-	-
Zurich Community Trust	-	20,000	(20,000)	-	-	26,332	(4,451)	-	21,881
Sisters of Mercy	-	5,000	(5,000)	-	-	10,000	(4,451)	-	5,549
Wolfson Foundation	-	-	-	-	-	31,000	(22,962)	-	8,038
WNST	-	4,140	(4,140)	-	-	-	-	-	-
Laing Family trust	-	5,040	(5,040)	-	-	-	-	-	-
Carried forward	168,288	764,847	(440,135)	-	493,000	500,454	(501,105)	-	492,349

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16 Restricted funds		Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Transfers £	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2022 £	(Continued)
	Brought forward	168,288	764,847	(440,135)	-	493,000	500,454	(501,105)	-	492,349	
	Hestia- Employment services	41,788	76,661	(59,939)	-	58,510	-	(58,510)	-	-	
	Central & North West Foundation	-	127,000	-	-	127,000	-	(43,961)	-	83,039	
	North West London CCG SMI Keep Well	-	-	-	-	-	27,000	(8,105)	-	18,895	
	North West London CCG PHSMI 1 & 2	-	-	-	-	-	88,000	(49,437)	-	38,563	
	The Draper charitable fund	-	15,000	(15,000)	-	-	-	-	-	-	
	City Bridge Trust	16,585	33,900	(25,734)	-	24,751	34,000	(28,402)	-	30,349	
	Crisis	-	66,830	(53,473)	-	13,357	-	(13,357)	-	-	
	Greater London Authority	37,296	12,432	(49,728)	-	-	-	-	-	-	
	Homeless Link HCIP	-	60,800	(47,443)	-	13,357	-	(13,357)	-	-	
	Mercer's Charitable Trust	-	31,420	(31,420)	-	-	17,500	(15,000)	-	2,500	
	CAF Martin Lewis	-	12,500	(12,500)	-	-	-	-	-	-	
	Power to Change CCLORS	-	74,898	(74,898)	-	-	-	-	-	-	
	Centre for the Cast	-	5,000	-	-	5,000	12,500	(13,000)	-	4,500	
	City of London	-	14,167	(14,167)	-	-	-	-	-	-	
	London Borough Brent Heritage Wellbeing Fund	-	-	-	-	-	4,911	(3,513)	-	1,398	
	Brent Neighbourhood NCIL digitalisation Project	-	40,000	-	(40,000)	-	17,850	(1,750)	-	16,100	
	London Borough of Brent NCIL Wellbeing Place Grant	-	-	-	-	-	24,000	(18,200)	-	5,800	
	London Borough of Brent Hospitality Grant	-	25,000	(20,000)	-	5,000	12,000	(7,075)	-	9,925	
	London Borough of Brent Eco Project Grant	-	-	-	-	-	8,120	(950)	-	7,170	
	Carried forward	263,957	1,360,455	(844,437)	(40,000)	739,975	746,335	(775,722)	-	710,588	

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16		Restricted funds	(Continued)							
		Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Transfers £	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 March 2022 £
		263,957	1,360,455	(844,437)	(40,000)	739,975	746,335	(775,722)	-	710,588
	London Borough of Brent Physical Activity with Silver Jubilee	-	-	-	-	-	22,500	-	-	22,500
	London borough Brent MH & Dementia Welbeing	-	-	-	-	-	2,500	(2,500)	-	-
	London Borough of Brent Mental Health Website	-	-	-	-	-	24,815	(18,916)	-	5,899
	Edward Harvist	-	-	-	-	-	4,991	-	-	4,991
	CADBrent	-	-	-	-	-	18,818	(18,818)	-	-
	Brent Advice Fund - CVS	-	-	-	-	-	17,885	(17,885)	-	-
	Donations									
	Much Loved	-	-	-	-	-	2,600	(2,600)	-	-
	Janet Owen Fund (Tim Young)	-	-	-	-	-	5,000	(5,000)	-	-
	LDC Funeral Directors	-	-	-	-	-	3,255	(3,255)	-	-
	Just Giving	-	-	-	-	-	1,632	(1,632)	-	-
	CAF	-	-	-	-	-	1,039	(1,039)	-	-
	MAPRA	-	-	-	-	-	700	(700)	-	-
	Willesden Consolidated Charities	-	-	-	-	-	770	(770)	-	-
	Other – donations	-	15,493	(2,461)	-	13,032	2,486	(2,299)	-	13,219
		263,957	1,375,948	(846,898)	(40,000)	753,007	855,326	(851,136)	-	757,197

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16 Restricted funds

(Continued)

Emigrant Support Programme: The restricted funds of £42,000 at the year end are all allocated for the Department of Foreign Affairs and Trade; Emigrant Support Programme, which was a grant received from the Irish Embassy – Department of Foreign Affairs Ireland. The grant was for £168,000 of which £126,000 was for the year ending 31 March 2022, and £42,000 is carried forward to the year ending 31 March 2023. The grants were restricted to activities of Elders Advocacy and Advice Services, Elders Lunch Club and Social Activities, and organisational costs towards all Irish projects.

The Big Lottery funds Independent Lifestyles, a project that supports those in a period of crisis to prevent it escalating into homelessness and destitution. The project ended in June 2021 and the balance of funds were agreed with the funder to spend in the following period.

Big Lottery Community Fund, National Lottery Carers income and expenditure relate to Dementia Peer Support work, Dementia Hubs work, work with dementia carers and all dementia related projects.

Brent CCG provided income £60,000 towards Dementia Peer Support worker

City Bridge Trust funded a worker to roll out, capacity build and support Dementia Hubs in Brent

Zurich Community Trust income relates to the work of our in-house Dementia Café

Sisters of Mercy income relates to work of dementia café and work with single people over 65 yrs at risk of homelessness

Hestia - Employment services – funding of Lot A/B of mental health project providing meaningful activities and training towards volunteering and employment for people living with long term mental health challenges. Project is completed.

Brent NCIL, Edward Harvist and Wolfson Foundation provided funding towards the construction of a new Wellbeing Space

Central & North West London Foundation provided funds for mental health and dementia services and Central & North West London NHS Foundation provide funding for Mental Health projects and Dementia Peer support groups.

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

16	Restricted funds	(Continued)
	Brent CCG and North West London CCG funds Get Well, Stay well and severe mental illness projects	
	Mercers Philanthropy provided funding for Fit and Well activities for the elderly and support for our older clients to end loneliness.	
	Boost up Project an innovative project designed to provide better access to long-term accommodation for the 18-24 homeless demographic as well as expanding their opportunities to employment, training and education funded in part by Crisis, and Homeless Link HCIP. Completed in June 2021	
	Brent hospitality grant – grant to support our hospitality services during Covid.	
	Covid Centre for the Cast - grant to design website by and for people living with Dementia	
	Brent Neighbourhood ECO Project - grant to build awareness and educate community on environmental matters	
	London Borough of Brent – build, populate and manage a Wellbeing Website for people living with severe mental illness to access.	

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

17 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2020 £	Resources expended £	Transfers £	Balance at 1 April 2021 £	Resources expended £	Transfers £	Balance at 31 March 2022 £
Property fund	2,231,060	(48,000)	47,616	2,230,676	(48,000)	-	2,182,676
Property maintenance sinking fund	111,553	-	-	111,553	-	(2,420)	109,133
	<u>2,342,613</u>	<u>(48,000)</u>	<u>47,616</u>	<u>2,342,229</u>	<u>(48,000)</u>	<u>(2,420)</u>	<u>2,291,809</u>

The property fund represents the net book value of the charity's freehold property. The property maintenance sinking fund has been set up to provide a sinking fund for the periodic maintenance of the charity's property. The fund is calculated at 5% of the carrying value of the property. The use of this fund is at the discretion of the trustees.

ASHFORD PLACE

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

18	Analysis of net assets between funds	Unrestricted funds		Designated funds		Restricted funds		Total		Unrestricted funds		Designated funds		Restricted funds		Total	
		2022	£	2022	£	2022	£	2022	£	2021	£	2021	£	2021	£	2021	£
	Fund balances at 31 March 2022 are represented by:																
	Tangible assets	90,173		2,182,676		-		2,272,849		116,106		2,230,676		-		2,346,782	
	Current assets/(liabilities)	457,041		109,133		757,197		1,323,371		284,670		111,553		753,007		1,149,230	
		547,214		2,291,809		757,197		3,596,220		400,776		2,342,229		753,007		3,496,012	

ASHFORD PLACE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

19 Related party transactions

A sum of £1,500 was paid to Dominique Murphy de Neef for filming Shared Memories of Immigration film footage. Dominique is the daughter of the Chair of Trustees,

There were no other disclosable related party transactions during the year (2021 - none) other than disclosed in the trustee note.

20 Subsidiaries

These financial statements are the separate charity financial statements for Ashford Place.

Details of the charity's subsidiaries at 31 March 2022 are as follows:

CHC Trading Limited (Company No. 06607780 - England and Wales). The company is currently dormant and has deficit reserves of £14,170. It is wholly owned by Ashford Place and its registered office is 60 Ashford Road, London, NW2 6TU.

21 Cash generated from operations	2022 £	2021 £
Surplus for the year	100,208	500,395
Adjustments for:		
Investment income recognised in statement of financial activities	(165)	(572)
Depreciation and impairment of tangible fixed assets	78,310	67,200
Movements in working capital:		
(Increase)/decrease in debtors	(51,585)	56,700
(Decrease)/increase in creditors	(18,012)	13,660
Cash generated from operations	108,756	637,383

22 Analysis of changes in net funds

The charity had no debt during the year.



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Parties involved with this document

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