



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **01/01/2020** **To** **31/12/2020**

Charity name: V22 Communities

Charity registration number: 1180229

Objectives

"It's open to everyone. A true community." – Library User

Since mid-2016, a number of local organisations and residents have come together in Lewisham to transform their former public libraries into community libraries, complemented by work and event space. Partners include neighbouring landlords, local traders' associations, local entrepreneurs, residents' associations, Lewisham Library Services, and over 100 volunteers. Together we have also incorporated this CIO - V22 Communities - to form an ongoing umbrella organisation and guardian for our work into the future.

The object of V22 Communities is to keep these libraries open as a free public resource. Our formal objects are:

- 1. The provision of public library services in the London Borough of Lewisham and in other locations where the trustees decide to operate.*
- 2. To promote for the benefit of the residents of the London Borough of Lewisham, and in other locations where the trustees decide to operate, and in the surrounding areas and communities, the provision of a public library for recreation and or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the condition of life of the said residents.*

In furtherance of these objects but not otherwise, the trustees shall have power:

To establish or secure the establishment of a community centre and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects.

Nothing in this constitution shall authorise an application of the property of the CIO for the purposes which are not charitable in accordance with [section 7 of the Charities and Trustee Investment (Scotland) Act 2005] and [section 2 of the Charities Act (Northern Ireland) 2008]

Activities

Forest Hill Library has been running under the community model since 2016. Manor House has been running since 2017, and in 2019 we took on Sydenham Community Library.

All three buildings service a massive need in the community: as well as being able to continue to borrow books due to the involvement of, and partnership with, Lewisham Library Services, people come here for a variety of reasons. Senior citizens come to sit and read in a warm public space, young people come here en masse to study before exams, mothers come with their children for rhyme time and extra lessons on offer in one of our community studios, people come for courses, workshops, events and even weddings, but they also come just to be in a public space without feeling obligated to spend money or be constrained by time.

"A community space. The perfect place to revise and work." – Young Library User

Six community studios formerly ran a variety of events and activities, from baby yoga to befriending and mental health groups. As Covid restrictions lift we are tentatively started to run such activities again.

In addition to services for the community, formerly unused spaces in the buildings are let out to artists, not-for-profit organisations, entrepreneurs and creative businesses as affordable studio, workspace, desk and event space. This income keeps the buildings open, lit, heated and serviced.

Despite a very difficult and challenging year, the Trustees have had regard to the guidance issued by the Charity Commission on public benefit, and believe they adhere to these guidelines in staying open to everyone, as much as the national lockdowns have allowed.

Achievements and Performance

An unremarkable start to 2020 soon turned into a year where we became almost entirely physically closed for the final nine months of the year, with click-and-collect services operating when possible.

Prior to going into full lockdown, some people were already staying away but until that point, both visitor numbers and issue numbers continued to remain steady.

While closed to the public, as far as possible, we continued to offer co-ordinated online services for users in co-operation with the local council and providers such as Booktrust, The Reading Agency and RBDigital to promote online resources and positive thinking.

"I was delighted when the library stayed open during lockdown. It was a lifeline for the community and especially the innovative way you organised your borrowing books - lucky dips etc. The idea was not only great but successful and an emotional boost in a time of isolation." – Library User

Pre-Covid

Visitor numbers of > 90,000

No of community projects: 39

New partnerships with local organisations, groups and educational institutions: 30

During Covid

From the end of March we were closed until lockdown eased, then re-opened for click-and-collect from July until the end of October (2 and then 3 days a week for 4 hours, for users to borrow and return pre-booked titles and pick up 'lucky dips' for children).

During the lockdown of November we were closed, continuing to support other libraries fulfil orders. In December we returned with click-and-collect. Lockdown 3 began with a very minimal click-and-collect: just 1 day a week as we minimised the risk, but after only 1 week we had to move back into full lockdown. This situation was then under review every two weeks.

We were pleased to offer the Community Studios at Manor House, free of charge, to the NHS Midwives team for 6 months during the major lockdowns. They were one of only 2 such services open and running in the area. They helped an average of 60 people per day (not including babies), 7 days per week, for 6 months – more than 10,000 births which we are proud to have supported in a small way.

Issue Figures

Forest Hill (> 58,000); Manor House (> 40,000); Sydenham (> 12,000) making a total of over 110,000 books across the libraries.

Of those issues, just over half are Children's Fiction in Forest Hill, just under half are at Manor House and almost three-quarters of issues at Sydenham are junior fiction titles. Teen Fiction is far more important at Forest Hill, with almost 1,500 titles being borrowed, compared to just over 600 at Manor House and less than 150 in Sydenham. Adult Fiction to Non-Fiction ratios are 5:3 in Forest Hill, 7:4 at Manor House but almost 1:1 at Sydenham, where the need for information is clearly in parallel with those reading for pleasure.

Children's Fiction is by far the most popular section in the library, perhaps not surprising given that children are likely to borrow 5 to 10 books at a time, where an adult will generally only borrow 1 or 2. The younger the child, the higher the figure, with borrowing of picture books and board books making up over a third of the children's issue figures, compared to fiction for the over 9's, which is less than 10% of Junior Fiction issues.

Visitor Numbers

Perhaps not surprisingly, Sydenham Library gets the fewest visits, this is largely due to the sporadic and occasional opening times we inherited. The library was getting around 30,000 annual visits prior to V22 taking over, but with the number of days and hours extended, and the hours standardised, we expect the number of visitors to rise strongly in the coming year.

In a normal year, Forest Hill library averages around 11,000 users per month, with Manor House generally getting more than 20,000 visits across the library and function spaces, making it the most visited library in the borough. The proximity to the park and the variety of community activities in a building, that is also a destination for visitors from miles around, help boost the numbers and mean that V22 libraries total over 400,000 visits in a regular year.

Forest Hill Library Community Garden

We are very pleased to be supporting 2 young horticulturists and mental health workers in the development of the Library Garden as a space for volunteers, in particular with mental health issues, but also just for those who need a green space in which to meet safely and talk and relax in these difficult times. They liaise with local employment services, Forest Hill Jobcentre, addiction and mental health services, to recruit their

volunteers and amazing progress has been made on the garden. They also use the Louise House Community Studio to run workshops and free events for the community.

Carbon Footprint

We are examining various possibilities around trying to reduce our carbon footprint and have entered a process of examining the buildings and the way we operate to see if we can make some progress towards becoming carbon neutral.

With the support of Lewisham Council, we have retrofitted all the lights at Manor House to use LEDs.

We have engaged with Harry Paticas of Retrofit Action for Tomorrow and SELCE to conduct an assessment. Harry has recently worked in a number of Lewisham Schools to do similar things, and SELCE have been successful in getting a number of grant-funded projects to replace old lighting with cheaper and more efficient LED options.

Future Challenges

At the time of writing, we are at a stage of optimism and relaxation of the epidemic and are back to an almost regular service, but with new challenges.

Unemployment is high, the digital skills shortage among some elements of society has been significantly highlighted during the lockdowns, and will need addressing. We are experiencing a massive uplift in demand for computers in the library, not only from those seeking to improve their skills, but also from job seekers, new benefit applicants and those seeking further aid and support.

"The fact that it is open is a blessing. At the moment my favourite thing is the computer resources like printers. Not everyone has easy access to a computer and printer at home." - Library user

Many of our volunteers have been unable return and we need to train and support more recruits.

There are also questions over the library services themselves: funding cuts are coming, and it is expected that this round will not see the protection of library services - they are likely to face some serious issues.

We will continue to try and deliver all the services we possibly can and add to those where needed. Our bank of dedicated volunteers continues to amaze, and this support has not waned as we have returned, although we see a few different faces at the counters.

Financial Review

Covid19 Impact

The effects of the pandemic have been far reaching. V22 has 3 libraries to run, in old buildings, with 3 lots of overheads attached. Income from services such as photocopying and printing entirely dried up, while the leases on those machines have continued, and while the overheads within the buildings diminished slightly in terms of lighting and heating the library spaces themselves, these have continued throughout the year. Cleaning costs have increased and additional costs such as hand sanitiser and pumps have had to be met. We have also had additional work involved with risk assessments and staff protocol documents that have had to be drafted and re-drafted with every

change in guideline and tier level. We have also been unable to operate the 6 community studios and hire spaces across the libraries.

All of these income shortages combined, add up to a very large dent in regular income which helps to fund the management of the libraries.

Covid funding came in the form of various Government schemes, and these have certainly helped – the original grants that were issued to all properties with business rates accounts were paid against all of the libraries and we have been able to put one of our managers on furlough and then flexible furlough.

V22 Foundation – who manage the buildings – were successful in gaining Arts Council England Funding, in particular to pay the rent of those studio holders struggling through Covid. This meant that key income for keeping the buildings running was still available.

We have been unsuccessful in applications for many other funds for which we have applied during the down time. However, we have made a great deal of progress in understanding what funders require and changes we need to make internally to improve our chances of success. A new funding strategy is currently underway, and part of that process will involve employing a funding officer to oversee the grants and foundations applications.

General

The Friends of Forest Hill Library scheme donated a total of £1,441 and we received a donation for the use of our facilities of £1,058. The Forest Hill Society ran a children's book sale and managed to raise £450 for the libraries.

V22 Foundation – a not-for-profit company limited by guarantee who holds the leases of the wider premises in which the libraries are located – loaned the CIO £500 to start up its bank account. This was returned in the year.

Administrative support costs of £7,029 reflect amounts paid by V22 London Ltd, net of furlough grants, on behalf of the CIO to our Forest Hill Library Manager.

Reserves Policy

At 31 December 2020, we held cash at bank of £49,142 and liabilities to pay of £21,125 leaving reserves of £28,018. This equates to at least 5 months' unrestricted payments, to cover emergency situations which may arise.

Principle Risks

Risks to the charity at this stage include the withdrawal of support from other V22 companies before the CIO is self-sufficient. V22 has committed to support the CIO in its start-up phase. V22 Communities is also looking to recruit a dedicated fundraiser to assist in raising funds for future core costs.

The future impact of the ongoing pandemic cannot be predicted but we hope to face it with the same bravery and resilience which our managers, our volunteers and our studio holders have shown thus far.

Structure, Governance and Management

The charity is constituted as a CIO with a Constitution as a governing document.

The Trustees meet quarterly unless more regular meetings are required.

Eligibility for trusteeship includes that:

(a) Every charity trustee must be a natural person.

(b) No individual may be appointed as a charity trustee of the CIO:

- if he or she is under the age of 16 years; or
- if he or she would automatically cease to hold office under the provisions of clause [12(1)(e)].

(c) No one is entitled to act as a charity trustee whether on appointment or on any re-appointment until he or she has expressly acknowledged, in whatever way the charity trustees decide, his or her acceptance of the office of charity trustee.

(d) At least one of the trustees of the CIO must be 18 years of age or over. If there is no trustee aged at least 18 years, the remaining trustees may only act to call a meeting of the charity trustees, or appoint a new charity trustee.

Number of charity trustees

There must be at least three charity trustees. If the number falls below this minimum, the remaining trustee or trustees may act only to call a meeting of the charity trustees or appoint a new charity trustee.

There is no maximum number of charity trustees that may be appointed to the CIO.

Appointment of charity trustees

The 3 founding trustees continued in office throughout 2020.
We were pleased to appoint 3 new trustees in 2021.

Related Parties

V22 Communities is related to other V22 companies through its name; being reliant on financial support from these companies within its start-up phase; and through Kathleen Tara Cranswick who is both a Trustee and the Director and Founder of the V22 Group.

Potential conflicts of interest or loyalty are dealt with as follows:

A charity trustee must:

- (a) declare the nature and extent of any interest, direct or indirect, which he or she has in a proposed transaction or arrangement with the CIO or in any transaction or arrangement entered into by the CIO which has not previously been declared; and
- (b) absent himself or herself from any discussions of the charity trustees in which it is possible that a conflict of interest will arise between his or her duty to act solely in the interests of the CIO and any personal interest (including but not limited to any financial interest).

Any charity trustee absenting himself or herself from any discussions in accordance with this clause must not vote or be counted as part of the quorum in any decision of the charity trustees on the matter.

Charity trustees

The founding charity trustees are as follows, and were appointed for the following terms:

Kathleen Tara Cranswick for 4 years
 Michael Jonathan Abrahams for 3 years
 Ralph Derek White for 3 years

After the year end the following Trustees were appointed

Taz Khan
 Des Reid
 Eloise England

Reference and Administrative details

Charity name	V22 Communities
Other name the charity uses	V22
Registered charity number	1180229
Charity's principal address	10-16 Ashwin street London E8 3DL

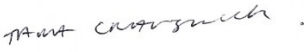
Names of the charity trustees who managed the charity during the period

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Kathleen Tara Cranswick			
2	Michael Jonathan Abrahams			
3	Ralph Derek White			

Declarations

The trustees declare that they have approved the trustees’ report above.

Signed on behalf of the charity’s trustees

Signature(s)	
Full name(s)	Kathleen Tara Cranswick
Position	Trustee
Date	28/10/2021

V22 Communities

1180229

Receipts and payments accounts

CC16a

For the period
from

01/01/2020

To

31/12/2020

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Voluntary Donations:	-	-	-	-	-
Friends of Forest Hill Library	1,441	-	-	1,441	1,626
Donations for use of facilities	1,058	-	-	1,058	-
Government Business Rates Grants	110,000	-	-	110,000	-
	-	-	-	-	-
Book sales	450	-	-	450	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	112,949	-	-	112,949	1,626
A2 Asset and investment sales, (see table).					
Loan received from external funder	-	-	-	-	500
	-	-	-	-	-
Sub total	-	-	-	-	500
Total receipts	112,949	-	-	112,949	2,126
A3 Payments					
Library management and maintenance services	50,254	-	-	50,254	870
Administrative support costs	7,029	-	-	7,029	-
Property rates	5,388	-	-	5,388	-
Bank charges	72	-	-	72	36
Accountancy	720	-	-	720	-
IT support	-	-	-	-	1,064
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	63,463	-	-	63,463	1,970
A4 Asset and investment purchases, (see table)					
Loan repaid to external funder	500	-	-	500	-
	-	-	-	-	-
Sub total	500	-	-	500	-
Total payments	63,963	-	-	63,963	1,970
Net of receipts/(payments)	48,986	-	-	48,986	156
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	156	-	-	156	-
Cash funds this year end	49,142	-	-	49,142	156

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank account	49,142	-	-
		-	-	-
		-	-	-
	Total cash funds	49,142	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Amounts owed to suppliers	Unrestricted	21,125	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	Kathleen Cranswick	Kathleen Cranswick	28/10/2021	



Section A

Independent Examiner's Report

Report to the trustees/ members of	Charity Name V22 COMMUNITIES		
On accounts for the year ended	31 DECEMBER 2020	Charity no (if any)	1180229
Set out on pages	10 to 11 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2020.

Responsibilities and basis of report As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").


I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:  **Date:** 28/10/2020

Name: Mark Fryza

Relevant professional qualification(s) or body (if any): The Institute of Chartered Accountants in England and Wales

Address: Suite 6, Chequers Barn, Chequers Hill,
Bough Beech,
Kent. TN8 7PD

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

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