

Annual Report

2024



Palestinian Heritage Performance Night
Photo Credit: Zakariya Irfan

Contents

	Pages
Reference and Administrative Details	1
Trustees Report	2-10
Independent Auditors Report	11 – 13
Statement of Financial Activities	14
Balance Sheet	15
Statement of Cashflows	16
Notes to the financial statements	17 – 26



Women's Wellbeing in the Tramshed
Photo Credit: SMH

Reference and Administrative Details

Charity Name: St Margaret's House

Charity Number: 1148831

Company Number: 07645599

Registered Office/operational address: 21 Old Ford Road, London, E2 9PL

Contact Email: info@stmargaretshouse.org.uk

Telephone: 020 8980 2092

Website: www.stmargaretshouse.org.uk

Board of Trustees

Eugene Lowrie	Chair
Sapna Ajwani	Treasurer Appointed 16 November 2023
Brian Ralph	Vice Chair
Tracy Karkut-Law	Let's Create Lead / Named Safeguarding Trustee
Shamimara Choudhury	Resigned 3 June 2024
Lara El Gibaly	Appointed 21 July 2023
Annie Maddock	
Mana Mahil	Treasurer until 16 November 2023
Raluca-Simina Neagu	Appointed 21 July 2023
Barbara Perrott	
Olivia D'Mello Browning	Appointed 21 September 2024
Ritman Smith	Appointed 10 July 2024
Chloe Tayali	Appointed 12 September 2024

Company Secretary & Chief Executive

Anthony Hardie until 3 June 2024

Beccy Allen from 3 June 2024

Principal Bankers

HSBC, 465 Bethnal Green Road, London E2 9QW

Solicitors

Anthony Collins Solicitors LLP, 34 Edmund Street B3 2ES

Auditors

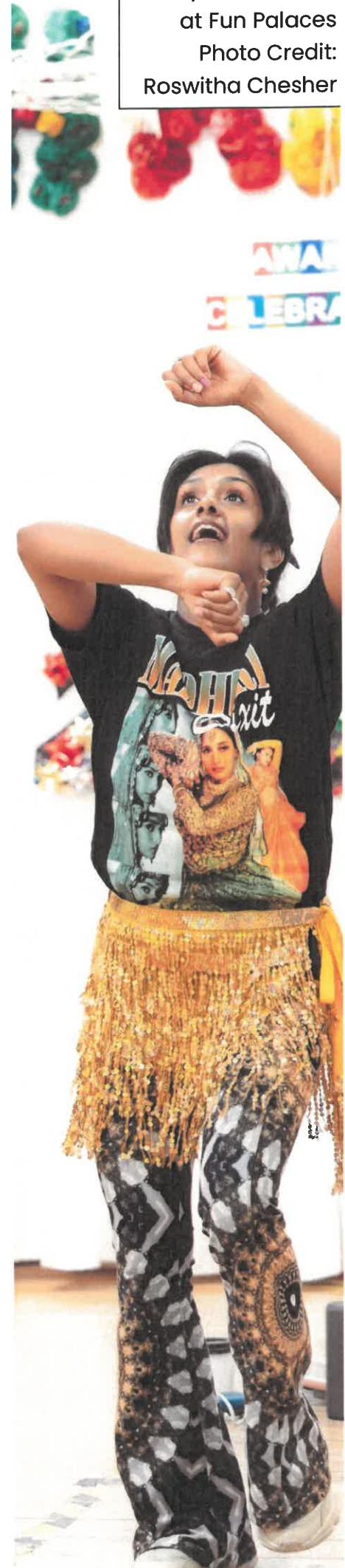
Azets Audit Services, 2nd floor, Regis House, 45 King William Street, London, EC4R 9AN

Trustees' Report

2024

(including Directors' Report)

The trustees (who are also the Directors of the Company for the purposes of company law) present their report and the financial statements for the year ended 31st March 2024 which have been prepared in accordance with the Charities Act 2011 and Companies Act 2006 and in accordance with the Charities Statement of Recommended Practice (FRS 102), current legislation and the articles and memorandum of association. The trustees have taken advantage of the simplified disclosures available to smaller companies through Part 15 of the Companies Act 2006, including exemption from preparing a Strategic Report.



St Margaret's House, founded in 1889 to support people in Bethnal Green, is an Arts and Wellbeing Community Centre, creating healthier and happier communities.

Our mission is to promote positive social change by creating opportunities for people to come together and play a more active part in their local area. Our projects anchor us in the community, providing spaces for residents to eat, shop, learn, create and enjoy a diverse cultural programme.



St Margaret's House, 21 Old Ford Road
Photo Credit: SMH

Aims

- To actively reach out to the borough of Tower Hamlets and beyond, reflect our area's diversity and serve our community to improve its health and wellbeing.
- To fill St Margaret's House's spaces with tenants, artists and practitioners who share our goals on using creativity to improve wellbeing.
- Provide ambitious, high-quality arts and wellbeing programmes and projects that offer skills, confidence and new experiences to our community.
- Ensure our groups and tenants are collaborating and meeting with each other. We want to increase friendships and opportunities to bring different ethnicities, ages, genders, faith groups and sexual orientation together.
- Improve access to arts and wellbeing opportunities for our community.
- To grow and develop the entrepreneurial spirit of adventure and creativity built by St Margaret's House and the organisations, groups and people who work and practise in our spaces.

Structure, Governance and Management

Governing Document

The organisation is a company limited by guarantee and a registered charity. Its constitution is logged with the Charity Commission. The charitable company is governed by its Memorandum and Articles of Association.

Objectives

The Objects of the Charity are the provision of a centre or centres conducted according to Christian principles for the advancement of the Christian religion, for the advancement of education, the relief of need, hardship or distress and other charitable purposes for the general benefit of the inhabitants of the neighbourhood of the Borough of Tower Hamlets and for those purposes (and without prejudice to the generality of the foregoing) the Charity may provide residential accommodation for any person sharing in that work, all such persons constituting the Residents of the House.

The organisation also aims to remain a well-administered, cost-effective and sustainable organisation; to demonstrate to all service users and staff an ethos of friendliness, inclusion and integrity; to be recognised externally as skilled, focused and accountable; and to work cooperatively and/or in partnership with others.

The trustees have paid due regard to the Charity Commission guidance on public benefit and to the provision of the Equality Act 2010 in deciding what activities the charity should undertake.

Organisational Structure

The St Margaret's House Council of Management has overall responsibility for the strategic direction, policy and human and financial resources of the organisation. Day-to-day operational management of the organisation is delegated by the Co-CEO's who are responsible for ensuring that the organisation delivers the services specified through its team of staff.

Recruitment and Appointment of Trustees

The charity trustees are not more than fifteen members of the House elected at the Annual General Meeting of the House. The trustees form the Council of Management ('The Council'). The Council may co-opt persons to serve on the Council providing always that the number of co-opted members shall not exceed one third of the total elected membership of the Council.

The Council seeks to ensure a good mix of skills from the business, social and voluntary sectors and has an ongoing policy of identifying suitable potential members.

Trustee Induction and Training

St Margaret's House has a password protected Trustees Webpage that includes all important working documents and a Trustees Induction Programme that covers all aspects of responsibilities, policy and procedures.

Related Parties

User groups based at St Margaret's House:

- Action Reconciliation Service for Peace (ARSP)
- Afasic
- Amos Trust [sublet of Consortium for Street Children]
- Arboreal Architecture
- Bodywise
- Bangladeshi Parents and Carers Association (BPCA)
- Christ Mercy Gospel Church Ltd
- City & East London Bereavement Service
- Common Knowledge [sublet tenants of Arboreal]
- Community Psychotherapy Network
- Consortium for Street Children
- Daneford Trust
- East London Cares
- Encounter Terrain
- Expressions Community Arts
- Fevered Sleep
- Fifth Column Films Ltd
- Freshwater Theatre Company
- Globe Community Project
- Graham Gerrans
- Grand Union Orchestra
- Inner City Centre
- Independent Workers of Great Britain Union (IWGB)
- Jamie North
- London Arts and Health
- NMC Recordings
- Noémie Solomon & Adrian Heathfield
- Quaker Social Action
- Reality Shift Counselling
- Right to Remain [sublet tenants of Common Knowledge/ Arboreal]
- Routes Collective
- Solace Women's Aid
- Swadhinata Trust
- Tower Hamlets Friends and Neighbours
- Wish

Organisations St Margaret's House as their registered address:

- Poor's Land Charity
- Queen Adelaide's Charity
- Second University House Trust
- SPEAK Network
- Tower Hamlets Old People's Welfare Trust
- Tower Hamlets University of the Third Age (U3A)



Risk Management

The Board of Trustees reviews the risks to which the organisation is exposed at quarterly meetings via the organisation's Risk Register. Procedures are in place or being established as appropriate to mitigate identified risks. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and services.

Procedures are in place and under review to ensure the health and safety of staff, volunteers, clients and visitors in the offices and in relation to data protection and confidentiality.

Fundraising Regulations Statement

St Margaret's House had no fundraising activities requiring disclosure under S162A of the Charities Act 2011.

We do not use third parties to assist with fundraising and the charity received no complaints in the year regarding its fundraising practices.

Achievements and Performance

Our cafe and charity shop are thriving. Our award-winning vegan café, the Gallery Cafe, has a dedicated staff who offer affordable vegan dishes, locally-ground coffees, an extensive salad bar, vegan sweet treats, vegan gelato and fresh juices. The Head Chef updates the menu every season ensuring the available dishes are fresh and exciting.



The Gallery Cafe is a welcoming space which includes a performance area and garden which hosts a variety of our Arts and Wellbeing programmed events, including music gigs and a monthly open mic night. The Café is also hired for private events. Artwork produced by local artists provides a rolling exhibition programme to surround our

customers as they enjoy a hot drink or a meal.

The **St Margaret's House Garden** was transformed thanks to the arrival of the Talitha Arts Garden from the Chelsea Flower Show in 2023. This set us on a path of making our whole garden fully accessible and a second stage of garden redevelopment was planned to begin in May 2024, thanks to funding from the Veolia Environmental Trust and the Poor's Land Charity.

The St Margaret's House Garden
Photo Credit: SMH

Ayoka is our charity shop, built on acts of kindness and run by our Ayoka Manager and Supervisor, with the support of volunteers who are essential to the smooth running of St Margaret's House and who we are always looking for new ways to support what we do.

Over 90% of the clothes donated to us are reused or recycled. 100% of books, CDs, DVDs and 50% of the shoes and bags. We regularly receive more than 10 bags of donated goods each week ranging in size from supermarket carrier bags to large bin bags and family-sized suitcases. We're proud that we find a use for 95% of the donations made to us, with broken or damaged items making up the 5% which goes to landfill. Donations are shared amongst our community projects, including activities like Fast Fashion Therapy, Crafting if Connecting and our Bengali Sewing Group at The Create Place, as well as refugee groups and rough sleepers.



Ayoka prides itself on supporting volunteers with building skills in confidence and support many volunteers back into employment or further training.

Arts and Wellbeing

In April 2023, St Margaret's House became an **Arts Council England** National Portfolio Organisation. The funding is helping us expand our work in creative health and social prescribing and develop our **Creative Health Tree** approach. Part of this work will involve us supporting to organisations in **Newham** (and later Barking and Dagenham) working in creative health. This year, we delivered training and a peer sharing event, bringing together Newham organisations.

St Margaret's House focuses on collaboration. We curate cross-art activities in non-traditional spaces, this year with **more than 700 artists in 1,075 events and sessions experienced by audiences and participants of over 7,500 people**. We have more than 30 arts, wellbeing and community tenants based in our collection of buildings – some have a local focus (Bangladeshi Parents & Carers Association and Grand Union Orchestra), others serve locally and nationally (Fevered Sleep and Freshwater Theatre). We support the ecology of the arts, wellbeing and community sectors by providing our tenants some of London's lowest rents alongside partnership including project collaboration, local connections, space and funding opportunities.

We've worked with local, national and international partners including Talitha Arts, Complicité, Ice and Fire, Craft Central, Long Nose Puppets, Jazz Dance Elite, Moulded Theatre, Bric-à-Brac and Cranbrook Community Food Garden to bring a range of **performances and participatory experiences** to our communities. Our monthly **Open Mics** provided more than 275 community members opportunities to showcase their music and poetry and/or listen to the work of others.

We hosted 5 **exhibitions** and we provided 3 **Artist in Residence** opportunities (spoken word artist, costume designer and visual and movement artist). In our Create Place, volunteer and community groups led craft, beading, woodwork, visual art and painting **workshops**. Our wellbeing clinics and yoga and movement sessions receive **social prescribing referrals** on a weekly basis. We began delivering **holiday activities for local children** for the first time, supported by Queen Adelaide's Charity and then funded by the London Borough of Tower Hamlets through the Mayor's Community Fund. We began supporting the East London Pensioners in weekly sessions at the Tramshed to come together for food, chat and bingo. We delivered our first Arts and Wellbeing Festival in July 2023 which will become an annual event.

Ghyama Arts was funded by the City Bridge Foundation to work with Spare Tyre, Chocolate Films and National Centre for Circus Arts practitioners to deliver a year-round programme for disabled adults from Tower Hamlets Bangladeshi Communities. **Hilarity Academy** was funded by BBC Children in Need to deliver weekly free drama and comedy workshops and performance opportunities for young people aged 7-14 from the local area to build their confidence. We delivered **Circus** sessions for local children and families and older adults thanks to the London Marathon Fund and we began Tramshed Tuesdays with **wellbeing activities for women and men** (yoga and gentle exercise) and drama and boardgames for children after school thanks to funding from Clarion Futures. Our National Lottery Heritage Fund project **Mendoza Mania** came to an end with a performance by young people and a film.

We were delighted to work with the Foundation for Future London to deliver a trainee producers' programme, **Culture Routes**, offering six young people from Tower Hamlets and Waltham Forest the chance to work with St Margaret's House and partner organisations and venues (Fevered Sleep, Jackson's Lane and Soho Theatre) to gain experience working in event and learning departments and produce an event here at St Margaret's House.

Financial Review

St Margaret's House has a variety of funding streams in 2023/2024 giving a total income of £1,358K of which £1,007K was raised from its own charitable activities by offering services and spaces for a range of groups across the community. In addition, St Margaret's House has attracted £337K in grants from various funders for a variety of projects.

The total expenditure for the year was £1,277K generating an operational surplus of £81K before adjustments for gains on investments (£32k) resulting in a net surplus of £112K for 23/24.

We wish to express our gratitude to our volunteers as well as all those who have given us their support and hope that this will continue for many years.

Reserves Policy

The Balance sheet reflects our financial stability and enables us to widen our offer within the community. The Board has examined and reviewed the organisation's requirements in line with the potential risks to the organisation.

At 31 March 2024, the charity held total funds of £6,838K (2023: £6,726K) of which Restricted Funds were £84K (2023: £46K) and £6,754K (2023: £6,680K) in general funds.

Unrestricted Funds (General Funds) are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. It is the charity's policy to have 3 months operational expenditure as a general reserve, this being £365,787 based on the 24/25 Budget.

Designated Funds are reserves for a particular purpose with expectations that these funds are available to the general fund should the need arise.

Total Funds at 31 March 2024 (excluding fixed Assets) is £772,468 (£657,262 at March 2023).

Plans for the Future

2024-2025 will be a time of change at St Margaret's House following the retirement of long-standing CEO, Tony Hardie and a new leadership structure with co-CEOs (Arts and Wellbeing Director and Executive Director). We will create a new Vision, Mission and Values statement for the organisation that all staff and trustees will sign up to so we can continue to create a cohesive approach to everything we do and provide the highest quality opportunities for our community.

We will continue to develop and embed our Arts and Wellbeing programme. We will focus on improving our buildings and event and workshop spaces, with an emphasis on sustainability and accessibility.

Trustees' Responsibilities

The trustees (who are also directors for the purposes of company law) are required by company law to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity at the end of the year and the incoming and outgoing resources for the year then ended.

In preparing those financial statements the trustees are required to:

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

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and 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 charity and hence for taking reasonable steps for the prevention of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware;
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information;
- The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

This report is prepared in accordance with the provision of Part 15 of the Companies Act 2006 relating to companies subject to the small companies' regime.

This report was approved and authorised for issue by the Board of Trustees on 14 November 2024 and signed on its behalf by



Eugene Lowrie
Chair

Independent Auditors Report to The Members of St Margaret's House

Opinion

We have audited the financial statements of St Margaret's House (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and the provisions available for small entities, in the circumstances set out in note 1 to the financial statements, 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 Report of the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

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

Independent Auditors Report To The Members of St Margaret's House (continued)

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

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

Responsibilities of trustees

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;

Independent Auditors Report to the Members of St Margaret's House (continued)

- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>.

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.

Azets Audit Services

J Howard FCA (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
Statutory Auditor

2nd Floor
Regis House
45 King William Street
London
EC4R 9AN

Date: 3 December 2024

Statement of Financial Activities (including income and expenditure account) for the year ended 31st March 2024

		Year ended 31 st March 2024			Year ended 31 st March 2023		
		Unrestricted Funds	Restricted Funds	Total Funds	Unrestricted Funds	Restricted Funds	Total Funds
	Note	£	£	£	£	£	£
Income from:							
Donations and legacies	2	150,929	185,823	336,752	32,882	107,094	139,976
Investment income	3	13,436	–	13,436	8,795	–	8,795
Charitable activities	4	1,007,372	–	1,007,372	888,057	–	888,057
Total income		1,171,737	185,823	1,357,560	929,734	107,094	1,036,828
Expenditure on:							
Charitable activities	5	1,112,599	157,575	1,270,174	879,004	120,523	999,527
Raising funds		6,708	–	6,708	5,884	–	5,884
Total expenditure		1,119,307	157,575	1,276,882	884,888	120,523	1,005,411
Gain/(Loss) on investments	10	31,788	–	31,788	(21,430)	–	(21,430)
Net income / (expenditure)		84,218	28,248	112,466	23,416	(13,429)	9,987
Transfer of funds	13	(9,004)	9,004	–	(3,437)	3,437	–
Net movement in funds		75,214	37,252	112,466	19,979	(9,992)	9,987
Reconciliation of funds:							
Total funds brought forward	13	6,679,487	46,488	6,725,975	6,659,508	56,480	6,715,988
Total funds carried forward	13	6,754,701	83,740	6,838,441	6,679,487	46,488	6,725,975

All of the above amounts relate to continuing activities.

All gains and losses arising are included in the Statement of Financial Activities above.

The notes on pages 20 to 29 form part of these financial statements.

Balance Sheet as at 31st March 2024

		2024 £	2023 £
	Note		
Fixed Assets			
Tangible fixed assets	9	6,065,973	6,068,713
Investments	10	527,312	491,272
		6,593,285	6,559,985
Current Assets			
Debtors	11	21,578	44,105
Cash at bank and in hand		317,450	199,570
		339,028	243,675
Creditors: amounts falling due within one year	12	(93,872)	(77,685)
Net Current Assets		245,156	165,990
Total Net Assets		6,838,441	6,725,975
Funds:			
Restricted Funds	13	83,739	46,488
Designated Funds	13	319,230	319,230
Unrestricted General Funds	13	6,435,472	6,360,257
		6,838,441	6,725,975

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

The accounts were approved by the Board of Trustees on ^{2/12}..... 2024 and were signed on their behalf by:



.....
Eugene Lowrie
Chair



.....
Ms Sapna Ajwani
Treasurer

The notes on pages 17 to 26 form part of these financial statements.

Company number: 7645599

Statement of Cashflows for the year ended 31st March 2024

		2024	2023
		£	£
	Note		
Cash flows from operating activities			
Cash generated from operations	18	115,404	(9,276)
Net cash provided by operating activities		115,404	(9,276)
Cash flows from investing activities			
Purchase of property, plant and equipment		-	(2,920)
Net Investment income received		2,476	7,771
Withdrawals from investments		-	438,462
Invested in the year		-	(500,000)
Net cash provided by investing activities		2,476	(56,687)
Change in cash and cash equivalents during the year		117,880	(65,963)
Cash and cash equivalents at the beginning of the year		199,570	265,533
Cash and cash equivalents at the end of the year		317,450	199,570

	1 April 2023	Cash Flows	31 March 2024
	£	£	£
Cash	199,570	117,880	317,450
Total	199,570	117,880	317,450

The notes on pages 17 to 26 form part of these financial statements.

Notes to the financial statements for the year ended 31st March 2024

1. Accounting Policies

Basis of Accounting

The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) including update bulletin 2, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), and the Companies Act 2006.

St Margaret's House meets the Definition of a public benefit under FRS 102.

The functional currency of these statements is sterling. Amounts are rounded to the nearest pound.

Going Concern

The trustees have assessed whether the use of the going concern basis is appropriate in preparing these financial statements and have considered possible events or conditions that may cast doubt on the ability of the charity to continue as a going concern. The trustees have made the assessment for a period of at least one year from the date of approval of the financial statements.

The charity therefore continues to adopt the going concern basis in preparing its financial statements.

Income

All income is included in the statement of financial activities when the charity is entitled to, virtually certain to receive and the amount can be quantified with reasonable accuracy.

Grants are recognised on a receivable basis where there is reasonable expectation on entitlement.

Investment Income is included on a receivable basis.

Rents and Room Hire are on a receivable basis.

Income from trading activities are included when goods are sold.

Expenditure

Expenditure is included in the Statement of Financial Activities on an accrual basis inclusive of irrecoverable VAT.

Charitable activities include expenditure associated with the main objectives of the charity and include both direct and support costs relating to these activities.

Employee Benefits

The cost of short-term employee benefits are recognised as a liability and expenses.

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

Pensions

Pension costs charged to the Statement of Financial Activities (SOFA) represent the contribution payable by the charity during the year; the charity has a stakeholder scheme.

The charity has no liability under the scheme other than the payment of contributions.

Notes to the financial statements for the year ended 31st March 2024 (continued)

1. Accounting Policies (continued)

Taxation

The charity is a registered charity and therefore not liable for income or Corporation Tax on income derived from its charitable activities.

The Charity is registered for Corporation Tax due on activity of the Community Café.

Operating Leases

Rentals payable under operating leases, where substantially all the risks and rewards of ownership remain with the lessor, are charged to the statement of financial activities in the year in which they fall due.

Fixed Assets

Freehold properties are stated at cost and not depreciated. The members are of the opinion that the residual value of the building is in excess of the carry value of this asset and therefore depreciation is not appropriate. Impairment reviews are carried out on an annual basis on assets whose useful economic lives are expected to exceed 50 years in accordance with Financial Reporting Standard 102.

Other Fixed assets over £1,500 are capitalised and written off in the year.

Depreciation is calculated to write off assets over their useful lives.

Other fixed assets are stated at cost less accumulated depreciation:

Fixtures & fittings – 3 years

Office Equipment – 2 years

Investments

Investments are shown at their market value. Realised and unrealised gains are shown within the Statement of Financial Activities.

Cash and cash equivalents

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

Debtors

Debtors are recognised initially at fair value. A provision for impairment of trade debtors is established where there is objective evidence that the charity will not be able to collect all amounts due. Any losses arising from impairment will be recognised in the SOFA.

Creditors

Short term creditors are measured at the transaction price and are recognised where there is a present obligation resulting from a past event that will probably result in the transfer of funds to a third party.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS102 to all its financial instruments.

Notes to the financial statements for the year ended 31st March 2024 (continued)

1. Accounting Policies (continued)

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at the amount receivable and subsequently adjusted for any impairment or other change in consideration expected to be received on settlement.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies, are initially measured at the amount payable and subsequently adjusted for any changes in consideration expected to be paid on settlement.

Funds

Restricted Funds are subject to donor-imposed conditions.

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity.

Designated Funds are reserves for a particular purpose with expectations that these will be transferred to general reserves to match relevant expenditure in the income and expenditure account.

Estimates and Judgements

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The trustees consider that only significant judgement and estimates used relates to the valuation of the freehold property.

An independent professional valuation took place at the date of transition to FRS 102 and the deemed cost model has been adopted. The trustees consider this valuation remains appropriate based on available market data and the annual impairment review.

2. Donations and legacies

	2024	2023
	£	£
Grants – Restricted	185,823	107,094
Grants – Unrestricted	150,000	30,000
Donations	929	2,882
	336,752	139,976

3. Investment income

	2024	2023
	£	£
Investment income	13,436	8,795
	13,436	8,795

Notes to the financial statements for the year ended 31st March 2024 (continued)

4. Income from Charitable Activities

	2024	2023
	£	£
Community Café	430,711	377,119
Rents	408,778	394,379
Room Hire	49,741	49,057
Charity Shop	63,526	37,631
Arts & Wellbeing Fees	39,295	18,722
Other Income/Recharges	15,321	11,149
	1,007,372	888,057

5. Analysis of Expenditure on Charitable Activities

	Community Café	Premises Facilities	Shop	Arts and Wellbeing	Barn Project	2024
	£	£	£	£	£	£
Direct costs	203,002	–	2,452	193,882	–	339,336
Staff related costs	283,760	88,514	50,941	175,595	–	598,810
Office costs	3,885	1,943	1,943	11,736	–	19,507
Support Costs:						
Staff related costs	965	2,090	173	1,225	–	4,453
Premises costs	624	188,674	6,086	18,206	–	213,590
Central services	2,029	1,015	1,015	6,088	–	10,148
Marketing / AR	838	–	419	2,931	–	4,188
Audit / Tax fees	3,396	3,396	679	6,113	–	13,584
Depreciation	973	1,767	–	–	–	2,740
Building project fees	499	1,575	249	1,496	–	3,819
Total Expenditure 2024	499,971	288,974	63,957	417,272	–	1,270,174

Of the total expenditure £1,270,174 (2023: £999,527), amounts totalling £157,575 (2023: £120,523) were attributable to restricted funds.

Comparative Information: Analysis of Expenditure on Charitable Activities

	Community Café	Premises Facilities	Shop	Arts and Wellbeing	Barn Project	2023
	£	£	£	g £	£	£
Direct costs	182,355	–	2,837	123,946	–	309,138
Staff related costs	219,109	60,139	33,474	162,171	–	474,893
Office costs	4,055	8,701	572	6,627	–	19,955
Support Costs:						
Staff related costs	3,604	989	550	2,666	–	7,809
Premises costs	–	129,204	5,857	22,939	–	158,000
Central services	1,546	1,546	386	4,331	–	7,809
Marketing / AR	1,099	440	220	2,637	–	4,396
Audit / Tax fees	2,582	3,228	646	6,456	–	12,912
Depreciation	973	1,767	–	–	–	2,740
Building project fees	–	–	–	–	1,875	1,875
Total Expenditure 2023	415,323	206,014	44,542	331,773	1,875	999,527

Notes to the financial statements for the year ended 31st March 2024 (continued)

6. Net income / (expenditure) for the year

Is stated after charging:	2024	2023
	£	£
Depreciation	2,740	2,740
Cost of stock	203,002	182,355
<i>Auditors remuneration:</i>		
Audit Fees – current year	12,000	11,500
Non-Audit Services – current year	1,584	750

7. Staff Costs

	2024	2023
	£	£
Wages and Salaries	539,650	432,159
Social Security Costs	44,985	34,164
Pension Costs	14,175	11,146
Other Staff Costs	4,453	5,233
	603,263	482,702

Staff costs above have been allocated to charitable expenditure as shown below:	2024	2023
	£	£
Charitable activities	598,810	474,893
Support costs	4,453	7,809

Staff Numbers	2024	2023
Average number of employees	24	20

No employee earned in excess of £60,000 in the year.

The key management personnel in the year comprised the trustees, chief executive officer, deputy chief executive officer and certain department managers.

Total remuneration paid to key management personnel during the year was £201,040 (2023: £196,139), including pension contributions of £5,049 (2023: £4,375).

No trustee received payment for professional or other services supplied to the charity (2023: None). Trustees are not remunerated but are reimbursed for travel and subsistence expenses incurred through attendance of meetings. Reimbursement of travel expenses to trustees in 2024 was £Nil (2023: £Nil).

8. Taxation

The charitable company has a liability to corporation tax on its charitable trading activities.

The tax charge can be analysed as follows:

	2024	2023
	£	£
Current Taxation	–	–
Adjustments in respect of prior year	–	–
Deferred taxation	–	–

Notes to the financial statements for the year ended 31st March 2024 (continued)

9. Tangible Fixed Assets

	Freehold Land & Buildings £	Equipment £	Fixtures & Fittings £	Total £
Cost				
As at 1 April 2023	6,065,000	14,054	14,808	6,093,862
Disposals	–	–	(6,588)	(6,588)
As at 31 March 2024	6,065,000	14,054	8,220	6,087,274
Depreciation				
As at 1 April 2023	–	14,054	11,095	25,149
Depreciation charge	–	–	2,740	2,740
Eliminated on disposal	–	–	(6,588)	(6,588)
As at 31 March 2024	–	14,054	7,247	21,301
Net Book Value				
As at 31 March 2024	6,065,000	–	973	6,065,973
As at 31 March 2023	6,065,000	–	3,713	6,068,713

A professional valuation of the freehold land and buildings, prepared by Farebrother Chartered Surveyors was obtained as at 1 April 2014 valuing the property portfolio at a value in use of £6,065,000 which was considered to be the deemed cost upon adoption of FRS 102 accounting framework for periods commencing on 1 April 2016.

In the opinion of the Trustees the market value at 31st March 2024 is not materially different and there has been no evidence of any impairment.

10. Investments

	2024 £	2023 £
Market value of investments at 1 April 2023	479,462	456,022
Acquisitions at cost	242,429	530,642
Disposals at market value	(238,111)	(485,772)
Change in market value in the year	31,788	(21,430)
Market value of investments at 31 March 2024	515,568	479,462
Cash held by investment managers for re-investment	11,744	11,810
Balance at 31 March 2023	527,312	491,272
Historical Cost	504,318	500,000
Investments comprise the following:		
Equities (Listed)	515,568	479,462

11. Debtors

	2024 £	2023 £
Trade debtors	3,481	1,790
Other debtors/prepayments	18,097	42,315
	21,578	44,105

Notes to the financial statements for the year ended 31st March 2024 (continued)

12. Creditors : amounts falling due within one year

	2024	2023
	£	£
Trade creditors	2,274	1,270
Other creditors	6,082	6,084
Taxation / social security costs	32,862	25,604
Accruals	52,654	44,727
	93,872	77,685

13. Reconciliation and analysis of movement on funds for the year

	Balance at 1 st April 2023	Income	Expenditure	Gains / (losses)	Transfers	Balance at 31 st March 2024
	£	£	£	£	£	£
Unrestricted Funds	6,360,257	1,171,737	(1,112,599)	36,040	(9,004)	6,435,472
Designated Funds	319,230	-	-	-	-	319,230
Restricted Funds	46,488	185,823	(157,575)	-	9,004	83,739
Total Funds	6,725,975	1,357,560	(1,270,174)	36,040	-	6,838,442
Restricted Funds						
City Bridge Fdn	7,236	45,410	(44,016)	-	2,505	11,135
NL Heritage Fund	-	29,301	(29,301)	-	-	-
Post Code Society	1,588	-	(1,588)	-	-	-
Social Prescribing	4,013	-	(4,013)	-	-	-
Sport England	3,800	14,140	(10,870)	-	-	7,070
Fdn for Future Ldn	15,000	3,000	(18,000)	-	-	-
London Marathon	14,851	17,000	(30,570)	-	-	1,281
Queen Adelaide's	-	2,000	(2,000)	-	-	-
Children in Need	-	11,955	(6,202)	-	-	5,753
Clarion Futures	-	5,000	(916)	-	-	4,084
LB Tower Hamlets	-	775	-	-	-	775
Poor's Land Charity	-	15,000	-	-	-	-
Veolia Env Trust	-	42,242	(10,099)	-	6,499	53,642
Total Restricted Funds	46,488	185,823	(157,575)	-	9,004	83,740

Unrestricted funds include £31,788 relating to unrealised gains on investments (2023: £21,430 losses).

Designated Funds

St Margaret's House has a designated funds totalling £319K (2023: £319K) to help finance the building of an Arts and Wellbeing Centre which is on hold and will now be used to update the fabric of the current building/invest in systems pending professional advice.

Notes to the financial statements for the year ended 31st March 2024 (continued)

13. Reconciliation and analysis of movement on funds for the year (continued)

Restricted Funds

City Bridge Trust – funding in support of Ghyama Arts, Disability Arts project providing weekly theatre, film, circus and cross-arts sessions leading to public celebrations. Project continues.

National Lottery Heritage Fund – funding in support of our Mendoza project working in the local community to celebrate boxer Daniel Mendoza through research, talks, theatre performance and film. Project complete.

Postcode Society Trust – funding for the exploration of the outdoors through art and wellbeing sessions. Project complete.

Social Prescribing – funding for a men’s social prescribing research project. Project complete.

Sport England – funding for exercise programmes for local groups in Tower Hamlets. First project complete and new project with new funding started.

Foundation for Future London – funding for 16–18 year olds on placement with St Margaret’s House. Project complete.

London Marathon Fund – funding for circus skills and engaging inactive Londoners. Project complete.

Queen Adelaide’s Charity – funding for Easter holiday activities for local children. Project complete.

BBC Children in Need – funding for our Hilarity programme. Project continues.

Clarion Futures – funding for Tramshed Tuesdays. Project continues.

London Borough of Tower Hamlets – funding for regular half term and Easter holiday activities for local children. Project continues.

Poor’s Land charity – funding for the garden redevelopment. Project continues.

Veolia Environmental Trust – funding for the garden redevelopment. Project continues.

Notes to the financial statements for the year ended 31st March 2024 (continued)

13. Reconciliation and analysis of movement on funds for the year (continued)

Comparative information: Analysis of movement in funds for the year ended 31 March 2023

	Balance at 1 st April 2022 £	Income £	Expenditure £	Gains / (losses) £	Transfer s £	Balance at 31 st March 2023 £
Unrestricted Funds	6,281,444	929,734	(883,011)	(21,430)	53,522	6,360,257
Designated Funds	378,064	-	(1,875)	-	(56,959)	319,230
Restricted Funds	56,480	107,094	(120,523)	-	3,437	46,488
Total Funds	6,715,988	1,036,828	(1,005,411)	(21,430)	-	6,725,975
Restricted Funds						
Children in Need	3,502	250	(5,711)	-	1,959	-
NL Heritage Fund	7,603	37,664	(38,031)	-	-	7,236
City Bridge Trust	9,980	-	(9,980)	-	-	-
Post Code Lottery	2,520	-	(3,467)	-	947	-
Arts Council (Health Tree)	3,574	-	(4,085)	-	511	-
Arts Council (Culture Recovery)	29,301	-	(29,301)	-	-	-
Arts Council (The Borrowers)	-	3,094	(3,114)	-	20	-
Foyle Foundation	-	9,810	(8,222)	-	-	1,588
Sports Council (Return to Play)	-	9,760	(5,747)	-	-	4,013
GLA Culture Team (Research)	-	7,300	(3,500)	-	-	3,800
Lottery (Place Like Home)	-	15,000	-	-	-	15,000
Heritage (Mendoza)	-	20,000	(5,149)	-	-	14,851
Individual Donor (Anon)	-	4,216	(4,216)	-	-	-
Total Restricted Funds	56,480	107,094	(120,523)	-	3,437	46,488

Heritage Fund – in relation to LGBTQ. Project called Molly's Masquerade. LGBTQ Project investigating the heritage of Molly Houses through regular research, workshops, walks, theatre, craft and dance leading to public sharing of heritage learnt. Project ended July 2021.

Arts Council (Health Tree) Fund – Funding provided in support of Well Being Arts Project. Project offered weekly activities in everything from Woodwork, acupuncture, walks, theatre, movement and linked it with social prescribing. Also created a network linking arts and health. Project ended March 2022.

Arts Council (Culture Recovery) Fund – Covid Support for Arts & Wellbeing. Supported St Margaret's House through recovery of Covid contributing to staff costs, training, communications planning and digital expertise. Project ended in December 2021.

Arts Council (The Borrowers Fund) – Funding provided in support of outreach workshops. Two-month project working with Tower Hamlets Carers and two artists on research and development. Digital outcomes in music produced.

Foyle Foundation Fund – Funding provided for access and signage. Signage project adding improved facilities to St Margaret's House. Projected ended in November 2021.

Notes to the financial statements for the year ended 31st March 2024 (continued)

14. Analysis of total net assets between funds

	Unrestricted funds	Restricted funds	Total Funds at 31
	£	£	March 2024
Fixed Assets	6,593,285	–	6,593,285
Current Assets	255,289	83,739	339,028
Current Liabilities	(93,872)	–	(93,872)
	6,754,702	83,739	6,838,441

	Unrestricted funds	Restricted funds	Total Funds at 31
	£	£	March 2023
Fixed Assets	6,559,985	–	6,559,985
Current Assets	197,187	46,488	243,675
Current Liabilities	(77,685)	–	(77,685)
	6,679,487	46,488	6,725,975

15. Related party transactions

The Chief Executive occupies one of the charity's properties, 19 Old Ford Road, in the capacity of caretaker and pays rent of £4,069 per annum (2023: £3,051).

All rents are charged at an arm's length basis and there are no amounts due at the year end.

16. Company Limited by guarantee

The company is limited by guarantee and does not have a share capital. In the event of the company being wound up the maximum amount which each member is liable to contribute is £1. At 31 March 2024 there were 10 members.

17. Operating Leases

	2024	2023
	£	£
Office Equipment		
Less than 1 year	1,809	12,686
Within 1–5 years	2,272	1,249
	4,081	13,935

18. Cash used in operating activities

	2024	2023
	£	£
Net movement in funds	112,466	9,987
Add back depreciation	2,740	2,740
Add back revaluation (gain) / loss	(31,788)	21,430
Add Investment manager fees included within investments	6,708	5,879
Less Investment income received	(13,436)	(8,795)
(Increase) / Decrease in debtors	22,527	(35,041)
(Decrease) / Increase in creditors	16,187	(5,476)
	115,404	(9,276)