

THE WHITECHAPEL MISSION

England & Wales · Charity number 227905

Details

Other names	THE WORKING LADS INSTITUTE, THE WORKING LADS INSTITUTE OF THE WHITECHAPEL MISSION
Status	Registered
Legal form	Trust
Registered	1964-03-24
Register	View on the Charity Commission register

Contact

Address	Whitechapel Mission 212 Whitechapel Road London E1 1BJ
Phone	02072478280
Email	director@whitechapel.org.uk
Website	www.whitechapel.org.uk

Activities

Objects: A HOSTEL FOR RESCUE AND AFTER CARE WORK AND A LAND COLONY AND HOME FOR RESCUE AND AFTER CARE CONFERENCE OF THE METHODIST CHURCH SHALL DETERMINE.

Activities: Daycentre for the homeless

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** GREATER LONDON AREA
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-10-31	£1,570,596	£1,623,279	£7,449,747	18
2023-10-31	£1,406,907	£1,494,979	£7,501,703	18
2022-10-31	£1,264,716	£1,280,982	£7,395,056	15
2021-10-31	£1,627,417	£1,419,361	£7,437,160	16
2020-10-31	£1,339,795	£1,263,632	£7,226,428	15

Trustees

Name	Role	Appointed
Michael Spurr	Chair	2018-01-11
Cheryl Gurnham		2018-01-11
Dr Keith Aldred PHD, CPFA		
PETER JACKSON BUTT BSC MBCS		
Paul Hornsby		2011-08-31
Rev Jennifer Hunter Smith		2019-06-13
Rev Jenny Ann Impey		2021-09-01

THE WHITECHAPEL MISSION

England & Wales - Charity number 227905

Accounts

WHITECHAPEL MISSION

Annual Report 2024



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REPORT OF THE TRUSTEES

for the year ended 31st October 2024

The Trustees present their report along with the financial statements of the charity for the year ended 31st October 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Mission's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019.

STRUCTURE, GOVERNANCE and MANAGEMENT

The Whitechapel Mission is a Local Church under the Model Trusts established under the Methodist Church Act 1976 (the Trusts) and constitutes an unincorporated charity.

Trustee vacancies are advertised to the members, supporters and friends of the Mission, and more widely. In accordance with the Trusts, the Trustees are appointed by the members of the Mission from the membership at the Annual General Meeting. The Trustees endeavour to ensure that there are sufficient Members with the range of skills and experience necessary so that Trustees can be elected to meet the governance requirements of the Mission.

New Trustees who are not familiar with the responsibilities of a charity trustee are provided with Charity Commission guidance and any other training required. If new Trustees have not experienced working as a volunteer in one of the day to day services of the Mission the opportunity is provided for them to do so.

The Trustees normally meet every three months and have appointed sub committees for particular areas of business. Matters for decision are normally brought forward by a sub-committee, an individual Trustee or the Director, considered and, if necessary, voted on. Details of the Trustees who have served

during the year and since the year end together with other legal information required to be disclosed are set out on page 10.

The charity is managed day to day by the Director in accordance with the objectives and policies decided by the Trustees.

The Mission is a Church in the Tower Hamlets Circuit of the Methodist Church and is represented on the Circuit Meeting. Presbyters appointed to the Circuit are entitled to be Trustees of the Mission. Rev Jenny Impey is a Trustee. The Circuit is entitled to appoint an additional Trustee to the Mission, though the post is currently vacant.

Remuneration of the staff of the Mission is set with regard to market rates for similar employment and the policy of the Methodist Church and the policy of the Methodist Church to pay all employees no less than the Living Wage as published by the Living Wage Foundation.

FINANCIAL REVIEW

The accounts have been prepared under the accounting standard, FRS 102.

The charity made an operating deficit of £51,956 (2023: £87,895) in the year.

We have seen much higher demand for our services such that the increase in costs has outstripped our ability to raise more income.

Most types of voluntary income increased this year. Excluding gifts in kind, where income is balanced by expenditure, voluntary income increased by £230,000. Most of the increase came from individual donations which increased by £104,000 helped in particular by one particularly generous donation. Donations from charitable trusts increased significantly (The figures, combined with companies show an increase of nearly £34,000). Legacy income increased by £90,000 to £160,000. The Mission is most grateful to the supporters who remember us in their will but we continue to recognise that this is an unpredictable source of income which cannot be relied on to cover routine expenses.

We are grateful for all our supporters, who have allowed the Mission to cope with continued high demand for our services.

Other income, mainly from rental of shops and key worker housing, fell slightly to £233,126 (2023: £248,263).

Total recurrent costs at £1,623,279 (2023: £1,494,979) are again significantly up on the previous year, by £178,000 after the reduction in gifts in kind is taken into account. The cost of providing our services to homeless people rose by £60,000 (after taking lower gifts in kind into account), mostly the cost of frontline staff to meet demand (also up £98,000), other cost movements offsetting one another.

The value of the restricted property fund is unchanged from last year at £6,863,122 in accordance with the accounting policy established in 2017 for FRS 102 and explained in note 1 to the accounts. Total funds at the year end were £7,449,747 of which most were in the restricted property fund (£6,863,122) and a small amount in the endowment fund (£12,202).

Capital expenditure was more modest than last year at just over £50,000. The Mission again recovered a significant amount of money owed so that debtors were reduced by £83,000.

Free reserves, those unrestricted reserves not invested in illiquid fixed assets, stood at £136,844.

PUBLIC BENEFIT

The Trustees have had regard to the Charity Commission's guidance on public benefit in setting its objectives and planning its activities. The sections of this report headed 'Activities' and 'Achievements and performance' report on the Mission's activities and successes. The work of the Mission benefits homeless people and key workers who access its services, and members of the public who are informed about homelessness, through our website, publications and talks.

OBJECTS OF THE WHITECHAPEL MISSION

The constitution of the Mission permits a wide range of objects. The main objects of the Mission are:

- The support of homeless people
- Provision of housing for key workers

ACTIVITIES

In order to support homeless people, the Mission has provided:

- A free hot breakfast served every day of the year
- Washing facilities, including showers and clean clothes
- Assistance to homeless people to secure hostel accommodation
- Assistance to homeless people to secure employment
- Employment, legal and benefit advice
- Educational services, including cooking, maths and computer classes
- Visiting medical, dental and hairdressing services
- Facilities to enable homeless people to be able to communicate with family and with statutory authorities

In order to provide housing for key workers the Mission has let 11 flats to a local hospital trust which uses them to accommodate staff from local hospitals at an affordable rent. The Mission would not be able to achieve its aims and objectives without the generous gifts of time and effort given freely by volunteers. Our volunteers help in a variety of roles including the kitchen, sorting and distributing donations and giving general support to the people who use our services. The number of volunteers hours given in the year is estimated at 28,078. This has risen again, since the covid restrictions and now that the risk of introducing infection into the Mission has reduced.

ACHIEVEMENTS AND PERFORMANCE

The purpose of the Mission is to support any homeless person coming through the doors of the day centre, and to provide help and advice to assist them so that they are no longer homeless and in need of support. Ultimate success would therefore be indicated by a reduction in the number of people seeking our services. Unfortunately, pressures in society outside the Mission mean that demand has not reduced. 32% of people using our services have been in care at some time and 38% have been in prison.

The Mission is open 365 days a year and about 411 people attend the day centre every day. However, 11,287 different people used the day centre during the year, of whom 4,395 used our advice services. This shows that many people find the help they need and move on, to be replaced by others newly in need.

PLANS FOR THE FUTURE PERIODS

The Trustees consider that the Mission is effective in its current activities, and that it should first ensure that those services can continue in the face of increasing demand and emerging strains on the physical capacity of the building. Accordingly, plans to improve the use of the existing space are in hand.

Efforts will continue to find new and varied sources of funding to ensure that the Mission remains financially resilient and can raise additional funds to meet demand.

FUNDRAISING

The charity does not employ a professional fundraiser, nor does the charity contract with any commercial fundraising agencies. The charity is registered with the Fundraising Regulator and has signed up to The code of Fundraising Practice,

and the charity does have regulatory procedures in place covering fundraising. No complaints have been received by the charity from its fundraising.

The charity only sends fundraising material and updates on the charity's work to individuals who have actively opted in to receive contact of this nature from the charity in order to protect the public from intrusion. We aim to protect vulnerable members of the public from persistent contact by ensuring that updates on the charity's activities are not too frequent, and are controlled at chief executive level.

Face to face fundraising activity is largely confined to instances where the charity is approached by an organisation to arrange a discussion on the work of the charity, where donations may be collected.

RESERVE POLICY AND GOING CONCERN STATEMENT

The Mission aims to maintain a level of reserves sufficient for it to maintain stability through a period of variable income such as that it experienced in 2016. The Trustees would like to maintain a free reserve equivalent to three months expenditure (net of depreciation and gifts in kind) for these purposes. At the year end the free reserve stood at £136,844.

Although the level has now been increased the Trustees have taken action to reduce expenditure so that a higher level of reserve is maintained. As well as the free reserves the Mission has promises of support if needed from the Methodist Church in Tower Hamlets Circuit amounting to £100,000 in total.

The accounts have been prepared on a going concern basis.

The Trustees consider that the charity's funds should have little exposure to risk. Accordingly the charity has minimal investments not held on bank deposit to allow ready access to monies as and when required. The charity's investments are held and managed by the Methodist Church and are invested in accordance with the social, environmental and ethical principles of the Methodist Church.

In common with all Methodist charities, the Charity's property is held by the Central Finance Board of the Methodist Church.

RISK MANAGEMENT

The strategic and operational risks involved in running the charity are kept under review by the Trustees and action is taken whenever necessary to ensure that, as far as is reasonably practical, these risks are negated. Where it is considered appropriate suitable insurance cover is in place.

The Mission has rigorous operational procedures to ensure that Health and Safety risks arising from its provision of services to homeless people are minimised. Special risk assessments were undertaken and precautions were put in place after the Covid-19 outbreak. These assessments and the appropriate precautions have been continually reviewed as the outbreak progressed.

Regular and rigorous checks are made on the security of the Mission's web-site.

TRUSTEES' RESPONSIBILITIES IN RELATIONS TO THE FINANCIAL STATEMENTS

The Trustees are responsible for preparing the report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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 2019(FRS102);
- 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;
- and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 28th August 2025 and signed on their behalf by:

Michael Spurr

Michael Spurr
Chair

Keith Aldred

Keith Aldred
Treasurer

MISSION STATEMENT

Founded in 1876, Whitechapel Mission has been caring for the poor and homeless of London regardless of race or religion, in their struggle against hunger, poverty, disease, prejudice and exclusion.

Our work is inspired by our Christian concern.

General Office:

The Whitechapel Mission
212, Whitechapel Road
London E1 1BJ

Telephone:

03000 111 400
020 7247 8280
020 7247 8281

Registered Charity No:

227905

email:

mission@whitechapel.org.uk

website:

www.whitechapel.org.uk

Director:

Tony Miller MBE

Whitechapel Mission Managing Trustees:

Continuous

Mr Michael Spurr

(Chair)

Mr Paul Hornsby

(Secretary)

Dr Keith Aldred

(Treasurer)

Mr Peter Butt

Mr Stephen Perry

(Resigned 18th May 2025)

Mr Peter Barlow

(Resigned 18th May 2025)

Ms Joanna Fozzard

(Resigned 18th May 2025)

Ms Cheryl Gurnham

Revd Jennifer Smith

Revd Jennifer Impey

Bankers:

Barclays Bank PLC
Mile End and Bow Branch
240, Whitechapel Road
London
E1 1BJ

Independent Auditors:

Clay Ratnage Strevens & Hills
Suite D, The Business Centre
Faringdon Avenue
Romford
Essex, RM3 8EN

Solicitors:

Lovell Son & Pitfield
9 Gray's Inn Square
Gray's Inn
London. WC1R 5JT

Investment Advisers:

Central Finance Board Investment Unit
9 Bonhill Street
London
EC2A 4PE

DIRECTOR'S COMMENTS

The Whitechapel Mission has served homeless and hungry Londoners since the 1876 and in November of 2025 we start of 150th Anniversary year, concluding with a service of thanksgiving on 1st November 2026.

Last year, The Whitechapel Mission provided more than 150,426 hot breakfasts, an increase of 15% over our figures in 2024 and 1368% from our first year of 1876.

Each breakfast and every service is an invitation to advice, counselling and community programmes that help guests make progress.

Our work is funded by the generous donations and in-kind gifts of caring individuals, and supported by the efforts of over 4,300 volunteers this year, and increase of 45% increase on last year.

The numbers of people sleeping on our streets continues to rise and is at the highest levels since the Great Depression.

We may be a financial capital of the world, but our homeless and working poor neighbours experience extreme suffering.

Thanks to your generosity, thousands of men and women experiencing hunger and homelessness found renewed hope and new life. As we bring together more caring partners like you, I look forward to seeing us transform more lives in 2025!



Thank you again for sharing your heart with the people at The Whitechapel Mission.

Please consider joining us for our Service of Thanksgiving, 16th November 2025 and 1st November 2026.

Thank you, for standing with us.

Tony Miller MBE

VOLUNTEERS

Volunteers remain an important and integral part of our work, and we are pleased to see the return of some old friends and many new ones.

We saw a 43% increase in volunteering this year with 4,356 individuals joining us to serve those guests coming to our door. Over 3,000 volunteers arrived before 6am to prepare, cook and serve breakfast at 8am to over 150,000 people throughout the year. Another 1,000 different volunteers agreed to sort, measure, and prepare clothing to be made available through the shower service.

Our goal is to encourage volunteering as a concept, as we all want to make a difference when we see people sleeping in a doorway or struggling with homelessness. And we shouldn't have to pay for the opportunity to volunteer.

We want volunteering at Whitechapel to be fun, rewarding, challenging, free and safe. The skills, opinions and experiences of each volunteer are valued and we want them to be an integral part of our organisation.

Our guests and our staff enjoy meeting the new volunteers each morning and having the interaction across the counter as they specify how they wish to have their tea or coffee made, or what they would like for breakfast. An important element of humanity is the interaction between us.

We are grateful to all of the volunteers who get up so early in the morning to join us as we attempt to make a difference for an ever increasing number of people looking for help.



Over **4,356**
volunteers, offering over
34,824
hours of their time.



SERVICES

In 1876, our first year of serving people in need, we prepared, cooked and served 11,000 breakfasts. Every year since then we report the number of meals served, and very rarely have we seen a lower number (although it has happened).

Our goal is not to simply serve more people each year, but rather just serve the those in need.. We would be delighted to see the number of people using our services begin to lower.

It may reach a point where we simply cannot continue to deliver more and more each year, but while we can, we will serve all that come to our door, without judgement and without prejudice.

We now serve an average of over 400 breakfasts each morning and those numbers continue to rise. We recently invested in new counter tops, to keep the food hot, but also allow us to serve more people and at a faster rate.

Some people just need a listening ear and somebody to share their fears with.

11,018
different people used
our daycentre services
during the year



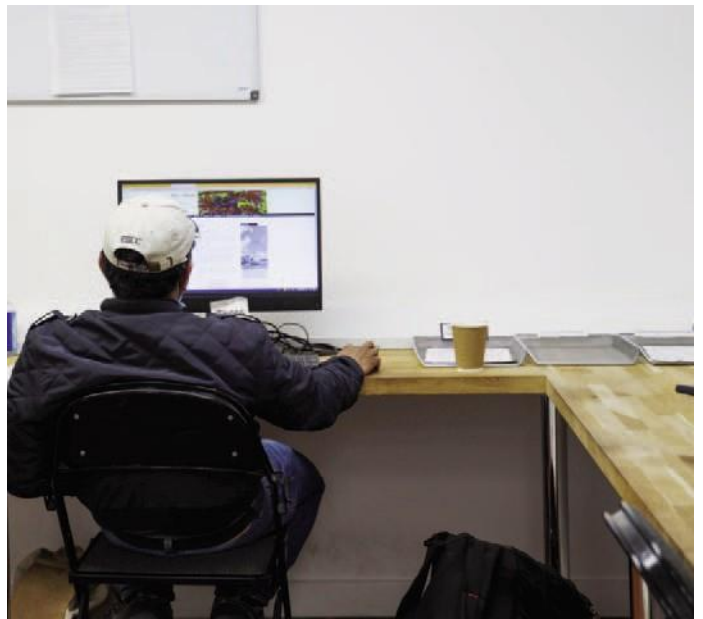
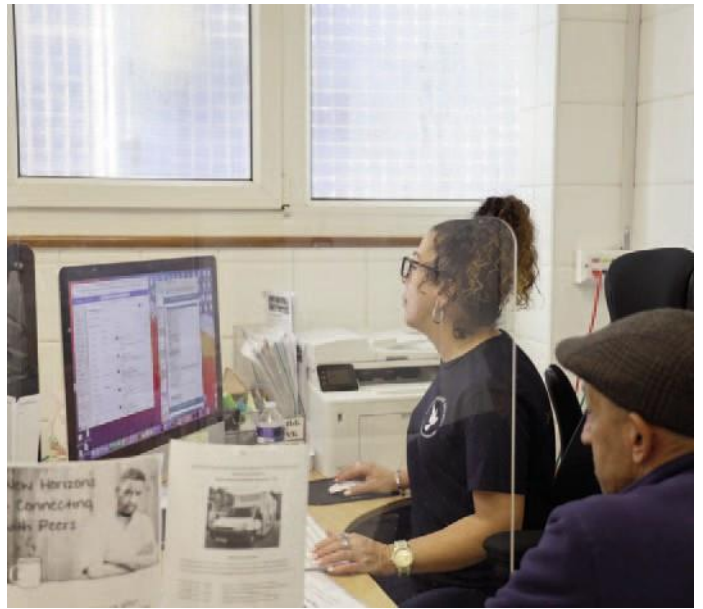
150,426
breakfasts served
this year

TEAM MEMBERS

We welcome Monique to our daycentre team, and say farewell to Michelle, and Suzy, who have moved on to new challenges. This brings the daycentre team to 9.

And we also say goodbye to Cathy in the office and wish her well in her retirement.

We remain open to all and provide our essential services everyday!



THANK YOU

This must start with a huge thank you to the members of staff who deliver the services every day of the year. Everything that we have managed to achieve would not have been possible without the staff being here each day.

And then, to all of you who have supported us over the past year in so many different ways we say a sincere “Thank you”. Our continued service could not happen without the support you have given us.

We hope that you are proud to be a member of the ‘Whitechapel family’ and that we will be able to count on your continued support for a long time to come. To mention any groups or individuals by name when so many have played a part in our story during the past year is difficult, but we really do need to thank our 5000club partners and supporters for their commitment to our work. The 5000club are those partners and supporters who have backed their giving of gifts and volunteering with a donation of £5,000 or more and their commitment is so important for the continuing work here.

During the past year our 5000club partners were:

Dentons LLP

United Trust Bank

Credit Agricole

Mills & Reeve LLP

Irwin Mitchell LLP

ICG

Brookfield

Softcat

Morrison Foerster

FundApps

Northriver Limited

Worshipful Company of Glovers

Worshipful Company of Coopers

Worshipful Company of Pewterers

Our aim is to serve the homeless and marginalised men and women who have become caught in the cycle of poverty, hopelessness and dependencies of many kinds, and our goal is to see their lives transformed to hope, joy and lasting productivity.

Over the past twelve months your help and support has enabled us to reach out and made a difference to those who have nowhere else to turn. Together we are The Whitechapel Mission and together, with your continued help and support, we will keep going towards our goal.

As we enter another year of service together, please will you continue to pray for everyone connected to the Whitechapel Mission– the staff, trustees, volunteers, supporters and guests alike.

And thank you all once again.

INDEPENDENT AUDITORS' REPORT

FOR THE YEAR ENDED 31 OCTOBER 2024

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Opinion

We have audited the financial statements of The Whitechapel Mission (the 'charity') for the year ended 31 October 2024 which comprise Statement of Financial Activities, the Balance Sheet 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).

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 October 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 Charities Act 2011.

Basis of 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.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Other information

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 8, the trustees are responsible for the preparation of financial statements which 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 charity or to cease operations, or have no realistic alternative but to do so.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- + Obtaining an understanding of the legal and regulatory frameworks applicable to the charity.
- + Obtained an understanding of how the charity is complying with those legal and regulatory frameworks by making enquiries to the trustees.
- + The susceptibility of the charity's financial statements to material misstatement caused by fraud or other irregularities were assessed with the following procedures:
 - Identifying and assessing the design effectiveness of controls which trustees have in place to prevent and detect fraud
 - Understanding how those charged with governance considered the potential for override of controls and management biases
 - Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations

Potential fraud risks that had been identified throughout the planning and commencement of the audit were communicated to the audit team.

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.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/library/standards-codes-policy/audit-assurance-and-ethics/auditors-responsibilities-for-the-audit/>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Clay Ratnage Strevens + Hills

Clay Ratnage Strevens & Hills
Chartered Accountants
& Statutory Auditor
Suite D, The Business Centre
Faringdon Avenue
Romford, Essex, RM3 8EN

Date: 29 August 2025

Clay Ratnage Strevens & Hills is eligible to act as auditor in terms of section 1212 of the Companies Act 2006.

The Whitechapel Mission**Statement of financial activities****For the year ended 31 October 2024**

		Unrestricted operating fund	Restricted property fund	Endowment fund	2024 Total	2023 Total
	Note	£	£	£	£	£
Income from:						
Donations and legacies	2	1,337,470	-	-	1,337,470	1,158,644
Charitable activities						
Key Worker accommodation		148,896	-	-	148,896	162,472
Other income						
Rental Income – Commercial		76,750	-	-	76,750	81,250
Investments		7,480	-	-	7,480	4,541
Total income		<u>1,570,596</u>	<u>-</u>	<u>-</u>	<u>1,570,596</u>	<u>1,406,907</u>
Expenditure on:						
<i>Raising funds:</i>						
Raising funds	3	110,576	-	-	110,576	100,417
<i>Charitable activities</i>						
Services to homeless people	3	1,317,247	-	-	1,317,247	1,256,812
Key Worker accommodation	3	195,456	-	-	195,456	137,749
Total expenditure		<u>1,623,279</u>	<u>-</u>	<u>-</u>	<u>1,623,279</u>	<u>1,494,979</u>
Net gains/(losses) on investment assets		727	-	-	727	177
Net Income/(expenditure)	4	<u>(51,956)</u>	<u>-</u>	<u>-</u>	<u>(51,956)</u>	<u>(87,895)</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>(51,956)</u>	<u>-</u>	<u>-</u>	<u>(51,956)</u>	<u>(87,895)</u>
Reconciliation of funds						
Total funds brought forward		<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>	<u>7,589,598</u>
Total funds carried forward	11	<u><u>574,423</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u>7,449,747</u></u>	<u><u>7,501,703</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 11 to the financial statements.

The Whitechapel Mission

Balance sheet

31 October 2024

		Unrestricted operating fund	Restricted property fund	Endowment fund	2024	2023
	Note	£	£	£	£	£
Fixed assets						
Tangible fixed assets	6	341,383	6,863,122	-	7,204,505	7,237,212
Investments	7	108,399	-	-	108,399	42,884
		<u>449,782</u>	<u>6,863,122</u>	<u>-</u>	<u>7,312,904</u>	<u>7,280,096</u>
Current assets						
Debtors	8	105,417	-	-	105,417	128,998
Cash at bank and in hand		163,141	-	12,202	175,343	211,104
		268,558	-	12,202	280,760	340,102
Liabilities						
Creditors: amounts falling due within one year	9	(143,917)	-	-	(143,917)	(118,497)
Net current assets/(liabilities)		<u>124,641</u>	<u>-</u>	<u>12,202</u>	<u>136,843</u>	<u>221,605</u>
Net assets		<u>574,423</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,449,747</u>	<u>7,501,703</u>
Funds						
Restricted funds	10	-	5,740,954	-	5,740,954	5,740,954
Revaluation reserve		-	1,122,168	-	1,122,168	1,122,168
Unrestricted funds		574,423	-	-	574,423	626,379
Endowment funds		-	-	12,202	12,202	12,202
Total charity funds	11	<u>574,423</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,449,747</u>	<u>7,501,703</u>

Approved by the trustees on 28/08/2025 and signed on their behalf by

Michael Spurr

Michael Spurr, Chair

Keith Aldred

Keith Aldred, Treasurer

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2024

Statement of cash flows

	2024 £	2023 £
<i>Cash flow from operating activities:</i>		
<i>Net cash provided by operating activities</i>	<u>(68,463)</u>	<u>30,980</u>
<i>Cash flow from investing activities:</i>		
Dividends, interest and rent from investments	84,230	85,791
Proceeds from sale of property, plant and equipment	370	-
Purchase of property, plant and equipment	(51,898)	(230,479)
Proceeds from the sale of investments	-	-
Purchase of investments	-	-
<i>Net cash provided by investing activities</i>	<u>32,702</u>	<u>(144,688)</u>
<i>Cash flow from financing activities:</i>		
Repayments of borrowing	-	-
Cash inflows from new borrowing	-	-
Receipt of endowment	-	-
<i>Net cash provided by financing activities</i>	<u>-</u>	<u>-</u>
<i>Change in cash and cash equivalents in the reporting period</i>	<u>(35,761)</u>	<u>(113,708)</u>
<i>Cash and cash equivalents at the beginning of the reporting period</i>	<u>211,104</u>	<u>324,812</u>
<i>Cash and cash equivalents at the end of the reporting period</i>	<u><u>175,343</u></u>	<u><u>211,104</u></u>
<u>Reconciliation of net income/(expenditure) to net cash flow from operating activities</u>		
<i>Net income/(expenditure) for the year as per the statement of financial activities</i>	(51,956)	(87,895)
Adjustments for:		
Depreciation	84,605	90,678
(Gains)/losses on investments	(727)	(177)
Dividends, interest and rent from investments	(84,230)	(85,791)
Donated investments	(64,788)	-
(Profit)/loss on disposal of fixed assets	(368)	7
(Increase)/decrease in stock	-	-
(Increase)/decrease in debtors	23,581	124,910
Increase/(decrease) in creditors	25,420	(10,752)
<i>Net cash provided by operating activities</i>	<u><u>(68,463)</u></u>	<u><u>30,980</u></u>

The charity has no net debt

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

1. Accounting policies

a) Statutory information

The Whitechapel Mission is an unincorporated charity registered with the Charity Commission in England & Wales as established by the Model Trust deed of the Methodist Church of 1932, dated 15th December 1932 as amended 30th August 1967 and 2nd November 1994.

b) Basis of preparation

The accounts have been prepared in accordance with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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

c) Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity continues to adopt the going concern basis of accounting in preparing the accounts. The Mission also has promises of support if needed from the The Methodist Church in Tower Hamlets amounting to £100,000 in total. Therefore the trustees consider the going concern basis to be appropriate.

d) Incoming resources

Income is brought into account when it is more likely than not that the economic benefit of the income will accrue to the charity.

Voluntary income including donations, gifts and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods: or the donor has imposed conditions which must be met before the charity has unconditional entitlement. Gift Aid due on donations is included in the year in which the donation is received.

Income from charitable activities are sums received from carrying out the charity's objects. Income is comprised of rent from key worker accommodation accounted for on a receivable basis and contributions by beneficiaries for food and other items accounted for on receipt.

Income from commercial rentals is funds received from letting part of the main church building which is in commercial use.

Income from investments is comprised of bank interest. Interest is recognised on a receivable basis.

e) Resources expended

Expenditure is recognised when a liability is incurred, or a constructive obligation arises, that results in the payment being unavoidable. Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where support costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are general administrative overheads which are not allocable to specific charitable activities. Governance costs are included as an element of general support costs. Governance costs include the cost of the preparation and audit of the statutory accounts, the cost of trustees' meetings and any legal advice to trustees on governance or constitutional matters. Both support and general governance costs have been allocated 75% to services to homeless people, 20% to the provision of key worker accommodation and 5% to fundraising activities.

The charity is not VAT registered and all expenses include applicable VAT.

f) Volunteers and donated services

In accordance with the SORP the value of services provided by general volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' annual report.

g) Employment cost, pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

Other employment costs, such as the cost of unused holiday, is included in the year in which the charity receives the employment services. Any redundancy costs are recorded at the time the decision to make redundancies is communicated to the employees.

The Whitechapel Mission**Notes to the financial statements****For the year ended 31 October 2024****1. Accounting policies (continued)****h) Donated goods**

The Whitechapel Mission receives donations of food, toiletries bedding and clothing.

The SORP requires the valuation of donated good at fair value. Distributing and using donated goods in its service provision is an important part of the Mission's work, but it is difficult to place an accurate value on the donations.

The charity includes donated food and toiletries used in the delivery of services at the cost the charity estimates that it would pay for such goods if they were not donated. This assessment of value includes the bulk and trade discounts available for the large quantities of supplies used which may not be available to the original donor.

The charity includes donated clothing, bedding and other good distributed to beneficiaries at an estimate of value based on the estimated secondhand value of a full change of clothes multiplied by the number of showers provided in the year, the point at which the clothes would be provided. The charity receives both new and second items and there is no practical way in which the charity can more accurately assess the value of these donations, less the costs of collecting them from the donor where applicable, without using disproportionate resources in the calculation of a different estimate.

Some donated items may be held in stock where multiple similar items are donated at the same time. No valuation is given to stock held at the year end which is not thought to be material to the user of the accounts.

A small proportion of the clothing received is not suitable for distribution. Where this is the case, funds received from the recycling sales were recognised as donations at the time of sale.

i) Tangible fixed assets

Tangible fixed assets are included at their historical cost, except for the property occupied by the charity which is at an FRS102 transitional cost based on the value for insurance purposes as at 1st November 2015. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Motor vehicles	20% straight line
Equipment and furniture	10% straight line
Computer equipment: laptops	25% straight line
Computer equipment: desktops	33.33% straight line

No depreciation is provided on the property as the residual value is considered to be above the carrying value shown in the accounts. The property is reviewed annually for impairment.

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Taxation

The charity is exempt from tax on its charitable activities.

l) Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. The unrestricted funds in the financial statements all relate to operating activity.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for a particular restricted purpose, or from the donation of assets which have restrictions placed on their use. The restricted funds in the financial statements relate to the charity's property, donated for use in delivering the charity's main activities.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Endowment funds are received from donors where the terms specify that the capital of the fund should be held in perpetuity, but income earned may be applied to the charity's objects.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

m) Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the accounts, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including other payables are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

2. Donations and legacies

	2024	2023
	Total	Total
	£	£
Donations from individuals	237,067	151,292
Gift Aid donations	263,882	248,474
Legacies	160,249	69,328
Donations from companies and charitable trusts	358,957	325,227
Estimate of the value of gifted provisions including food, clothing and toiletries	250,000	299,339
Donated clothing recycled	1,630	2,771
Fundraising activities	65,685	62,213
Total	<u>1,337,470</u>	<u>1,158,644</u>

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2024

3 Analysis of expenditure

	Raising funds		Charitable activities				2024 Total £	2023 Total £
	Raising funds £	Commercial rentals £	Services to homeless people £	Key worker accommodation £	Governance costs £	Support costs £		
Staff costs (Note 5)	68,927	-	527,800	68,927	-	91,903	757,557	659,350
Motor and travel	2,878	-	6,714	-	-	-	9,592	10,564
Purchased provisions including food, medical and supplies	16,016	-	196,413	-	-	-	212,429	202,407
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	250,000	-	-	-	250,000	299,339
Subscriptions	803	-	1,873	-	-	-	2,676	1,675
Depreciation of fixed assets	-	-	67,684	16,921	-	-	84,605	90,678
Premises maintenance and utilities	8,150	-	89,652	65,201	-	-	163,003	126,122
Administration	-	-	-	-	-	76,879	76,879	40,311
Communications	1,960	-	29,401	7,840	-	-	39,201	37,471
Audit and professional fees	-	2,700	10,582	-	14,056	-	27,338	27,062
	98,734	2,700	1,180,119	158,889	14,056	168,782	1,623,280	1,494,979
Support costs	8,439	-	126,586	33,756	-	(168,782)	-	-
Governance costs	703	-	10,542	2,811	(14,056)	-	-	-
Total expenditure 2024	107,876	2,700	1,317,247	195,456	-	-	1,623,280	1,494,979
Total expenditure 2023	92,617	7,800	1,256,812	137,749	-	-	1,494,979	

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2024

3 Analysis of expenditure – prior year comparative

	Raising funds		Charitable activities			Support costs	2023 Total £
	Raising funds £	Commercial rentals £	Services to homeless people £	Key worker accommodation £	Governance costs £		
Staff costs (Note 5)	49,652	-	413,405	14,937	-	181,356	659,350
Motor and travel	3,170	-	7,394	-	-	-	10,564
Purchased provisions including food, medical and supplies	19,429	-	182,978	-	-	-	202,407
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	299,339	-	-	-	299,339
Subscriptions	503	-	1,172	-	-	-	1,675
Depreciation of fixed assets	-	-	72,542	18,136	-	-	90,678
Premises maintenance and utilities	6,306	-	69,367	50,449	-	-	126,122
Administration	-	-	-	-	-	40,311	40,311
Communications	1,874	-	28,103	7,494	-	-	37,471
Audit and professional fees	-	7,800	7,262	-	12,000	-	27,062
	80,934	7,800	1,081,562	91,016	12,000	221,667	1,494,979
Support costs	11,083	-	166,250	44,333	-	(221,667)	-
Governance costs	600	-	9,000	2,400	(12,000)	-	-
Total expenditure 2023	92,617	7,800	1,256,812	137,749	-	-	1,494,979

All expenditure was unrestricted across both years

The Whitechapel Mission**Notes to the financial statements****For the year ended 31 October 2024****4. Net expenditure for the year**

This is stated after charging / crediting:

	2024	2023
	£	£
Interest payable	-	-
Depreciation	84,605	90,678
Auditors' remuneration:		
▪ Audit (excl. VAT)	10,000	10,000
	<u>10,000</u>	<u>10,000</u>

5. Staff costs and numbers

Staff costs were as follows:

	2024	2023
	£	£
Salaries and wages	656,401	579,076
Social security costs	66,887	52,773
Pension contributions	34,269	27,501
	<u>757,557</u>	<u>659,350</u>
Total emoluments paid to staff were:	<u>690,670</u>	<u>606,576</u>

Emoluments were paid to the wife of the CEO, under a contract of employment with the charity agreed by the Trustees and at a salary set by the Trustees. Further details can be found in note 13.

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

One employee earned between £60,001 and £70,000 during the year (2023:1, £60,000-£70,000). £9,205 (2023: £6,604) was made in employer's pension contributions during the year on behalf of this employee.

The average weekly number of employees (full-time equivalent) during the year was as follows:

	Head count	
	2024	2023
	No.	No.
Employees	<u>18</u>	<u>18</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

6. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Motor vehicles £	Equipment £	Totals £
Cost					
At the start of the year	6,863,122	403,230	109,045	188,092	7,563,489
Additions in year		26,168	6,148	19,582	51,898
Disposals	-	-	-	(2,372)	(2,372)
At the end of the year	<u>6,863,122</u>	<u>429,398</u>	<u>115,193</u>	<u>205,302</u>	7,613,015
Depreciation					
At the start of the year	-	130,072	42,845	153,360	326,277
Charge for the year		40,711	22,344	21,550	84,605
Disposals	-	-	-	(2,372)	(2,372)
At the end of the year	-	<u>170,783</u>	<u>65,189</u>	<u>172,538</u>	408,510
Net book value					
At the end of the year	<u>6,863,122</u>	<u>258,615</u>	<u>50,004</u>	<u>32,764</u>	<u>7,204,505</u>
At the start of the year	<u>6,863,122</u>	<u>273,158</u>	<u>66,200</u>	<u>34,732</u>	<u>7,237,212</u>

The building occupied by the charity is held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees.

7. Investments

	2024 £	2023 £
Market value at the year start	42,884	42,707
Addition/(Withdrawal from) investment	64,788	-
Unrealised gain / (loss)	727	177
Market value at the year end	<u>108,399</u>	<u>42,884</u>
Cash	42,039	42,039
Pooled investments	66,360	845
	<u>108,399</u>	<u>42,884</u>

There were no investment assets held outside the UK

Part of the investments are held in the Trustees Interest Fund by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees. The valuations, at market value, are those provided by TMCP. The unrealised gains arising on investments at the end of the year are shown in the SOFA and in Note 11 below.

8. Debtors and prepayments

	2024 £	2023 £
Trade debtors	25,556	98,363
Other debtors	79,861	30,634
	<u>105,417</u>	<u>128,998</u>

Other debtors contains legacy of £64,947 received after the year end.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

9. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	13,125	(6,175)
Taxation and social security	48,426	14,225
Accruals and deferred income	52,106	76,333
Other creditors	30,260	34,114
	<u>143,917</u>	<u>118,497</u>

Deferred income of £32,754 (2023 £32,754) represents rent received in advance.

10a. Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	341,383	6,863,122	-	7,204,505
Investments	108,399	-	-	108,399
Net current assets/(liabilities)	124,641	-	12,202	136,843
	<u>574,423</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,449,747</u>

10b. Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	374,090	6,863,122	-	7,237,212
Investments	42,884	-	-	42,884
Net current assets	209,403	-	12,202	221,605
	<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>

11a. Movements in funds (current year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	<u>6,875,324</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,875,324</u>
Unrestricted funds					
Operating fund	626,379	1,570,596	(1,623,279)	727	574,423
Total funds	<u>7,501,703</u>	<u>1,570,596</u>	<u>(1,623,279)</u>	<u>727</u>	<u>7,449,747</u>

The Whitechapel Mission**Notes to the financial statements****For the year ended 31 October 2024****11b. Movements in funds (prior year)**

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,324	-	-	-	6,875,324
Unrestricted funds					
Operating fund	714,274	1,406,907	(1,494,979)	177	626,379
Total funds	7,589,598	1,406,907	(1,494,979)	177	7,501,704

11. Movements in funds (current year)\continued**Purposes of restricted funds**

Included in fixed assets are land and buildings from which Whitechapel Mission operate, for which the title is held by the Trustees for Methodist Church Purposes (TMCP).

These assets have been included in the accounts of Whitechapel Mission as a restricted fund. Although the Whitechapel Mission have full use of the asset, for the current purposes the property does have to be returned to the control of TMCP if it is no longer used for those purposes. This obligation is in the nature of a restriction on the use of the asset and therefore this has been reflected in the accounts by treating the gift of the property as a restricted fund. The balance on the restricted fund therefore reflects the carrying value.

Purposes of endowment funds

The endowment funds represent funds provided by the C.T. Catlin Bequest. The money is invested to generate income which may be used without restriction, but the endowment is permanent and the capital may not be spent.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

12. Comparative information

The SOFA for the previous year, is as follows:

	Unrestricted operating fund £	Endowment fund £	2023 Total £
Donations and legacies	1,158,644	-	1,158,644
Charitable activities			
Contributions for meals and clothing	-	-	-
Key Worker accommodation	162,472	-	162,472
Other income			
Rental Income – Commercial	81,250	-	81,250
Investments	4,541	-	4,541
Total income	1,406,907	-	1,406,907
Expenditure on:			
<i>Raising funds:</i>			
Raising funds	100,417	-	100,417
Commercial rentals	-	-	-
<i>Charitable activities</i>			
Services to homeless people	1,256,812	-	1,256,812
Key Worker accommodation	137,749	-	137,749
Total expenditure	1,494,979	-	1,494,978
Net gains/(losses) on investment assets	177	-	177
Net Income/(expenditure)	(87,895)	-	(87,895)
Transfer between funds	-	-	-
Net movement in funds	(87,895)	-	(87,895)

The balance sheet for the previous year is as follows

	Unrestricted operating fund £	Restricted property fund £	Endowment fund £	2023 £
Fixed assets				
Tangible fixed assets	374,090	6,863,122	-	7,237,212
Investments	42,884	-	-	42,884
	<u>416,974</u>	<u>6,863,122</u>	<u>-</u>	<u>7,280,096</u>
Current assets				
Debtors	128,998	-	-	128,998
Cash at bank and in hand	198,902	-	12,202	211,104
	<u>327,900</u>	<u>-</u>	<u>12,202</u>	<u>340,102</u>
Liabilities				
Creditors: amounts falling due within one year	(118,497)	-	-	(118,497)
Net current assets/(liabilities)	<u>209,403</u>	<u>-</u>	<u>12,202</u>	<u>221,605</u>
Net assets	<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>
Funds				
Restricted funds	-	5,740,954	-	5,740,954
Revaluation reserve	-	1,122,168	-	1,122,168
Unrestricted funds	626,379	-	-	626,379
Endowment funds	-	-	12,202	12,202
Total charity funds	<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2024

13. Related party transactions

No trustee received a salary, benefits, travel expenses or other emoluments during the year. No trustees donated restricted funding in the current or prior year. Unrestricted donations totalled £7,645 (2023: £3,070).

The charity has close links to the Methodist Church who also retain legal ownership of the Mission's freehold building. No Methodists grants were received during the year (2023: No Methodists grants were received).

Key management comprises the two most senior employees: the chief executive and the manager of the centre. Salaries, employer's national insurance and employer's pension for key management totalled £ 143,539 (2023: £131,075). Key management are required to live in the Mission building in accommodation provided by the charity. The daughter of the key management also worked in the charity during the year in the communications team and earned £41,465 including employer's pension and National Insurance contributions (2023: £40,905).

Staff loans to key management at the year end stood at £688 (2023: £700).

No separate trustee insurance was purchased during the year.

14. Contingent Asset

As at 31 October 2024, Tower Hamlets Circuit had agreed to provide any required support and financial assistance to The Whitechapel Mission to enable it to meet its annual obligations up to £100,000, this had been increased from £50,000 in February 2024.

15. Lease Commitment

Operating leases – lessor

As at 31 October 2024 the charity had agreed commitments as a lessor under non-cancellable operating leases to receive the following minimum receipts:

	2024
	£
Less than 1 year	58,600
2 to 5 years	234,400
Greater than 5 years	115,111

The above lease is for the shops at 208, 208A and 210 Whitechapel where the freehold is held by the Trustees for Methodist Church Purposes as custodian Trustees.

General Office:

Whitechapel Mission
212 Whitechapel Road
London E1 1BJ

Phone: 020 7247 8280

Email: mission@whitechapel.online

Website: <https://whitechapel.org.uk>

Blog: <https://blog.whitechapel.org.uk>

Registered Charity No: 227905



@whitechapelmiss



WhitechapelMission



THE WHITECHAPEL MISSION

England & Wales - Charity number 227905

Accounts

WHITECHAPEL MISSION

Annual Report 2023



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REPORT OF THE TRUSTEES

for the year ended 31st October 2023

The Trustees present their report along with the financial statements of the charity for the year ended 31st October 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Mission's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019.

STRUCTURE, GOVERNANCE and MANAGEMENT

The Whitechapel Mission is a Local Church under the Model Trusts established under the Methodist Church Act 1976 (the Trusts) and constitutes an unincorporated charity.

Trustee vacancies are advertised to the members, supporters and friends of the Mission, and more widely. In accordance with the Trusts, the Trustees are appointed by the members of the Mission from the membership at the Annual General Meeting. The Trustees endeavour to ensure that there are sufficient Members with the range of skills and experience necessary so that Trustees can be elected to meet the governance requirements of the Mission.

New Trustees who are not familiar with the responsibilities of a charity trustee are provided with Charity Commission guidance and any other training required. If new Trustees have not experienced working as a volunteer in one of the day to day services of the Mission the opportunity is provided for them to do so.

The Trustees normally meet every three months and have appointed sub committees for particular areas of business. Matters for decision are normally brought forward by a sub-committee, an individual Trustee or the Director, considered and, if necessary, voted on. Details of the Trustees who have served

during the year and since the year end together with other legal information required to be disclosed are set out on page 11

The charity is managed day to day by the Director in accordance with the objectives and policies decided by the Trustees.

The Mission is a Church in the Tower Hamlets Circuit of the Methodist Church and is represented on the Circuit Meeting. Presbyters appointed to the Circuit are entitled to be Trustees of the Mission. Rev Jenny Impey is a Trustee. The Circuit is entitled to appoint an additional Trustee to the Mission, though the post is currently vacant.

Remuneration of the staff of the Mission is set with regard to market rates for similar employment and the policy of the Methodist Church and the policy of the Methodist Church to pay all employees no less than the Living Wage as published by the Living Wage Foundation.

FINANCIAL REVIEW

The accounts have been prepared under the accounting standard, FRS 102.

The charity made an operating deficit of £87,895 (2022: £152,438 surplus) in the year.

This is a result of both higher costs incurred in providing our services and a fall in voluntary income, partly offset by an increase in income from key worker accommodation.

Most types of voluntary income were down this year on last. Gifts in kind increased by some £94,000, offset by the same figure in expenditure, so these figures do not affect the deficit.

The remaining sources of voluntary income fell in total by £157,704. The drop in legacy income from last year's exceptional figure of £142,348 to a more modest £69,328 is not surprising. The Mission is most grateful to the supporters who remember us in their will but we continue to recognise that this is an unpredictable source of income which cannot be relied on to cover routine expenses. Fundraising activity performed much

better (up £47,000) with Covid concerns receding, but donations from individuals, both gift aided and not, fell back. We are grateful for all our supporters, who have allowed the Mission to cope with continued high demand for our services

Other income, mainly from rental of shops and key worker housing, increased to £248,263 (2022: £212,225).

Total recurrent costs at £1,494,979 (2022: £ 1,280,981) are significantly up on last year, up £119,659 even after increased gifts in kind of £94,339 are taken into account.

The cost of providing our services to homeless people rose by £207,791, mostly the cost of frontline staff to meet demand (up £73,503) and increased provisions costs (up £37,474) and increased gifts in kind (up £94,339, though offset by an equivalent in income - see para 4 above).

The value of the restricted property fund is unchanged from last year at £6,863,122 in accordance with the accounting policy established in 2017 for FRS 102 and explained in note 1 to the accounts. Total funds at the year end were £7,511,704 of which most were in the restricted property fund (£6,863,122) a small amount in the endowment fund (£12,202).

The Mission undertook a programme of building refurbishment during the year, upgrading the kitchens, guests toilets and washroom and the flats let to key workers. Accordingly capital expenditure was £230,479, a significant increase on last year. These investments will stand the Mission in good stead for a number of years.

The Mission recovered a significant amount of money owed so that debtors were reduced by £124,980 slightly short of the target.

Free reserves, those unrestricted reserves not invested in illiquid fixed assets, stood at £252,289 slightly short of the target.

PUBLIC BENEFIT

The Trustees have had regard to the Charity Commission's guidance on public benefit in setting its objectives and planning its activities. The sections of this report headed 'Activities' and 'Achievements and performance' report on the Mission's activities and successes. The work of the Mission benefits homeless people and key workers who access its services, and members of the public who are informed about homelessness, through our website, publications and talks.

OBJECTS OF THE WHITECHAPEL MISSION

The constitution of the Mission permits a wide range of objects. The main objects of the Mission are:

- The support of homeless people
- Provision of housing for key workers

ACTIVITIES

In order to support homeless people, the Mission has provided:

- A free hot breakfast served every day of the year
- Washing facilities, including showers and clean clothes
- Assistance to homeless people to secure hostel accommodation
- Assistance to homeless people to secure employment
- Employment, legal and benefit advice
- Educational services, including cooking, maths and computer classes
- Visiting medical, dental and hairdressing services
- Facilities to enable homeless people to be able to communicate with family and with statutory authorities

In order to provide housing for key workers the Mission has let 11 flats to a local hospital trust which uses them to accommodate staff from local hospitals at an affordable rent.

The Mission would not be able to achieve its aims and objectives without the generous gifts of time and effort given freely by volunteers. Our volunteers help in a variety of roles including the kitchen, sorting and distributing donations and giving general support to the people who use our services. The number of volunteers hours given in the year is estimated at 28,078. This has risen again, since the covid restrictions and now that the risk of introducing infection into the Mission has reduced.

ACHIEVEMENTS AND PERFORMANCE

The purpose of the Mission is to support any homeless person coming through the doors of the day centre, and to provide help and advice to assist them so that they are no longer homeless and in need of support. Ultimate success would therefore be indicated by a reduction in the number of people seeking our services. Unfortunately, pressures in society outside the Mission mean that demand has not reduced. 32% of people using our services have been in care at some time and 38% have been in prison.

The Mission is open 365 days a year and about 355 people attend the day centre every day. However, 9,157 different people used the day centre during the year, of whom 2,931 used our advice services, an increase of 11% over last year. This shows that many people find the help they need and move on, to be replaced by others newly in need.

PLANS FOR THE FUTURE PERIODS

The Trustees consider that the Mission is effective in its current activities, and that it should first ensure that those services can continue in the face of increasing demand and emerging strains on the physical capacity of the building. Accordingly, plans to improve the use of the existing space are in hand.

Efforts will continue to find new and varied sources of funding to ensure that the Mission remains financially resilient and can raise additional funds to meet demand.

FUNDRAISING

The charity does not employ a professional fundraiser, nor does the charity contract with any commercial fundraising agencies. The charity is registered with the Fundraising Regulator and has signed up to The code of Fundraising Practice, and the charity does have regulatory procedures in place covering fundraising. No complaints have been received by the charity from its fundraising.

The charity only sends fundraising material and updates on the charity's work to individuals who have actively opted in to receive contact of this nature from the charity in order to protect the public from intrusion. We aim to protect vulnerable members of the public from persistent contact by ensuring that updates on the charity's activities are not too frequent, and are controlled at chief executive level.

Face to face fundraising activity is largely confined to instances where the charity is approached by an organisation to arrange a discussion on the work of the charity, where donations may be collected.

RESERVE POLICY AND GOING CONCERN STATEMENT

The Mission aims to maintain a level of reserves sufficient for it to maintain stability through a period of variable income such as that it experienced in 2016. The Trustees would like to maintain a free reserve equivalent to three months expenditure (net of depreciation and gifts in kind) for these purposes. At the year end this target had been achieved and the free reserve stood at £250,369, slightly short of the target. As well as the free reserves the Mission has promises of support if needed from the Methodist Church in Tower Hamlets Circuit amounting to £100,000 in total.

The accounts have been prepared on a going concern basis.

The Trustees consider that the charity's funds should have little exposure to risk. Accordingly, the charity has minimal investments not held on bank deposit to allow ready access to monies as and when required. The charity's investments are held and managed by the Methodist Church and are invested in accordance with the social, environmental and ethical principles of the Methodist Church.

In common with all Methodist charities, the Charity's property is held by the Central Finance Board of the Methodist Church.

RISK MANAGEMENT

The strategic and operational risks involved in running the charity are kept under review by the Trustees and action is taken whenever necessary to ensure that, as far as is reasonably practical, these risks are negated. Where it is considered appropriate suitable insurance cover is in place.

The Mission has rigorous operational procedures to ensure that Health and Safety risks arising from its provision of services to homeless people are minimised. Special risk assessments were undertaken and precautions were put in place after the Covid-19 outbreak. These assessments and the appropriate precautions have been continually reviewed as the outbreak progressed.

Regular and rigorous checks are made on the security of the Mission's web-site.

TRUSTEES' RESPONSIBILITIES IN RELATIONS TO THE FINANCIAL STATEMENTS

The Trustees are responsible for preparing the report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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 2019(FRS102);
- 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;
- and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 30th August 2023 and signed on their behalf by:

Michael Spurr

Keith Aldred

Michael Spurr
Chair

Keith Aldred
Treasurer

MISSION STATEMENT

Founded in 1876, Whitechapel Mission has been caring for the poor and homeless of London regardless of race or religion, in their struggle against hunger, poverty, disease, prejudice and exclusion.

Our work is inspired by our Christian concern.

General Office:

The Whitechapel Mission
212, Whitechapel Road
London E1 1BJ

Telephone:

03000 111 400
020 7247 8280
020 7247 8281

Registered Charity No:

227905

email:

mission@whitechapel.org.uk

website:

www.whitechapel.org.uk

Director:

Tony Miller MBE

Whitechapel Mission Managing Trustees:

Continuous

Mr Michael Spurr

(Chair)

Mr Paul Hornsby

(Secretary)

Dr Keith Aldred

(Treasurer)

Mr Peter Butt

Mr Stephen Perry

Mr Peter Barlow

Ms Joanna Fozzard

Ms Cheryl Gurnham

Revd Jennifer Smith

Revd Jennifer Impey

Bankers:

Barclays Bank PLC
Mile End and Bow Branch
240, Whitechapel Road
London
E1 1BJ

Independent Auditors:

Clay Ratnage Strevens & Hills & Co
Suite D, The Business Centre
Faringdon Avenue
Romford
Essex, RM3 8EN

Solicitors:

Lovell Son & Pitfield
9 Gray's Inn Square
Gray's Inn
London. WC1R 5JT

Investment Advisers:

Central Finance Board Investment Unit
9 Bonhill Street
London
EC2A 4PE

DIRECTOR'S COMMENTS

The Whitechapel Mission has served homeless and hungry Londoners since the 1870s. Last year, The Whitechapel Mission provided more than 129,752 hot meals, an increase of 26% over our figures in 2023 and 1179% from our first year of 1876.

We were able to accommodate over 21,000 people requiring a shower and clean, dry clothing.

Each breakfast and every service is an invitation to advice, counselling and community programmes that help guests make progress.

Our work is privately funded by the generous donations and in-kind gifts of caring individuals, and supported by the efforts of over 3,000 thousand of volunteers this year.

As I look back on 2023, I am filled with joy at the lives changed through your support of The Whitechapel Mission!

As you may know, homelessness in London has reached the highest levels since the Great Depression.

We may be a financial capital of the world, but our homeless and working poor neighbours experience extreme suffering.



Thanks to your generosity, thousands of men and women experiencing hunger and homelessness found renewed hope and new life. As we bring together more caring partners like you, I look forward to seeing us transform more lives in 2024!

Thank you again for sharing your heart with the people at The Whitechapel Mission.

Thank you, for standing with us.

Tony Miller MBE

VOLUNTEERS

Volunteers are an important and integral part of our work, and we are pleased to see the return of some old friends and many new ones.

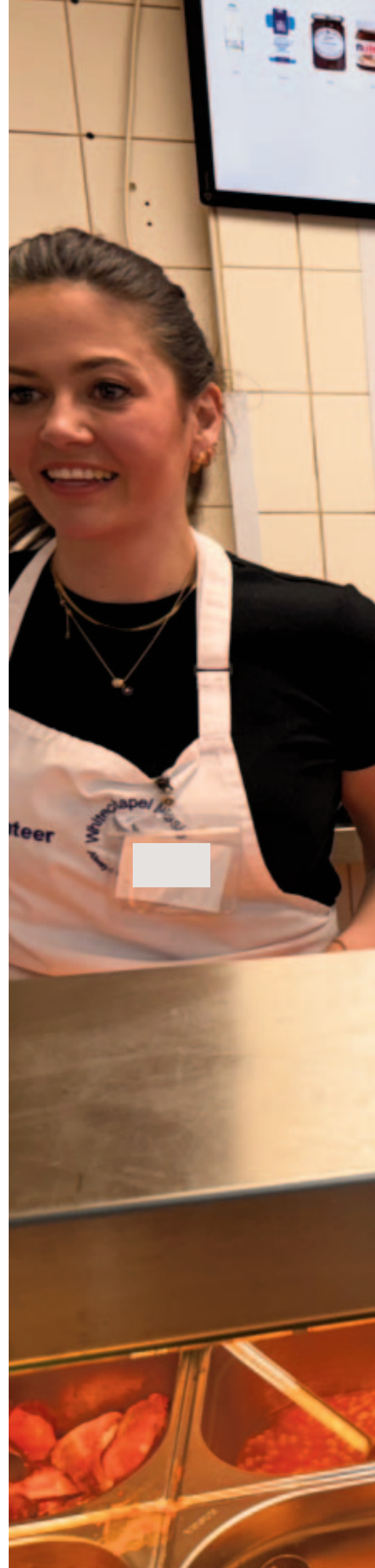
Our goal is to encourage volunteering as a concept, as we all want to make a difference when we see people sleeping in a doorway or struggling with homelessness. And we shouldn't have to pay for the opportunity to volunteer.

We want volunteering at Whitechapel to be fun, rewarding, challenging, free and safe. The skills, opinions and experiences of each volunteer are valued and we want them to be an integral part of our organisation.

The Whitechapel Mission began in 1876 and much of our work would never have been possible without the support of thousands of volunteers. Today, volunteers play a crucial role, working with us to deliver services to people who are homeless.

Our guests and our staff enjoy meeting the new volunteers each morning and having the interaction across the counter as they specify how they wish to have their tea or coffee made, or what they would like for breakfast. An important element of humanity is the interaction between us.

We are grateful to all of the volunteers who get up so early in the morning to join us as we attempt to make a difference for an ever increasing number of people looking for help.



Over **3,013**
volunteers, offering over
28,078
hours of their time.





“Every day of the year, we open our doors to offer a warm welcome, shelter, food and the opportunity for a new start”

– Sue, Centre Manager

SERVICES

Pre-pandemic, we would regularly welcome about 150 people for breakfast, and a few more that had only visited for a shower, the clothing, or maybe the advice workers. Most would take the breakfast first and then do the other things too.

Post-pandemic, we now serve over 350 breakfasts each morning and those numbers continue to rise. We recently invested in new counter tops, to keep the food hot, but also allow us to serve more people and at a faster rate.

We are also seeing a higher number of people, with no history of homelessness, asking for advice as they struggle to pay bills and keep on top of rent payments. They are worried about becoming a rough sleeper.

9,157
different people used
our daycentre
services during the
year

Some people just need a listening ear and somebody to share their fears with.

We upgraded the computers within the computer suite to M1 apple Macs. Using the build-in guest accounts, it means that no data is stored on the computer, and therefore it is not possible to see the previous users applications for employment, benefits or housing.

129,752
breakfasts served
this year

TEAM MEMBERS

We welcome Chey, George, Bruno and Suzy to our daycentre team, and say farewell to Brendon and Donatas, who have moved on to new challenges. This brings the daycentre team to 10.

And we also welcome Bridget and Molly to our administration team. A much needed boost to our family at Whitechapel.

We remain open to all and provide our essential services everyday!



THANK YOU

This must start with a huge thank you to the members of staff who deliver the services every day of the year. Everything that we have managed to achieve would not have been possible without the staff being here each day.

And then, to all of you who have supported us over the past year in so many different ways we say a sincere "Thank you". Our continued service could not happen without the support you have given us.

We hope that you are proud to be a member of the 'Whitechapel family' and that we will be able to count on your continued support for a long time to come. To mention any groups or individuals by name when so many have played a part in our story during the past year is difficult, but we really do need to thank our 5000club partners and supporters for their commitment to our work. The 5000club are those partners and supporters who have backed their giving of gifts and volunteering with a donation of £5,000 or more and their commitment is so important for the continuing work here.

During the past year our 5000club partners were:

Deutsche Bank

Dentons LLP

Credit Agricole

Mills & Reeve LLP

Irwin Mitchell LLP

Clarksons Platou

Brookfield

Softcat

Morrison Foerster

FundApps

Northriver Limited

Worshipful Company of Glovers

Worshipful Company of Coopers

Worshipful Company of Pewterers

Our aim is to serve the homeless and marginalised men and women who have become caught in the cycle of poverty, hopelessness and dependencies of many kinds, and our goal is to see their lives transformed to hope, joy and lasting productivity.

Over the past twelve months your help and support has enabled us to reach out and made a difference to those who have nowhere else to turn. Together we are The Whitechapel Mission and together, with your continued help and support, we will keep going towards our goal.

In this Annual Report 2023 we have again tried to give you an insight into the work that goes on here at The Whitechapel Mission each and every day and hopefully you will have gained the sense of the urgency and the importance of what we do for those for whom The Whitechapel Mission and our promise is all they have to hold on to.

As we enter another year of service together, please will you continue to pray for everyone connected to the Whitechapel Mission– the staff, trustees, volunteers, supporters and guests alike.

And thank you all once again.

INDEPENDENT AUDITORS' REPORT

FOR THE YEAR ENDED 31 OCTOBER 2023

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Opinion

We have audited the financial statements of The Whitechapel Mission (the 'charity') for the year ended 31 October 2023 which comprise Statement of Financial Activities, the Balance Sheet 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 charity's affairs as at 31 October 2023, 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 Charities Act 2011.

Basis of 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.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Other information

The trustees are responsible for the other information. The other information comprises the information included in the trustees' annual report , other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees are responsible for the preparation of financial statements which 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 charity or to cease operations, or have no realistic alternative but to do so.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- + Obtaining an understanding of the legal and regulatory frameworks applicable to the charity.
- + Obtained an understanding of how the charity is complying with those legal and regulatory frameworks by making enquiries to the trustees.
- + The susceptibility of the charity's financial statements to material misstatement caused by fraud or other irregularities were assessed with the following procedures:□
 - Identifying and assessing the design effectiveness of controls which trustees have in place to prevent and detect fraud
 - Understanding how those charged with governance considered the potential for override of controls and management biases
 - Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations

Potential fraud risks that had been identified throughout the planning and commencement of the audit were communicated to the audit team.

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.

THE WHITECHAPEL MISSION

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE TRUSTEES OF THE WHITECHAPEL MISSION

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/library/standards-codes-policy/audit-assurance-and-ethics/auditors-responsibilities-for-the-audit/>. This description forms part of our auditor's report.

Clay Ratnage Strevens & Hills

Clay Ratnage Strevens & Hills
Chartered Accountants
& Statutory Auditor
Suite D, The Business Centre
Faringdon Avenue
Romford, Essex, RM3 8EN

Date: 30 August 2024

Clay Ratnage Strevens & Hills is eligible to act as auditor in terms of section 1212 of the Companies Act 2006.

The Whitechapel Mission**Statement of financial activities****For the year ended 31 October 2023**

		Unrestricted operating fund	Restricted property fund	Endowment fund	2023 Total	2022 Total
	Note	£	£	£	£	£
Income from:						
Donations and legacies	2	1,158,644	-	-	1,158,644	1,222,009
Charitable activities						
Key Worker accommodation		162,472	-	-	162,472	131,563
Other income						
Rental Income – Commercial		81,250	-	-	81,250	72,250
Investments		4,541	-	-	4,541	8,412
Total income		<u>1,406,907</u>	<u>-</u>	<u>-</u>	<u>1,406,907</u>	<u>1,434,234</u>
Expenditure on:						
<i>Raising funds:</i>						
Raising funds	3	100,417	-	-	100,417	86,384
<i>Charitable activities</i>						
Services to homeless people	3	1,256,812	-	-	1,256,812	1,049,021
Key Worker accommodation	3	137,749	-	-	137,749	145,576
Total expenditure		<u>1,494,979</u>	<u>-</u>	<u>-</u>	<u>1,494,979</u>	<u>1,280,981</u>
Net gains/(losses) on investment assets		177	-	-	177	(816)
Net Income/(expenditure)	4	<u>(87,895)</u>	<u>-</u>	<u>-</u>	<u>(87,895)</u>	<u>152,438</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>(87,895)</u>	<u>-</u>	<u>-</u>	<u>(87,895)</u>	<u>152,438</u>
Reconciliation of funds						
Total funds brought forward		<u>714,274</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,598</u>	<u>7,437,160</u>
Total funds carried forward	11	<u><u>626,379</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u>7,501,703</u></u>	<u><u>7,589,598</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 11 to the financial statements.

The Whitechapel Mission

Balance sheet

31 October 2023

		Unrestricted operating fund	Restricted property fund	Endowment fund	2023	2022
Note	£	£	£	£	£	
Fixed assets						
Tangible fixed assets	6	374,090	6,863,122	-	7,237,212	7,097,418
Investments	7	42,884	-	-	42,884	42,707
		<u>416,974</u>	<u>6,863,122</u>	<u>-</u>	<u>7,280,096</u>	<u>7,140,125</u>
Current assets						
Debtors	8	128,998	-	-	128,998	253,908
Cash at bank and in hand		<u>198,902</u>	<u>-</u>	<u>12,202</u>	<u>211,104</u>	<u>324,812</u>
		327,900	-	12,202	340,102	578,720
Liabilities						
Creditors: amounts falling due within one year	9	<u>(118,497)</u>	<u>-</u>	<u>-</u>	<u>(118,497)</u>	<u>(129,249)</u>
Net current assets/(liabilities)		<u>209,403</u>	<u>-</u>	<u>12,202</u>	<u>221,605</u>	<u>449,471</u>
Net assets		<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>	<u>7,589,596</u>
Funds						
Restricted funds	10	-	5,740,954	-	5,740,954	5,740,954
Revaluation reserve		-	1,122,168	-	1,122,168	1,122,168
Unrestricted funds		626,379	-	-	626,379	714,274
Endowment funds		-	-	12,202	12,202	12,202
		<u>-</u>	<u>-</u>	<u>12,202</u>	<u>12,202</u>	<u>12,202</u>
Total charity funds	11	<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>	<u>7,589,598</u>

Approved by the trustees on 30/8/2024

and signed on their behalf by

Michael Spurr

Michael Spurr, Chair

Keith Aldred

Keith Aldred, Treasurer

The Whitechapel Mission

Statement of cash flows

For the year ended 31 October 2023

	2023 £	2022 £
<i>Cash flow from operating activities:</i>		
<i>Net cash provided by operating activities</i>	<u>30,980</u>	<u>40,695</u>
<i>Cash flow from investing activities:</i>		
Dividends, interest and rent from investments	85,791	80,662
Proceeds from sale of property, plant and equipment		
Purchase of property, plant and equipment	(230,479)	(118,212)
Proceeds from the sale of investments	-	-
Purchase of investments		
<i>Net cash provided by investing activities</i>	<u>(144,688)</u>	<u>(37,550)</u>
<i>Cash flow from financing activities:</i>		
Repayments of borrowing	-	-
Cash inflows from new borrowing	-	-
Receipt of endowment	-	-
<i>Net cash provided by financing activities</i>	<u>-</u>	<u>-</u>
<i>Change in cash and cash equivalents in the reporting period</i>	<u>(113,708)</u>	<u>3,145</u>
<i>Cash and cash equivalents at the beginning of the reporting period</i>	<u>324,812</u>	<u>321,667</u>
<i>Cash and cash equivalents at the end of the reporting period</i>	<u><u>211,104</u></u>	<u><u>324,812</u></u>
<u>Reconciliation of net income/(expenditure) to net cash flow from operating activities</u>		
<i>Net income/(expenditure) for the year as per the statement of financial activities</i>	(87,895)	152,438
Adjustments for:		
Depreciation	90,678	77,795
(Gains)/losses on investments	(177)	816
Dividends, interest and rent from investments	(85,791)	(80,662)
Profit/(loss) on disposal of fixed assets	7	12,807
(Increase)/decrease in stock	-	-
(Increase)/decrease in debtors	124,910	(57,206)
Increase/(decrease) in creditors	(10,752)	(65,293)
<i>Net cash provided by operating activities</i>	<u><u>30,980</u></u>	<u><u>40,695</u></u>

The charity has no net debt

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

1. Accounting policies

a) Statutory information

The Whitechapel Mission is an unincorporated charity registered with the Charity Commission in England & Wales as established by the Model Trust deed of the Methodist Church of 1932, dated 15th December 1932 as amended 30th August 1967 and 2nd November 1994.

b) Basis of preparation

The accounts have been prepared in accordance with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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

c) Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity continues to adopt the going concern basis of accounting in preparing the accounts. The Mission also has promises of support if needed from the The Methodist Church in Tower Hamlets amounting to £100,000 in total. Therefore the trustees consider the going concern basis to be appropriate.

d) Incoming resources

Income is brought into account when it is more likely than not that the economic benefit of the income will accrue to the charity.

Voluntary income including donations, gifts and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods: or the donor has imposed conditions which must be met before the charity has unconditional entitlement. Gift Aid due on donations is included in the year in which the donation is received.

Income from charitable activities are sums received from carrying out the charity's objects. Income is comprised of rent from key worker accommodation accounted for on a receivable basis and contributions by beneficiaries for food and other items accounted for on receipt.

Income from commercial rentals is funds received from letting part of the main church building which is in commercial use.

Income from investments is comprised of bank interest. Interest is recognised on a receivable basis.

e) Resources expended

Expenditure is recognised when a liability is incurred, or a constructive obligation arises, that results in the payment being unavoidable. Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where support costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are general administrative overheads which are not allocable to specific charitable activities. Governance costs are included as an element of general support costs. Governance costs include the cost of the preparation and audit of the statutory accounts, the cost of trustees' meetings and any legal advice to trustees on governance or constitutional matters. Both support and general governance costs have been allocated 75% to services to homeless people, 20% to the provision of key worker accommodation and 5% to fundraising activities.

The charity is not VAT registered and all expenses include applicable VAT.

The Whitechapel Mission**Notes to the financial statements****For the year ended 31 October 2023**

1. Accounting policies (continued)**f) Volunteers and donated services**

In accordance with the SORP the value of services provided by general volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' annual report.

g) Employment cost, pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

Other employment costs, such as the cost of unused holiday, is included in the year in which the charity receives the employment services. Any redundancy costs are recorded at the time the decision to make redundancies is communicated to the employees.

h) Donated goods

The Whitechapel Mission receives donations of food, toiletries bedding and clothing.

The SORP requires the valuation of donated good at fair value. Distributing and using donated goods in its service provision is an important part of the Mission's work, but it is difficult to place an accurate value on the donations.

The charity includes donated food and toiletries used in the delivery of services at the cost the charity estimates that it would pay for such goods if they were not donated. This assessment of value includes the bulk and trade discounts available for the large quantities of supplies used which may not be available to the original donor.

The charity includes donated clothing, bedding and other good distributed to beneficiaries at an estimate of value based on the volume of gifts received and used, compared to the volume of gifts recycled. A value is then estimated based on the price the charity could formerly obtain for that recycling. The charity receives both new and second items and there is no practical way in which the charity can more accurately assess the value of these donations, less the costs of collecting them from the donor where applicable, without using disproportionate resources in the calculation of a different estimate.

Some donated items may be held in stock where multiple similar items are donated at the same time. No valuation is given to stock held at the year end which is not thought to be material to the user of the accounts.

A small proportion of the clothing received is not suitable for distribution. Where this is the case, funds received from the recycling sales were recognised as donations at the time of sale. From January 2020 it was not possible to sell recycled clothing, but from July 2021 sales resumed.

i) Tangible fixed assets

Tangible fixed assets are included at their historical cost, except for the property occupied by the charity which is at an FRS102 transitional cost based on the value for insurance purposes as at 1st November 2015. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Motor vehicles	20% straight line
Equipment and furniture	10% straight line
Computer equipment: laptops	25% straight line
Computer equipment: desktops	33.33% straight line

No depreciation is provided on the property as the residual value is considered to be above the carrying value shown in the accounts. The property is reviewed annually for impairment.

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Taxation

The charity is exempt from tax on its charitable activities.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

1. Accounting policies (continued)

l) Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. The unrestricted funds in the financial statements all relate to operating activity.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for a particular restricted purpose, or from the donation of assets which have restrictions placed on their use. The restricted funds in the financial statements relate to the charity's property, donated for use in delivering the charity's main activities.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Endowment funds are received from donors where the terms specify that the capital of the fund should be held in perpetuity, but income earned may be applied to the charity's objects.

m) Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the accounts, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including other payables are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

2. Donations and legacies

	2023 Total £	2022 Total £
Donations from individuals	151,292	207,323
Gift Aid donations	248,474	292,017
Legacies	69,328	142,348
Donations from companies and charitable trusts	325,227	355,797
Estimate of the value of gifted provisions including food, clothing and toiletries	299,339	205,000
Donated clothing recycled	2,771	4,056
Fundraising activities	62,213	15,469
Total	<u>1,158,644</u>	<u>1,222,009</u>

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2023

3 Analysis of expenditure

	Raising funds		Charitable activities				2023 Total £	2022 Total £
	Raising funds £	Commercial rentals £	Services to homeless people £	Key worker accommodation £	Governance costs £	Support costs £		
Staff costs (Note 5)	49,652	-	413,405	14,937	-	181,356	659,350	557,785
Motor and travel	3,170	-	7,394	-	-	-	10,564	19,468
Purchased provisions including food, medical and supplies	19,429	-	182,978	-	-	-	202,407	160,954
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	299,339	-	-	-	299,339	205,000
Subscriptions	503	-	1,172	-	-	-	1,675	2,440
Depreciation of fixed assets	-	-	72,542	18,136	-	-	90,678	77,795
Premises maintenance	6,306	-	69,367	50,449	-	-	126,122	173,751
Administration	-	-	-	-	-	40,311	40,311	41,215
Communications	1,874	-	28,103	7,494	-	-	37,471	29,908
Audit and professional fees	-	7,800	7,262	-	12,000	-	27,062	12,666
	80,934	7,800	1,081,562	91,016	12,000	221,667	1,494,979	1,280,982
Support costs	11,083	-	166,250	44,333	-	(221,667)	-	-
Governance costs	600	-	9,000	2,400	(12,000)	-	-	-
Total expenditure 2023	92,617	7,800	1,256,812	137,749	-	-	1,494,979	1,280,982
Total expenditure 2022	84,684	1,700	1,049,021	145,576	-	-	1,280,982	

All expenditure was unrestricted across both years

The Whitechapel Mission**Notes to the Financial Statements****For the year ended 31 October 2023****3 Analysis of expenditure – prior year comparative**

	Raising funds		Charitable activities				2022 Total £
	Raising funds £	Commercial rentals £	Services to homeless people £	Key worker accommodation £	Governance costs £	Support costs £	
Staff costs (Note 5)	42,004	-	339,902	12,636	-	163,243	557,785
Motor and travel	5,840	-	13,628	-	-	-	19,468
Purchased provisions including food, medical and supplies	15,450	-	145,504	-	-	-	160,954
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	205,000	-	-	-	205,000
Subscriptions	732	-	1,708	-	-	-	2,440
Depreciation of fixed assets	-	-	62,236	15,559	-	-	77,795
Premises maintenance	8,688	-	95,563	69,500	-	-	173,751
Administration	-	-	-	-	-	41,215	41,215
Communications	1,495	-	22,431	5,982	-	-	29,908
Audit and professional fees	-	1,700	5,926	-	5,040	-	12,666
	74,209	1,700	891,898	103,677	5,040	204,458	1,280,982
Support costs	10,223	-	153,344	40,892	-	(204,458)	-
Governance costs	252	-	3,780	1,008	(5,040)	-	-
Total expenditure 2022	84,684	1,700	1,049,022	145,577	-	-	1,280,982

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

4. Net expenditure for the year

This is stated after charging / crediting:

	2023 £	2022 £
Interest payable	-	-
Depreciation	90,678	77,795
Trustees' remuneration	-	-
Trustees' reimbursed expenses	-	-
Auditors' remuneration:		
▪ Audit (excl. VAT)	10,000	4,200
	<u>10,000</u>	<u>4,200</u>

Trustees' reimbursed expenses represents the reimbursement of travel and subsistence costs to two (2022: two) members relating to attendance at meetings of the trustees.

5. Staff costs and numbers

Staff costs were as follows:

	2023 £	2022 £
Salaries and wages	579,076	489,709
Social security costs	52,773	45,236
Pension contributions	27,501	22,840
	<u>659,350</u>	<u>557,785</u>
Total emoluments paid to staff were:	<u>606,577</u>	<u>512,548</u>

Emoluments were paid to the wife of the CEO, under a contract of employment with the charity agreed by the Trustees and at a salary set by the Trustees. Further details can be found in note 13.

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

One employee earned between £60,001 and £70,000 during the year (2022: 1, £60,001-£70,000). £6,604 was made in employer's pension contributions during the year on behalf of this employee (2022: £4,100).

The average weekly number of employees (full-time equivalent) during the year was as follows:

	Head count	
	2023 No.	2022 No.
Employees	<u>18</u>	<u>15</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

6. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Motor vehicles £	Equipment £	Totals £
Cost					
At the start of the year	6,863,122	207,732	96,337	194,336	7,361,527
Additions in year		195,498	12,708	22,273	230,479
Disposals	-	-	-	(28,517)	(28,517)
At the end of the year	<u>6,863,122</u>	<u>403,230</u>	<u>109,045</u>	<u>188,092</u>	<u>7,563,489</u>
Depreciation					
At the start of the year	-	90,313	22,692	151,104	264,109
Charge for the year		39,759	20,153	30,766	90,678
Disposals	-	-	-	(28,510)	(28,510)
At the end of the year	<u>-</u>	<u>130,072</u>	<u>42,845</u>	<u>153,360</u>	<u>326,277</u>
Net book value					
At the end of the year	<u>6,863,122</u>	<u>273,158</u>	<u>66,200</u>	<u>34,732</u>	<u>7,237,212</u>
At the start of the year	<u>6,863,122</u>	<u>117,419</u>	<u>73,645</u>	<u>43,232</u>	<u>7,097,418</u>

The building occupied by the charity is held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees.

7. Investments

	2023 £	2022 £
Market value at the year start	42,707	43,523
Withdrawal from investment	-	-
Unrealised gain / (loss)	<u>177</u>	<u>(816)</u>
Market value at the year end	<u>42,884</u>	<u>42,707</u>
Cash	42,039	42,039
Pooled investments	<u>845</u>	<u>668</u>
	<u>42,884</u>	<u>42,707</u>

There were no investment assets held outside the UK

The majority of the investments are held in the Trustees Interest Fund by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees. The valuations, at market value, are those provided by TMCP. The unrealised gains arising on investments at the end of the year are shown in the SOFA and in Note 11 below.

8. Debtors and prepayments

	2023 £	2022 £
Trade debtors	98,363	163,974
Other debtors	<u>30,634</u>	<u>89,933</u>
	<u>128,998</u>	<u>253,907</u>

Other debtors contains a multi-year unrestricted grant of which nil (2022: £10,000) remained outstanding at the balance sheet date.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

9. Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	(6,175)	36,860
Taxation and social security	14,225	14,774
Accruals and deferred income	76,333	37,813
Other creditors	34,114	39,802
	<u>118,497</u>	<u>129,249</u>

Deferred income of £32,754 (2022 £30,380) represents rent received in advance.

10a. Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	374,090	6,863,122	-	7,237,212
Investments	42,884	-	-	42,884
Net current assets/(liabilities)	209,403	-	12,202	221,605
	<u>626,379</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,501,703</u>

10b. Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	234,296	6,863,122	-	7,097,418
Investments	42,707	-	-	42,707
Net current assets	437,269	-	12,202	449,471
	<u>714,272</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,596</u>

11a. Movements in funds (current year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	<u>6,875,324</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,875,324</u>
Unrestricted funds					
Operating fund	714,274	1,406,907	(1,494,979)	177	626,379
Total funds	<u>7,589,598</u>	<u>1,406,907</u>	<u>(1,494,979)</u>	<u>177</u>	<u>7,501,703</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

11b. Movements in funds (prior year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Donation to buy furniture	-	-	-	-	-
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,324	-	-	-	6,875,324
Unrestricted funds					
Operating fund	561,836	1,434,234	(1,280,982)	(816)	714,273
Total funds	7,437,160	1,434,234	(1,280,982)	(816)	7,589,598

11. Movements in funds (current year)\continued

Purposes of restricted funds

Included in fixed assets are land and buildings from which Whitechapel Mission operate, for which the title is held by the Trustees for Methodist Church Purposes (TMCP).

These assets have been included in the accounts of Whitechapel Mission as a restricted fund. Although the Whitechapel Mission have full use of the asset, for the current purposes the property does have to be returned to the control of TMCP if it is no longer used for those purposes. This obligation is in the nature of a restriction on the use of the asset and therefore this has been reflected in the accounts by treating the gift of the property as a restricted fund. The balance on the restricted fund therefore reflects the carrying value.

Purposes of endowment funds

The endowment funds represent funds provided by the C.T. Catlin Bequest. The money is invested to generate income which may be used without restriction, but the endowment is permanent and the capital may not be spent.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2023

12. Comparative information

The SOFA for the previous year, is as follows:

		Unrestricted operating fund £	Endowment fund £	2022 Total £
Donations and legacies	2	1,222,009	-	1,222,009
Charitable activities				
Contributions for meals and clothing		-	-	-
Key Worker accommodation		131,563	-	131,563
Other income				
Rental Income – Commercial		72,250	-	72,250
Investments		8,412	-	8,412
Total income		1,434,234	-	1,434,234
Expenditure on:				
<i>Raising funds:</i>				
Raising funds		86,384	-	86,384
Commercial rentals		-	-	-
<i>Charitable activities</i>				
Services to homeless people		1,049,021	-	1,049,021
Key Worker accommodation		145,576	-	145,576
Total expenditure		1,280,982	-	1,280,981
Net gains/(losses) on investment assets		(816)	-	(816)
Net Income/(expenditure)		152,438	-	152,438
Transfer between funds		-	-	-
Net movement in funds		152,438	-	152,438

The balance sheet for the previous year is as follows

	Unrestricted operating fund £	Restricted property fund £	Endowment fund £	2022 £
Fixed assets				
Tangible fixed assets	234,296	6,863,122	-	7,097,418
Investments	42,707	-	-	42,707
	<u>277,003</u>	<u>6,863,122</u>	<u>-</u>	<u>7,140,125</u>
Current assets				
Debtors	253,908	-	-	253,908
Cash at bank and in hand	312,610	-	12,202	324,812
	566,518	-	12,202	578,720
Liabilities				
Creditors: amounts falling due within one year	(129,249)	-	-	(129,249)
Net current assets/(liabilities)	<u>437,269</u>	<u>-</u>	<u>12,202</u>	<u>449,471</u>
Net assets	<u>714,274</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,598</u>

The Whitechapel Mission**Notes to the financial statements****For the year ended 31 October 2023**

The balance sheet for the previous year (continued)

Funds				
Restricted funds	-	5,740,954	-	5,740,954
Revaluation reserve	-	1,122,168	-	1,122,168
Unrestricted funds	714,274	-	-	714,274
Endowment funds	-	-	12,202	12,202
Total charity funds	714,274	6,863,122	12,202	7,589,598

13. Related party transactions

No trustee received a salary, benefits, travel expenses or other emoluments during the year. No trustees donated restricted funding in the current or prior year. Unrestricted donations totalled £3,070 (2022: £4,384).

The charity has close links to the Methodist Church who also retain legal ownership of the Mission's freehold building. No Methodists grants were received during the year (2022 No Methodists grants were received).

Key management comprises the two most senior employees: the chief executive and the manager of the centre. Salaries, employer's national insurance and employer's pension for key management totalled £131,075 (2022: £125,808). Key management are required to live in the Mission building in accommodation provided by the charity. The daughter of the key management also worked in the charity during the year in the communications team and earned £40,905 including employer's pension and National Insurance contributions (2022 £41,851).

Staff loans at the year end stood at £700 (2022: £700).

No separate trustee insurance was purchased during the year.

14. Contingent Asset

As at 31 October 2023, Tower Hamlets Circuit had agreed to provide any required support and financial assistance to The Whitechapel Mission to enable it to meet its annual obligations up to £50,000, this was increased to £100,000 in February 2024.

General Office:

Whitechapel Mission
212 Whitechapel Road
London E1 1BJ

Phone: 020 7247 8280

Email: mission@whitechapel.online

Website: <https://whitechapel.org.uk>

Blog: <https://blog.whitechapel.org.uk>

Registered Charity No: 227905



@whitechapelmiss



WhitechapelMission

THE WHITECHAPEL MISSION

England & Wales - Charity number 227905

Accounts

WHITECHAPEL MISSION

Annual Report 2022



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REPORT OF THE TRUSTEES

for the year ended 31st October 2022

The Trustees present their report along with the financial statements of the charity for the year ended 31st October 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Mission's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019.

STRUCTURE, GOVERNANCE and MANAGEMENT

The Whitechapel Mission is a Local Church under the Model Trusts established under the Methodist Church Act 1976 (the Trusts) and constitutes an unincorporated charity.

Trustee vacancies are advertised to the members, supporters and friends of the Mission, and more widely. In accordance with the Trusts, the Trustees are appointed by the members of the Mission from the membership at the Annual General Meeting. The Trustees endeavour to ensure that there are sufficient Members with the range of skills and experience necessary so that Trustees can be elected to meet the governance requirements of the Mission.

New Trustees who are not familiar with the responsibilities of a charity trustee are provided with Charity Commission guidance and any other training required. If new Trustees have not experienced working as a volunteer in one of the day to day services of the Mission the opportunity is provided for them to do so.

The Trustees normally meet every three months and have appointed sub committees for particular areas of business. Matters for decision are normally brought forward by a sub-committee, an individual Trustee or the Director, considered and, if necessary, voted on. Details of the Trustees who have served

during the year and since the year end together with other legal information required to be disclosed are set out on page 11

The charity is managed day to day by the Director in accordance with the objectives and policies decided by the Trustees.

The Mission is a Church in the Tower Hamlets Circuit of the Methodist Church and is represented on the Circuit Meeting. Presbyters appointed to the Circuit are entitled to be Trustees of the Mission. Rev Jenny Impey is a Trustee. The Circuit is entitled to appoint an additional Trustee to the Mission, though the post is currently vacant.

Remuneration of the staff of the Mission is set with regard to market rates for similar employment and the policy of the Methodist Church with regard to the Living Wage.

FINANCIAL REVIEW

The accounts have been prepared under the accounting standard, FRS 102.

The charity made an operating surplus of £128,021 (2021: £210,732) in the year. While smaller than last year this is still a welcome result reflecting the continuing generosity of our supporters.

Most types of voluntary income were down this year on last, with the most significant fall in company donations, which were particularly high in 2021. Legacy income was £142,348, significantly more than last year's £25,000 The Mission is most grateful to the supporters who remember us in their will, and this increase is a welcome offset to falls in other sources of income, but we continue to recognise that this is an unpredictable source of income which cannot be relied on to cover routine expenses.

Gifts in kind are valued at £205,000 this year, offset by the same figure in expenditure. These figures are £163,519 less than last year, but do not affect the surplus.

Total voluntary income was down by £209,465 on last year's record figure, or down by £45,946 when the estimate of gifts in kind is taken into account. We are grateful for all our supporters, who have allowed the Mission to cope with continued high demand for our services

Other income, mainly from rental of shops and key worker housing, was £211,637 (2021: £195,943).

Total recurrent costs at £ 1,280,982 (2021: £ 1,419,361) are down on last year, but up by £24,140 after gifts in kind are taken into account.

Staff costs have been reduced by £45,000 and administration by £30,000, but provisions costs have increased by £30,000. Because cash flow was strong the opportunity was taken to make progress on maintenance tasks with £75,000 additional spending.

The value of the restricted property fund is unchanged from last year at £6,863,122 in accordance with the accounting policy established in 2017 for FRS 102 and explained in note 1 to the accounts. Total funds at the year end were £7,589,598 of which most were in the restricted property fund (£6,863,122) a small amount in the endowment fund (£12,202). Free reserves, those unrestricted reserves not invested in illiquid fixed assets, stood at £479,978.

Capital expenditure was greater than last year at £118,212 (2021: £71,792)

PUBLIC BENEFIT

The Trustees have had regard to the Charity Commission's guidance on public benefit in setting its objectives and planning its activities. The sections of this report headed 'Activities' and 'Achievements and performance' report on the Mission's activities and successes. The work of the Mission benefits homeless people and key workers who access its services, and members of the public who are informed about homelessness, through our website, publications and talks.

OBJECTS OF THE WHITECHAPEL MISSION

The constitution of the Mission permits a wide range of objects. The main objects of the Mission are:

- The support of homeless people
- Provision of housing for key workers

ACTIVITIES

In order to support homeless people, the Mission has provided:

- A free hot breakfast served every day of the year
- Washing facilities, including showers and clean clothes
- Assistance to homeless people to secure hostel accommodation
- Assistance to homeless people to secure employment
- Employment, legal and benefit advice
- Educational services, including cooking, maths and computer classes
- Visiting medical, dental and hairdressing services
- Facilities to enable homeless people to be able to communicate with family and with statutory authorities

In order to provide housing for key workers the Mission has let 11 flats to medical staff from local hospitals at an affordable rent.

The Mission would not be able to achieve its aims and objectives without the generous gifts of time and effort given freely by volunteers. Our volunteers help in a variety of roles including the kitchen, sorting and distributing donations and giving general support to the people who use our services. The number of volunteers hours given in the year is estimated at 23,914. This has risen again, since the covid restrictions and now that the risk of introducing infection into the Mission has reduced.

ACHIEVEMENTS AND PERFORMANCE

The purpose of the Mission is to support any homeless person coming through the doors of the day centre, and to provide help and advice to assist them so that they are no longer homeless and in need of support. Ultimate success would therefore be indicated by a reduction in the number of people seeking our services. Unfortunately, pressures in society outside the Mission mean that demand has not reduced. 32% of people using our services have been in care at some time and 38% have been in prison.

The Mission is open 365 days a year and about 350 people attend the day centre every day. However, 8,225 different people used the day centre during the year, of whom 2,931 used our advice services, an increase of 11% over last year. This shows that many people find the help they need and move on, to be replaced by others newly in need.

PLANS FOR THE FUTURE PERIODS

The Trustees consider that the Mission is effective in its current activities, and that it should first ensure that those services can continue in the face of increasing demand and emerging strains on the physical capacity of the building. Accordingly, plans to improve the use of the existing space are in hand.

Efforts will continue to find new and varied sources of funding to ensure that the Mission remains financially resilient and can raise additional funds to meet demand.

FUNDRAISING

The charity does not employ a professional fundraiser, nor does the charity contract with any commercial fundraising agencies. The charity is registered with the Fundraising Regulator and has signed up to The code of Fundraising Practice, and the charity does have regulatory procedures in place covering fundraising. No complaints have been received by the charity from its fundraising.

The charity only sends fundraising material and updates on the charity's work to individuals who have actively opted in to receive contact of this nature from the charity in order to protect the public from intrusion. We aim to protect vulnerable members of the public from persistent contact by ensuring that updates on the charity's activities are not too frequent, and are controlled at chief executive level.

Face to face fundraising activity is largely confined to instances where the charity is approached by an organisation to arrange a discussion on the work of the charity, where donations may be collected.

RESERVE POLICY AND GOING CONCERN STATEMENT

The Mission aims to maintain a level of reserves sufficient for it to maintain stability through a period of variable income such as that it experienced in 2016. The Trustees would like to maintain a free reserve equivalent to three months expenditure (net of depreciation and gifts in kind) for these purposes. At the year end this target had been achieved and the free reserve stood at £479,978. As well as the free reserves the Mission has promises of support if needed from the Tower Hamlets Circuit amounting to £100,000 in total.

The accounts have been prepared on a going concern basis.

The Trustees consider that the charity's funds should have little exposure to risk. Accordingly, the charity has minimal investments not held on bank deposit to allow ready access to monies as and when required. The charity's investments are held and managed by the Methodist Church and are invested in accordance with the social, environmental and ethical principles of the Methodist Church.

In common with all Methodist charities, the Charity's property is held by the Trustees for Methodist Church Purposes.

RISK MANAGEMENT

The strategic and operational risks involved in running the charity are kept under review by the Trustees and action is taken whenever necessary to ensure that, as far as is reasonably practical, these risks are negated. Where it is considered appropriate suitable insurance cover is in place.

The Mission has rigorous operational procedures to ensure that Health and Safety risks arising from its provision of services to homeless people are minimised. Special risk assessments were undertaken and precautions were put in place after the Covid-19 outbreak. These assessments and the appropriate precautions have been continually reviewed as the outbreak progressed.

Regular and rigorous checks are made on the security of the Mission's web-site.

TRUSTEES' RESPONSIBILITIES IN RELATIONS TO THE FINANCIAL STATEMENTS

The Trustees are responsible for preparing the report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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;
- and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 23rd August 2023 and signed on their behalf by:

Michael Spurr
Chair

Keith Aldred
Treasurer

MISSION STATEMENT

Founded in 1876, Whitechapel Mission has been caring for the poor and homeless of London regardless of race or religion, in their struggle against hunger, poverty, disease, prejudice and exclusion.

Our work is inspired by our Christian concern.

General Office:

The Whitechapel Mission
212, Whitechapel Road
London E1 1BJ

Telephone:

03000 111 400
020 7247 8280
020 7247 8281

Registered Charity No:

227905

email:

mission@whitechapel.org.uk

website:

www.whitechapel.org.uk

Director:

Tony Miller MBE

Whitechapel Mission Managing Trustees:

Continuous

Mr Michael Spurr

(Chair)

Mr Paul Hornsby

(Secretary)

Dr Keith Aldred

(Treasurer)

Mr Peter Butt

Mr Stephen Perry

Mr Peter Barlow

Ms Joanna Fozzard

Ms Cheryl Gurnham

Revd Jennifer Smith

Revd Jenny Impey

Bankers:

Barclays Bank PLC
Mile End and Bow Branch
240, Whitechapel Road
London
E1 1BS

Independent Auditors:

Begbies Chartered Accountants
9 Bonhill Street
London
EC2A 4DJ

Solicitors:

Lovell Son & Pitfield
9 Gray's Inn Square
Gray's Inn
London. WC1R 5JT

Investment Advisers:

Central Finance Board Investment Unit
9 Bonhill Street
London
EC2A 4PE

DIRECTOR'S COMMENTS

As society slowly recovers from the effects of two years of pandemic, it becomes clear that this has cost the country huge amounts of money and is now having an effect of the cost of living. Add to this the conflict that started during the year in Ukraine and the impact upon energy bills, we are seeing this impact our numbers and the demands upon our services.

The number of services that are available to people sleeping rough has reduced since Covid and some services have changed the way they operate, meaning that there are fewer places offering food, shelter and advice.

We are also seeing an increase in people coming to our door, with no history of rough sleeping, but are struggling to cope with the cost of living and worried about losing their accomodation.

Our advice centre has seen higher numbers than ever before and our outcomes are also higher than ever. The rate of homelessness in London has continued to rise due to the impact of the pandemic, and now the cost of living. The Whitechapel Mission is striving daily to provide needed relief and hope to our guests in need!

However, we continue to be inspired by the kindness and resilience we see from everybody involved in our work, from our



volunteers and staff to the supporters who make our work possible.

With your help, we have seen the incredible things that can happen when people come together to help one another. Thank you for being a part of service provision this year. We couldn't do what we do without you.

We remain open and serving!

TONY MILLER MBE

VOLUNTEERS

In July 2021, we saw the first volunteer groups return to the kitchens, with requests for breakfast volunteering going crazy from mid-September. **Volunteers are an important and integral part of our work, and we are pleased to see the return of some old friends and many new ones.**

Since then, the volunteering requests have just continued to rise and during the year, we have welcomed 2,819 volunteers, who have donated 23,914 hours of their time. Many new companies requesting to join our volunteering programme, as well as the return of many long term supporting companies.

Very quickly we had filled every volunteering opportunity for the next 6 months and discovered that this was very difficult to manage and led to higher levels of cancellation. We are now limiting the bookings to only 4 months into the future and every date is filled.

Our guests and our staff enjoy meeting the new volunteers each morning and having the interaction across the counter as they specify how they wish to have their tea or coffee made, or what they would like for breakfast. An important element of humanity is the interaction between us.

We are grateful to all of the volunteers who get up so early in the morning to join us as we attempt to make a difference for an ever increasing number of people looking for help.



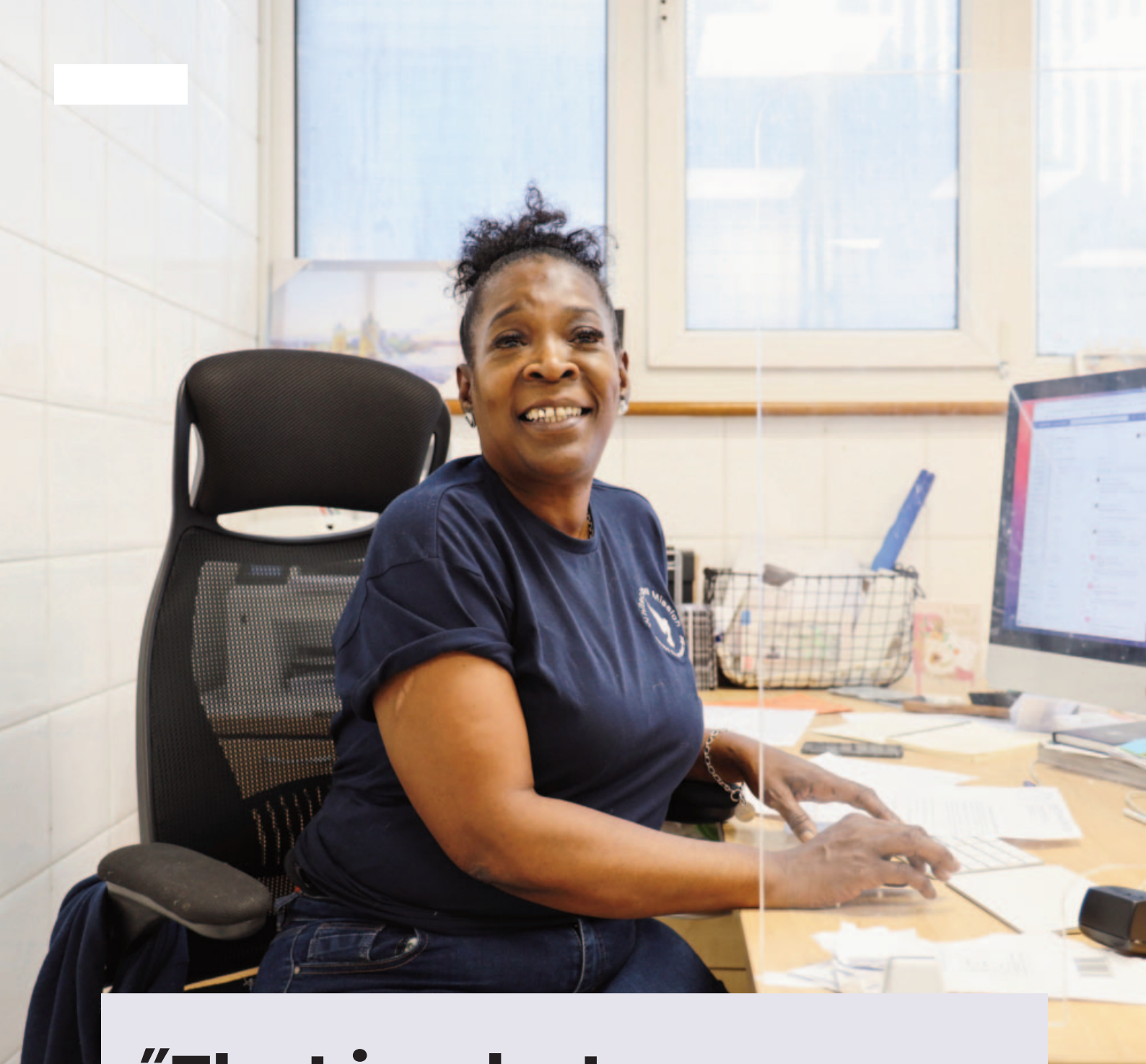
Over **2,819**

volunteers, offering over

23,914

hours of their time.





“That is what we offer in the LifeSkills, all said and done, we offer hope.”

– Sonia, Advice Worker

SERVICES

As we mentioned in last years report, we were looking forward to putting back all of the dining tables and allowing people to sit and take their time of eating breakfast. In March 2022 we were able to open the showers without time or number restrictions and instantly saw the numbers wishing to take advantage of a shower shoot up to over 150 a day.

We were also able to put all of the tables back and allow people to take their time over eating and to enjoy interaction.

And, most importantly, we were able to welcome back volunteers to the Advice Centre which would allow more people into the advice centre to begin the conversations that could changes lives.

2,931
**people used our
advice services
during
the past year**

Some people just need a listening ear and somebody to share their fears with.

We upgraded the computers within the computer suite to M1 apple Macs. Using the build-in guest accounts, it means that no data is stored on the computer, and therefore it is not possible to see the previous users applications for employment, benefits or housing.

We are also seeing a higher number of people, with no history of homelessness, asking for advice as they struggle to pay bills and keep on top of rent payments. They are worried about becoming a rough sleeper.

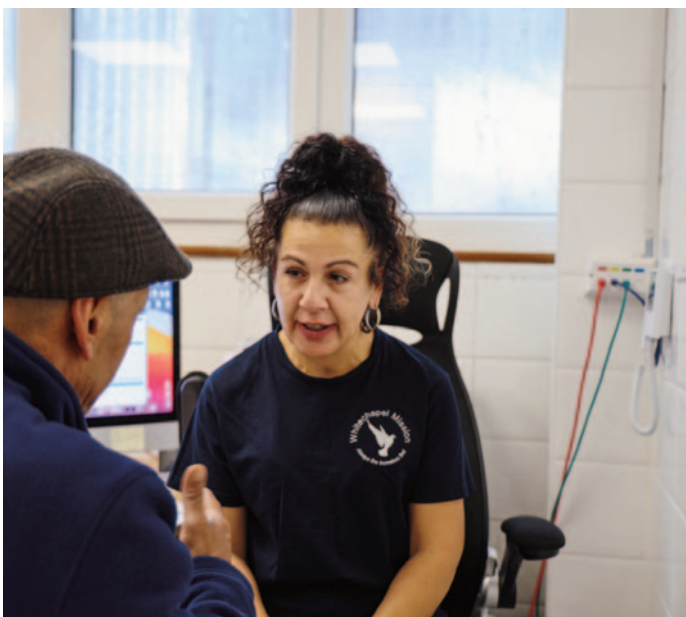
44%
**of people using our
services are under 26
years of age.**

TEAM MEMBERS

Sadly, during the year, we have seen Emma and Chandrani leave the mission team as they move on to new horizons. They will both be missed and we wish them the best.

The rest of the team prepare for Christmas and the winter, where we expect to see more people in difficulty as the gas and electric bills make life very difficult.

We remain open to all and provide our essential services everyday!



THANK YOU

#OurCovidHeros-This must start with a huge thank you to the members of staff who insisted that the Mission remained open and continues to assist people on a daily basis. Everything that we have managed to achieve during this difficult time would not have been possible without the staff being here each day.

And then, to all of you who have supported us over the past year in so many different ways we say a sincere "Thank you". Our continued service could not happen without the support you have given us.

We hope that you are proud to be a member of the 'Whitechapel family' and that we will be able to count on your continued support for a long time to come. To mention any groups or individuals by name when so many have played a part in our story during the past year is difficult, but we really do need to thank our 5000club partners and supporters for their commitment to our work. The 5000club are those partners and supporters who have backed their giving of gifts and volunteering with a donation of £5,000 or more and their commitment is so important for the continuing work here.

During the past year our 5000club partners were:

Barclays Bank

Deutsche Bank

Dentons LLP

Credit Agricole

Eversheds Sutherland

Northriver Limited

CMS Cameron McKenna Nabarro Olswang

Worshipful Company of Leathersellers

Worshipful Company of Glovers

Worshipful Company of Coopers

Worshipful Company of Pewterers

Our aim is to serve the homeless and marginalised men and women who have become caught in the cycle of poverty, hopelessness and dependencies of many kinds, and our goal is to see their lives transformed to hope, joy and lasting productivity.

Over the past twelve months your help and support has enabled us to reach out and made a difference to those who have nowhere else to turn. Together we are The Whitechapel Mission and together, with your continued help and support, we will keep going towards our goal.

In this Annual Report 2022 we have again tried to give you an insight into the work that goes on here at The Whitechapel Mission each and every day and hopefully you will have gained the sense of the urgency and the importance of what we do for those for whom The Whitechapel Mission and our promise is all they have to hold on to.

As we enter another year of service together, please will you continue to pray for everyone connected to the Whitechapel Mission– the staff, trustees, volunteers, supporters and guests alike.

And thank you all once again.

Independent auditors' report

To the trustees of

Whitechapel Mission

Opinion

We have audited the accounts of The Whitechapel Mission for the year ended 31 October 2022 which comprise the Statement of Financial Activities, The Balance Sheet, The Statement of Cash flows and the notes to the accounts, 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 accounts:

- give a true and fair view of the state of the charity's affairs as at 31 October 2022 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 Charities Act 2011.

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 accounts section of our report. We are independent of the Whitechapel Mission in accordance with the ethical requirements that are relevant to our audit of the accounts 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.

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the report of the trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the statement of trustees' responsibilities, the trustees 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

Extent to which the audit was capable of detecting irregularities, including fraud

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:

- Agreement of the financial statement disclosures to underlying supporting documentation;
- Enquiries of management and the trustees as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- Review of minutes of Board meetings throughout the period;
- incorporating unpredictability into the nature, timing and/or extent of testing.
- Evaluation of the selection and application of the accounting policies chosen by the charity.
- In relation to the risk of management override of internal controls, by undertaking procedures to review journal entries and evaluating whether there was evidence of bias that represented a risk of material misstatement due to fraud; and
- We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur by considering the key risks impacting the financial statements.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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

Other matters which we are required to address

Your attention is drawn to the fact that the charity has prepared accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Begbies

Chartered Accountants and Statutory Auditors
9 Bonhill Street, London, EC2A 4DJ

Begbies is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2022

	Note	Unrestricted operating fund £	Restricted property fund £	Endowment fund £	2022 Total £	2021 Total £
Income from:						
Donations and legacies	2	1,222,009	-	-	1,222,009	1,431,474
Charitable activities						
Key Worker accommodation		131,563	-	-	131,563	126,920
Other income						
Rental Income – Commercial		72,250	-	-	72,250	67,700
Investments		8,412	-	-	8,412	1,323
Total income		<u>1,434,234</u>	<u>-</u>	<u>-</u>	<u>1,434,234</u>	<u>1,627,417</u>
Expenditure on:						
<i>Raising funds:</i>						
Raising funds	3	86,384	-	-	86,384	103,386
<i>Charitable activities</i>						
Services to homeless people	3	1,049,021	-	-	1,049,021	1,188,006
Key Worker accommodation	3	145,576	-	-	145,576	127,969
Total expenditure		<u>1,280,982</u>	<u>-</u>	<u>-</u>	<u>1,280,982</u>	<u>1,419,361</u>
Net gains/(losses) on investment assets		(816)	-	-	(816)	2,675
Net Income/(expenditure)	4	<u>152,438</u>	<u>-</u>	<u>-</u>	<u>152,438</u>	<u>210,732</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>152,438</u>	<u>-</u>	<u>-</u>	<u>152,438</u>	<u>210,732</u>
Reconciliation of funds						
Total funds brought forward		<u>561,836</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,437,160</u>	<u>7,226,428</u>
Total funds carried forward	11	<u><u>714,274</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u>7,589,598</u></u>	<u><u>7,437,160</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated

The Whitechapel Mission

Balance sheet

31 October 2022

	Note	Unrestricted operating fund	property fund	Endowment fund	2022	2021
		£	£	£	£	£
Fixed assets						
Tangible fixed assets	6	234,296	6,863,122	-	7,097,418	7,069,808
Investments	7	42,707	-	-	42,707	43,523
		<u>277,003</u>	<u>6,863,122</u>	<u>-</u>	<u>7,140,125</u>	<u>7,113,331</u>
Current assets						
Debtors	8	253,908	-	-	253,908	196,702
Cash at bank and in hand		312,610	-	12,202	324,812	321,667
		566,518	-	12,202	578,720	518,369
Liabilities						
Creditors: amounts falling due	9	(129,249)	-	-	(129,249)	(194,540)
Net current assets/(liabilities)		<u>437,269</u>	<u>-</u>	<u>12,202</u>	<u>449,471</u>	<u>323,829</u>
Net assets		<u>714,274</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,598</u>	<u>7,437,160</u>
Funds						
Restricted funds	10	-	5,740,954	-	5,740,954	5,740,954
Revaluation reserve		-	1,122,168	-	1,122,168	1,122,168
Unrestricted funds		714,274	-	-	714,274	561,836
Endowment funds		-	-	12,202	12,202	12,202
Total charity funds	11	<u>714,274</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,598</u>	<u>7,437,160</u>

Approved by the trustees on

and signed on their behalf by

Michael Spurr, Chair

Keith Aldred, Treasurer

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2022

Statement of cash flows

	2022	2021
	£	£
<i>Cash flow from operating activities:</i>		
<i>Net cash provided by operating activities</i>	<u>40,695</u>	<u>49,745</u>
<i>Cash flow from investing activities:</i>		
Dividends, interest and rent from investments	80,662	69,024
Proceeds from sale of property, plant and equipment		
Purchase of property, plant and equipment	(118,212)	(71,792)
Proceeds from the sale of investments	-	-
Purchase of investments		
<i>Net cash provided by investing activities</i>	<u>(37,550)</u>	<u>(2,768)</u>
<i>Cash flow from financing activities:</i>		
Repayments of borrowing		
Cash inflows from new borrowing		
Receipt of endowment		
<i>Net cash provided by financing activities</i>	<u>-</u>	<u>-</u>
<i>Change in cash and cash equivalents in the reporting period</i>	<u>3,145</u>	<u>46,977</u>
<i>Cash and cash equivalents at the beginning of the reporting period</i>	<u>321,667</u>	<u>274,690</u>
<i>Cash and cash equivalents at the end of the reporting period</i>	<u><u>324,812</u></u>	<u><u>321,667</u></u>

Reconciliation of net income/(expenditure) to net cash flow from operating activities

<i>Net income/(expenditure) for the year as per the statement of financial activities</i>	152,438	210,732
Adjustments for:		
Depreciation	77,795	68,665
(Gains)/losses on investments	816	(2,675)
Dividends, interest and rent from investments	(80,662)	(69,023)
Profit/(loss) on disposal of fixed assets	12,807	-
(Increase)/decrease in stock		
(Increase)/decrease in debtors	(57,206)	(117,523)
Increase/(decrease) in creditors	(65,293)	(40,431)
<i>Net cash provided by operating activities</i>	<u><u>40,695</u></u>	<u><u>49,745</u></u>

The charity has no net debt

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

1. Accounting policies

a) Statutory information

The Whitechapel Mission is an unincorporated charity registered with the Charity Commission in England & Wales as established by the Model Trust deed of the Methodist Church of 1932, dated 15th December 1932 as amended 30th August 1967 and 2nd November 1994.

b) Basis of preparation

The accounts have been prepared in accordance with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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

c) Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity continues to adopt the going concern basis of accounting in preparing the accounts. The Mission also has promises of support if needed from the The Methodist Church in Tower Hamlets amounting to £100,000 in total. Therefore the trustees consider the going concern basis to be appropriate.

d) Incoming resources

Income is brought into account when it is more likely than not that the economic benefit of the income will accrue to the charity.

Voluntary income including donations, gifts and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods: or the donor has imposed conditions which must be met before the charity has unconditional entitlement. Gift Aid due on donations is included in the year in which the donation is received.

Income from charitable activities are sums received from carrying out the charity's objects. Income is comprised of rent from key worker accommodation accounted for on a receivable basis and contributions by beneficiaries for food and other items accounted for on receipt.

Income from commercial rentals is funds received from letting part of the main church building which is in commercial use.

Income from investments is comprised of bank interest. Interest is recognised on a receivable basis.

e) Resources expended

Expenditure is recognised when a liability is incurred, or a constructive obligation arises, that results in the payment being unavoidable. Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where support costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are general administrative overheads which are not allocable to specific charitable activities. Governance costs are included as an element of general support costs. Governance costs include the cost of the preparation and audit of the statutory accounts, the cost of trustees' meetings and any legal advice to trustees on governance or constitutional matters. Both support and general governance costs have been allocated 75% to services to homeless people, 20% to the provision of key services. The charity is not VAT registered and all expenses include applicable VAT.

f) Volunteers and donated services

In accordance with the SORP the value of services provided by general volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' annual report.

g) Employment cost, pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

Other employment costs, such as the cost of unused holiday, is included in the year in which the charity receives the employment services. Any redundancy costs are recorded at the time the decision to make redundancies is communicated to the employees.

1. Accounting policies (continued)

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

h) Donated goods

The Whitechapel Mission receives donations of food, toiletries bedding and clothing.

The SORP requires the valuation of donated good at fair value. Distributing and using donated goods in its service provision is an important part of the Mission's work, but it is difficult to place an accurate value on the donations.

The charity includes donated food and toiletries used in the delivery of services at the cost the charity estimates that it would pay for such goods if they were not donated. This assessment of value includes the bulk and trade discounts available for the large quantities of supplies used which may not be available to the original donor.

The charity includes donated clothing, bedding and other good distributed to beneficiaries at an estimate of value based on the volume of gifts received and used, compared to the volume of gifts recycled. A value is then estimated based on the price the charity could formerly obtain for that recycling. The charity receives both new and second items and there is no practical way in which the charity can more accurately assess the value of these donations, less the costs of collecting them from the donor where applicable, without using disproportionate resources in the calculation of a different estimate.

Some donated items may be held in stock where multiple similar items are donated at the same time. No valuation is given to stock held at the year end which is not thought to be material to the user of the accounts.

A small proportion of the clothing received is not suitable for distribution. Where this is the case, funds received from the recycling sales were recognised as donations at the time of sale. From January 2020 it was not possible to sell recycled clothing,

i) Tangible fixed assets

Tangible fixed assets are included at their historical cost, except for the property occupied by the charity which is at an FRS102 transitional cost based on the value for insurance purposes as at 1st November 2015. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Motor vehicles	20% straight line
equipment and furniture	10% straight line
Computer equipment: laptops	25% straight line
Computer equipment: desktops	33.33% straight line

No depreciation is provided on the property as the residual value is considered to be above the carrying value shown in the accounts. The property is reviewed annually for impairment

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not

k) Taxation

The charity is exempt from tax on its charitable activities.

l) Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. The unrestricted funds in the financial statements all relate to operating activity.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for a particular restricted purpose, or from the donation of assets which have restrictions placed on their use. The restricted funds in the financial statements relate to the charity's property, donated for use

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Endowment funds are received from donors where the terms specify that the capital of the fund should be held in perpetuity, but income earned may be applied to the charity's objects.

2. Donations and legacies

	2022	2021
	Total	Total
	£	£
Donations from individuals	207,323	190,202
Gift Aid donations	292,017	346,476
Legacies	142,348	25,000
Donations from companies and charitable trusts	355,797	459,296
Estimate of the value of gifted provisions including food, clothing and toiletries	205,000	368,519
Donated clothing recycled	4,056	1,865
Fundraising activities	15,469	40,116
Total	1,222,009	1,431,474

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2022

3 Analysis of expenditure

	Raising funds		Charitable activities				2022 Total £	2021 Total £
	Raising funds £	Commercial rentals £	Services to homeless people £	Key worker accommodation £	Governance costs £	Support costs £		
Staff costs (Note 5)	42,004	-	339,902	12,636	-	163,243	557,785	603,346
Motor and travel	5,840	-	13,628	-	-	-	19,468	9,112
Purchased provisions including food, medical and supplies	15,450	-	145,504	-	-	-	160,954	131,094
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	205,000	-	-	-	205,000	368,519
Subscriptions	732	-	1,708	-	-	-	2,440	4,983
Depreciation of fixed assets	-	-	62,236	15,559	-	-	77,795	68,665
Premises maintenance	8,688	-	95,563	69,500	-	-	173,751	97,971
Administration	-	-	-	-	-	41,215	41,215	71,523
Communications	1,495	-	22,431	5,982	-	-	29,908	53,851
Audit and professional fees	-	1,700	5,926	-	5,040	-	12,666	10,298
	74,209	1,700	891,898	103,677	5,040	204,458	1,280,982	1,419,361
Support costs	10,223	-	153,343	40,892	-	(204,458)	-	-
Governance costs	252	-	3,780	1,008	(5,040)	-	-	-
Total expenditure 2022	84,684	1,700	1,049,021	145,576	-	-	1,280,982	1,419,361
Total expenditure 2021	103,146	240	1,188,006	127,969	-	-	1,419,361	

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2022

5 Analysis of expenditure – prior year comparative

	Raising funds		Charitable activities		Governance costs	Support costs	2021 Total £
	Raising funds £	Commercial rentals £	homeless people £	Key worker accommodation £			
Staff costs (Note 5)	68,771	-	338,479	12,183	-	183,913	603,346
Motor and travel	2,733	-	6,378		-	-	9,111
Purchased provisions including food, medical and supplies	9,531	-	121,563	-	-	-	131,094
Estimate of the value of gifted provisions including food, clothing and toiletries	-	-	368,519	-	-	-	368,519
Subscriptions	1,495	-	3,488	-	-	-	4,983
Depreciation of fixed assets	-	-	54,932	13,733	-	-	68,665
Premises maintenance	4,899	-	53,884	39,188	-	-	97,971
Administration	-	-	-	-	-	71,523	71,523
Communications	2,693	-	40,388	10,770	-	-	53,851
Audit and professional fees	-	240	5,018	-	5,040	-	10,298
	90,122	240	992,649	75,874	5,040	255,436	1,419,361
Support costs	12,772	-	191,577	51,087	-	(255,436)	-
Governance costs	252	-	3,780	1,008	(5,040)	-	-
Total expenditure 2021	103,146	240	1,188,006	127,969	-	-	1,419,361

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

4. Net expenditure for the year

This is stated after charging / crediting:

	2022	2021
	£	£
Interest payable	-	-
Depreciation	77,795	68,665
Trustees' remuneration	-	-
Trustees' reimbursed expenses	-	-
Auditors' remuneration:		
▪ Audit (excl. VAT)	4,200	4,200
	<u>4,200</u>	<u>4,200</u>

Trustees' reimbursed expenses represents the reimbursement of travel and subsistence costs to two (2021: two)

5. Staff costs and numbers

Staff costs were as follows:

	2022	2021
	£	£
Salaries and wages	489,709	534,424
Social security costs	45,236	46,403
Pension contributions	22,840	22,520
	<u>557,785</u>	<u>603,347</u>
Total emoluments paid to staff were:	<u>512,549</u>	<u>556,943</u>

Emoluments were paid to the wife of the CEO, under a contract of employment with the charity agreed by the Trustees and at a salary set by the Trustees. Further details can be found in note 13.

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

One employee earned between £60,001 and £70,000 during the year (2021: 1, £60,001-£70,000). £4,100 was made in employer's pension contributions during the year on behalf of this employee (2022: £2,635).

The average weekly number of employees (full-time equivalent) during the year was as follows:

	Head count	
	2022	2021
	No.	No.
Employees	<u>15</u>	<u>16</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

6. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Motor vehicles £	Equipment £	Totals £
Cost					
At the start of the year	6,863,122	195,718	65,582	179,181	7,303,603
Additions in year		12,014	85,188	21,010	118,212
Disposals	–	–	(54,433)	(5,855)	(60,288)
At the end of the year	<u>6,863,122</u>	<u>207,732</u>	<u>96,337</u>	<u>194,336</u>	<u>7,361,527</u>
Depreciation					
At the start of the year	–	70,444	45,634	117,717	233,794
Charge for the year		19,869	18,684	39,242	77,795
Disposals	–	–	(41,626)	(5,855)	(47,481)
At the end of the year	–	<u>90,313</u>	<u>22,692</u>	<u>151,104</u>	<u>264,109</u>
Net book value					
At the end of the year	<u>6,863,122</u>	<u>117,419</u>	<u>73,645</u>	<u>43,232</u>	<u>7,097,418</u>
At the start of the year	<u>6,863,122</u>	<u>125,274</u>	<u>19,948</u>	<u>61,464</u>	<u>7,069,809</u>

The building occupied by the charity is held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees.

7. Investments

	2022 £	2021 £
Market value at the year start	43,523	40,848
Withdrawal from investment	–	–
Unrealised gain / (loss)	(816)	2,675
Market value at the year end	<u>42,707</u>	<u>43,523</u>
Cash	42,039	42,039
Pooled investments	668	1,485
	<u>42,707</u>	<u>43,523</u>

There were no investment assets held outside the UK

The majority of the investments are held in the Trustees Interest Fund by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees. The valuations, at market value, are those provided by TMCP. The unrealised gains arising on investments at the end of the year are shown in the SOFA and in Note 11 below.

8. Debtors and prepayments

2022 2021

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

	£	£
Trade debtors	163,974	74,885
Other debtors	89,933	121,818
	<u>253,908</u>	<u>196,703</u>

Other debtors contains a multi-year unrestricted grant of which £10,000 (2021: £20,000) remained outstanding at the balance sheet date. Other debtors in 2021 also included the cost of a new donation collection vehicle and trailer which had yet to be delivered at the year end and are also reflected in trade creditors.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

9. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	36,860	79,418
Taxation and social security	14,774	16,626
Accruals and deferred income	37,813	42,533
Other creditors	39,802	55,963
	<u>129,249</u>	<u>194,540</u>

Deferred income of £30,380 (2021 £29,449) represents rent received in advance.

10a. Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	234,296	6,863,122	-	7,097,418
Investments	42,707	-	-	42,707
Net current assets/(liabilities)	437,269	-	12,202	449,471
	<u>714,273</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,589,597</u>

10b. Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	206,686	6,863,122	-	7,069,808
Investments	43,523	-	-	43,523
Net current assets	311,627	-	12,202	323,829
	<u>561,836</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,437,160</u>

11 a. Movements in funds (current year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
	<u>6,875,324</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,875,324</u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

Unrestricted funds					
Operating fund	<u>561,836</u>	<u>1,434,234</u>	<u>(1,280,982)</u>	<u>(816)</u>	<u>714,274</u>
Total funds	<u><u>7,437,160</u></u>	<u><u>1,434,234</u></u>	<u><u>(1,280,982)</u></u>	<u><u>(816)</u></u>	<u><u>7,589,598</u></u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

11 b. Movements in funds (prior year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	-	-	-	12,202
Donation to buy furniture	-	-	-	-	-
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,324	-	-	-	6,875,324
Unrestricted funds					
Operating fund	351,104	1,627,417	(1,419,361)	2,675	561,835
Total funds	7,226,428	1,627,417	(1,419,361)	2,675	7,437,160

11. Movements in funds (current year) (continued)

Purposes of restricted funds

Included in fixed assets are land and buildings from which Whitechapel Mission operate, for which the title is held by the Trustees for Methodist Church Purposes (TMCP).

These assets have been included in the accounts of Whitechapel Mission as a restricted fund. Although the Whitechapel Mission have full use of the asset, for the current purposes the property does have to be returned to the control of TMCP if it is no longer used for those purposes. This obligation is in the nature of a restriction on the use of the asset and therefore this has been reflected in the accounts by treating the gift of the property as a restricted fund. The balance

Purposes of endowment funds

The endowment funds represent funds provided by the C.T. Catlin Bequest. The money is invested to generate income which may be used without restriction, but the endowment is permanent and the capital may not be spent.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

12. Comparative information

The SOFA for the previous year, is as follows:

		Unrestricted operating fund	Endowment fund	2021 Total £
		£	£	£
Donations and legacies	2	1,431,474	-	1,431,474
Charitable activities				
Contributions for meals and clothing		-	-	-
Key Worker accommodation		126,920	-	126,920
Other income				
Rental Income – Commercial		67,700	-	67,700
Investments		1,323	-	1,323
Total income		<u>1,627,417</u>	<u>-</u>	<u>1,627,417</u>
Expenditure on:				
<i>Raising funds:</i>				
Raising funds		103,386	-	103,386
Commercial rentals		-	-	-
<i>Charitable activities</i>				
Services to homeless people		1,188,006	-	1,188,006
Key Worker accommodation		127,969	-	127,969
Total expenditure		<u>1,419,361</u>	<u>-</u>	<u>1,419,361</u>
Net gains/(losses) on investment assets		2,675	-	2,675
Net Income/(expenditure)		<u>210,732</u>	<u>-</u>	<u>210,732</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds:		210,732	-	210,732

The balance sheet for the previous year is as follows

	Unrestricted operating fund	Restricted property fund	Endowment fund	2021 £
	£	£	£	£
Fixed assets				
Tangible fixed assets	206,686	6,863,122	-	7,069,808
Investments	43,523	-	-	43,523
	<u>250,209</u>	<u>6,863,122</u>	<u>-</u>	<u>7,113,331</u>
Current assets				

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

Debtors	196,702	-	-	196,702
Cash at bank and in hand	309,465	-	12,202	321,667
	506,167	-	12,202	518,369
Liabilities				
Creditors: amounts falling due within one year	(194,540)	-	-	(194,540)
Net current assets/(liabilities)	311,627	-	12,202	323,829
Net assets	561,836	6,863,122	12,202	7,437,160
Funds				
Restricted funds	-	5,740,954	-	5,740,954
Revaluation reserve	-	1,122,168	-	1,122,168
Unrestricted funds	561,836	-	-	561,836
Endowment funds	-	-	12,202	12,202
Total charity funds	561,836	6,863,122	12,202	7,437,160

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2022

13. Related party transactions

No trustee received a salary, benefits, travel expenses or other emoluments during the year.

No trustees donated restricted funding in the current or prior year. Unrestricted donations totalled £4,384 (2021: £2,070).

The charity has close links to the Methodist Church who also retain legal ownership of the Mission's freehold building. No Methodist grants were received during the year (2021 No Methodist grants were received).

Key management comprises the two most senior employees: the chief executive and the manager of the centre. Salaries, employer's national insurance and employer's pension for key management totalled £125,808 (2021: £121,837). Key management are required to live in the Mission building in accommodation provided by the charity. The daughter of the key management also worked in the charity during the year in the communications team and earned £41,851 including employer's pension and National Insurance contributions (2021 £45,924).

Staff loans to key management at the year end stood at £700 (2021: £1,148).

No separate trustee insurance was purchased during the year.

General Office:

Whitechapel Mission
212 Whitechapel Road
London E1 1BJ

Phone: 020 7247 8280

Email: mission@whitechapel.online

Website: <https://whitechapel.org.uk>

Blog: <https://blog.whitechapel.org.uk>

Registered Charity No: 227905



@whitechapelmiss



WhitechapelMission

THE WHITECHAPEL MISSION

England & Wales - Charity number 227905

Accounts

WHITECHAPEL MISSION

Annual Report 2021



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REPORT OF THE TRUSTEES

for the year ended 31st October 2021

The Trustees present their report along with the financial statements of the charity for the year ended 31st October 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Mission's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019.

STRUCTURE, GOVERNANCE and MANAGEMENT

The Whitechapel Mission is a Local Church under the Model Trusts established under the Methodist Church Act 1976 (the Trusts) and constitutes an unincorporated charity.

Trustee vacancies are advertised to the members, supporters and friends of the Mission, and more widely. In accordance with the Trusts, the Trustees are appointed by the members of the Mission from the membership at the Annual General Meeting. The Trustees endeavour to ensure that there are sufficient Members with the range of skills and experience necessary so that Trustees can be elected to meet the governance requirements of the Mission.

New Trustees who are not familiar with the responsibilities of a charity trustee are provided with Charity Commission guidance and any other training required. If new Trustees have not experienced working as a volunteer in one of the day to day services of the Mission the opportunity is provided for them to do so.

The Trustees normally meet every three months and have appointed sub committees for particular areas of business. Matters for decision are normally brought forward by a sub-committee, an individual Trustee or the Director, considered and, if necessary, voted on. Details of the Trustees who have served

during the year and since the year end together with other legal information required to be disclosed are set out on page 11

The charity is managed day to day by the Director in accordance with the objectives and policies decided by the Trustees.

The Mission is a Church in the Tower Hamlets Circuit of the Methodist Church and is represented on the Circuit Meeting. Presbyters appointed to the Circuit are entitled to be Trustees of the Mission. Rev John Hayes was a Trustee until he moved from the Circuit. His replacement as Circuit Superintendent, Rev Jenny Impey, then joined the Trustees. The Circuit is entitled to appoint an additional Trustee to the Mission, though the post is currently vacant.

Remuneration of the staff of the Mission is set with regard to market rates for similar employment and the policy of the Methodist Church with regard to the Living Wage.

FINANCIAL REVIEW

The accounts have been prepared under the accounting standard, FRS 102.

The charity made an operating surplus of £210,731 (2020: £72,680) in the year. This is a significant increase, resulting from an increase in income, particularly from corporate supporters. Gifts in kind have increased by nearly £168,013 mirrored by a parallel increase in expenditure. The value of the restricted property fund is unchanged from last year at £6,863,122 in accordance with the accounting policy established in 2017 for FRS 102 and explained in note 1 to the accounts. Total funds at the year end were £7,437,160 of which most were in the restricted property fund (£6,863,122) a small amount in the endowment fund (£12,202). Free reserves, those unrestricted reserves not invested in illiquid fixed assets, stood at £355,150.

New donors attracted last year have continued to support us generously, impressed by the work of the Mission in staying open throughout the Covid-19 pandemic to provide hot meals and other support to our homeless guests.

Support from companies and trusts increased by £62,000 over last year. Our long standing supporters have continued to fund us at much the same rate as in the past. We are grateful for all our supporters, who have allowed the Mission to cope with increased demand at a time when the income of many charities has decreased.

Legacy income was £25,000 (2020: £2,000). The Mission is most grateful to the supporters who remember us in their will, but this is an unpredictable source of income which cannot be relied on to cover routine expenses.

The total increase in voluntary income is £276,240

Other income, mainly from rental of shops and key worker housing, was £195,000 (2020: £180,000).

Total recurrent costs at £ 1,419,361 (2020: £ 1,263,632) are £155,729 up on last year. This reflects the increased value of donations in kind (£168,013), but also reflects higher staff costs, offset by reduced expenditure on maintenance after a large refurbishment programme in 2020.

Capital expenditure was similar to last year at £71,792 (2020: £72,421).

PUBLIC BENEFIT

The Trustees have had regard to the Charity Commission's guidance on public benefit in setting its objectives and planning its activities. The sections of this report headed 'Activities' and 'Achievements and performance' report on the Mission's activities and successes. The work of the Mission benefits homeless people and key workers who access its services, and members of the public who are informed about homelessness, through our website, publications and talks.

OBJECTS OF THE WHITECHAPEL MISSION

The constitution of the Mission permits a wide range of objects. The main objects of the Mission are:

- The support of homeless people
- Provision of housing for key workers

ACTIVITIES

In order to support homeless people, the Mission has provided:

- A free hot breakfast served every day of the year
- Washing facilities, including showers and clean clothes
- Assistance to homeless people to secure hostel accommodation
- Assistance to homeless people to secure employment
- Employment, legal and benefit advice
- Educational services, including cooking, maths and computer classes
- Visiting medical, dental and hairdressing services
- Facilities to enable homeless people to be able to communicate with family and with statutory authorities

In order to provide housing for key workers the Mission has let 13 flats to medical staff from local hospitals at an affordable rent.

The Mission would not be able to achieve its aims and objectives without the generous gifts of time and effort given freely by volunteers. Our volunteers help in a variety of roles including the kitchen, sorting and distributing donations and giving general support to the people who use our services. The number of volunteers hours given in the year is estimated at 17,486. This is less than previous years as volunteering had to be restricted because of Covid regulations and the risk of introducing infection into the Mission. Volunteering activity has now resumed.

ACHIEVEMENTS AND PERFORMANCE

The purpose of the Mission is to support any homeless person coming through the doors of the day centre, and to provide help and advice to assist them so that they are no longer homeless and in need of support. Ultimate success would therefore be indicated by a reduction in the number of people seeking our services. Unfortunately, pressures in society outside the Mission mean that demand has not reduced. 32% of people using our services have been in care at some time and 38% have been in prison.

Official figures reveal that 8,096 people were found sleeping rough on any given night in London in 2017, an increase of 7% on the previous year. Rough sleeping in England has increased by 134% since 2010.

The Mission is open 365 days a year and about 450 people attend the day centre every day. However, 7,925 different people used the day centre during the year, of whom 2,724 used our advice services, an increase of 42% over last year. This shows that many people find the help they need and move on, to be replaced by others newly in need.

COVID – 19

During the year the country continued to be impacted by the Covid-19 outbreak. Most centres supporting homeless people remained closed, and cafes and other places where food was available were closed some of the time. Following concern about the impact of the virus on rough sleepers the government instituted a scheme to house homeless people in hotels and as a result many rough sleepers were moved from their usual locations. Food was not always available and some rough sleepers did not want to be accommodated. The Mission stayed open and served a hot breakfast and a packed lunch throughout, at all times adhering to government guidelines and with continual risk assessment. This remains the position.

More detail on the Mission's response is described later in this report.

PLANS FOR THE FUTURE PERIODS

The Trustees consider that the Mission is effective in its current activities, and that it should first ensure that those services can continue in the face of increasing demand and emerging strains on the physical capacity of the building. Accordingly, plans to improve the use of the existing space are in hand.

Efforts will continue to find new and varied sources of funding to ensure that the Mission remains financially resilient and can raise additional funds to meet demand.

FUNDRAISING ACT

The charity does not employ a professional fundraiser, nor does the charity contract with any commercial fundraising agencies. The charity is registered with the Fundraising Regulator and has signed up to The code of Fundraising Practice, and the charity does have regulatory procedures in place covering fundraising. No complaints have been received by the charity from its fundraising.

The charity only sends fundraising material and updates on the charity's work to individuals who have actively opted in to receive contact of this nature from the charity in order to protect the public from intrusion. We aim to protect vulnerable members of the public from persistent contact by ensuring that updates on the charity's activities are not too frequent, and are controlled at chief executive level.

Face to face fundraising activity is largely confined to instances where the charity is approached by an organisation to arrange a discussion on the work of the charity, where donations may be collected.

RESERVE POLICY AND GOING CONCERN STATEMENT

The Mission aims to maintain a level of reserves sufficient for it to maintain stability through a period of variable income such as that it has experienced in 2016. The Trustees would like to maintain a free reserve equivalent to expenditure of three months for these purposes. At the year end this target had been achieved and the free reserve stood at £355,150. As well as the free reserves the Mission has promises of support if needed from the Methodist Church amounting to £50,000 in total.

The accounts have been prepared on a going concern basis.

The Trustees consider that the charity's funds should have little exposure to risk. Accordingly, the charity has minimal investments not held on bank deposit to allow ready access to monies as and when required. The charity's investments are held and managed by the Methodist Church and are invested in accordance with the social, environmental and ethical principles of the Methodist Church.

In common with all Methodist charities, the Charity's property is held by the Trustees for Methodist Church Purposes.

RISK MANAGEMENT

The strategic and operational risks involved in running the charity are kept under review by the Trustees and action is taken whenever necessary to ensure that, as far as is reasonably practical, these risks are negated. Where it is considered appropriate suitable insurance cover is in place.

The Mission has rigorous operational procedures to ensure that Health and Safety risks arising from its provision of services to homeless people are minimised. Special risk assessments were undertaken and precautions were put in place after the Covid-19 outbreak. These assessments and the appropriate precautions have been continually reviewed as the outbreak progressed.

Regular and rigorous checks are made on the security of the Mission's web-site.

TRUSTEES' RESPONSIBILITIES IN RELATIONS TO THE FINANCIAL STATEMENTS

The Trustees are responsible for preparing the report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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;
- and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 24th August 2022 and signed on their behalf by:

Michael Spurr
Chair

Keith Aldred
Treasurer

MISSION STATEMENT

Founded in 1876, Whitechapel Mission has been caring for the poor and homeless of London regardless of race or religion, in their struggle against hunger, poverty, disease, prejudice and exclusion.

Our work is inspired by our Christian concern.

General Office:	Telephone:	020 7247 8280
The Whitechapel Mission		020 7247 8281
212, Whitechapel Road		
London E1 1BJ		

Registered Charity No:	227905
email:	mission@whitechapel.org.uk
website:	www.whitechapel.org.uk
Director:	Tony Miller MBE

Whitechapel Mission Managing Trustees:

Continuous	Mr Michael Spurr	(Chair)
	Mr Paul Hornsby	(Secretary)
	Dr Keith Aldred	(Treasurer)
	Mr Peter Butt	
	Mr Stephen Perry	
	Mr Peter Barlow	
	Ms Joanna Fozzard	
	Ms Cheryl Gurnham	
	Revd Jennifer Smith	
	Revd John Hayes	resigned July 2021
	Revd Jenny Impey	appointed September 2021

Bankers:
Barclays Bank PLC
Mile End and Bow Branch
240, Whitechapel Road
London
E1 1BS

Independent Auditors:
Begbies Chartered Accountants
9 Bonhill Street
London
EC2A 4DJ

Solicitors:
Lovell Son & Pitfield
9 Gray's Inn Square
Gray's Inn
London. WC1R 5JT

Investment Advisers:
Central Finance Board Investment Unit
9 Bonhill Street
London
EC2A 4PE

DIRECTOR'S COMMENTS

Written in November 2021

A second year dominated by the virus and the restrictions it brings upon us. A difficult year for all of us, but especially for those sleeping on our streets.

Many of London's daycentres and soup kitchens remain closed this year and finding a safe place offering food, shelter and advice could be very difficult.

As winter approaches, the difficulties continue. Many centres remain closed and winter night shelters are requiring a double vaccination before one can be admitted.

But it is not just about offering food, showers, and clean dry clothing. Each individual experiencing homelessness needs a community of care that values the person's goals and dreams, clearly sees the challenges and obstacles, and walks alongside the person every step of the way from homelessness to independent living.

Our advice centre has seen higher numbers than ever before and our outcomes are also higher than ever. Many hard-working Londoners have lost their livelihoods, and some have joined the thousands who were already living unsheltered in doorways or parks. While the rate of homelessness in London has intensified due to the impact of the



pandemic, The Whitechapel Mission is striving daily to provide needed relief and hope to our guests in need!

We welcome Pardip, Sam, Hayley, and Emma to our staff team this year. And we see Lukasz and George move on to new pastures. The Whitechapel Mission has witnessed countless acts of courage, generosity and resilience by our staff and volunteers. We are grateful to the essential workers who kept our doors open to serve our guests in need!

Thank you to everybody who have supported and ensured we could remain open and responding to the growing need.

We remain open and serving!

TONY MILLER MBE

VOLUNTEERS

In March 2020, it was necessary to suspend our kitchen volunteering programme, to keep everybody safe. For most of the last 15 months, we have been without breakfast volunteers, although it was possible to welcome many clothing store volunteers between lockdowns. These fantastic people helped ensure that we had enough dry, warm clothing for everybody who needed it.

In July 2021, we saw the first volunteer groups return to the kitchens, with requests for breakfast volunteering going crazy from mid-September. **Volunteers are an important and integral part of our work, and we are pleased to see the return of some old friends and many new ones.**

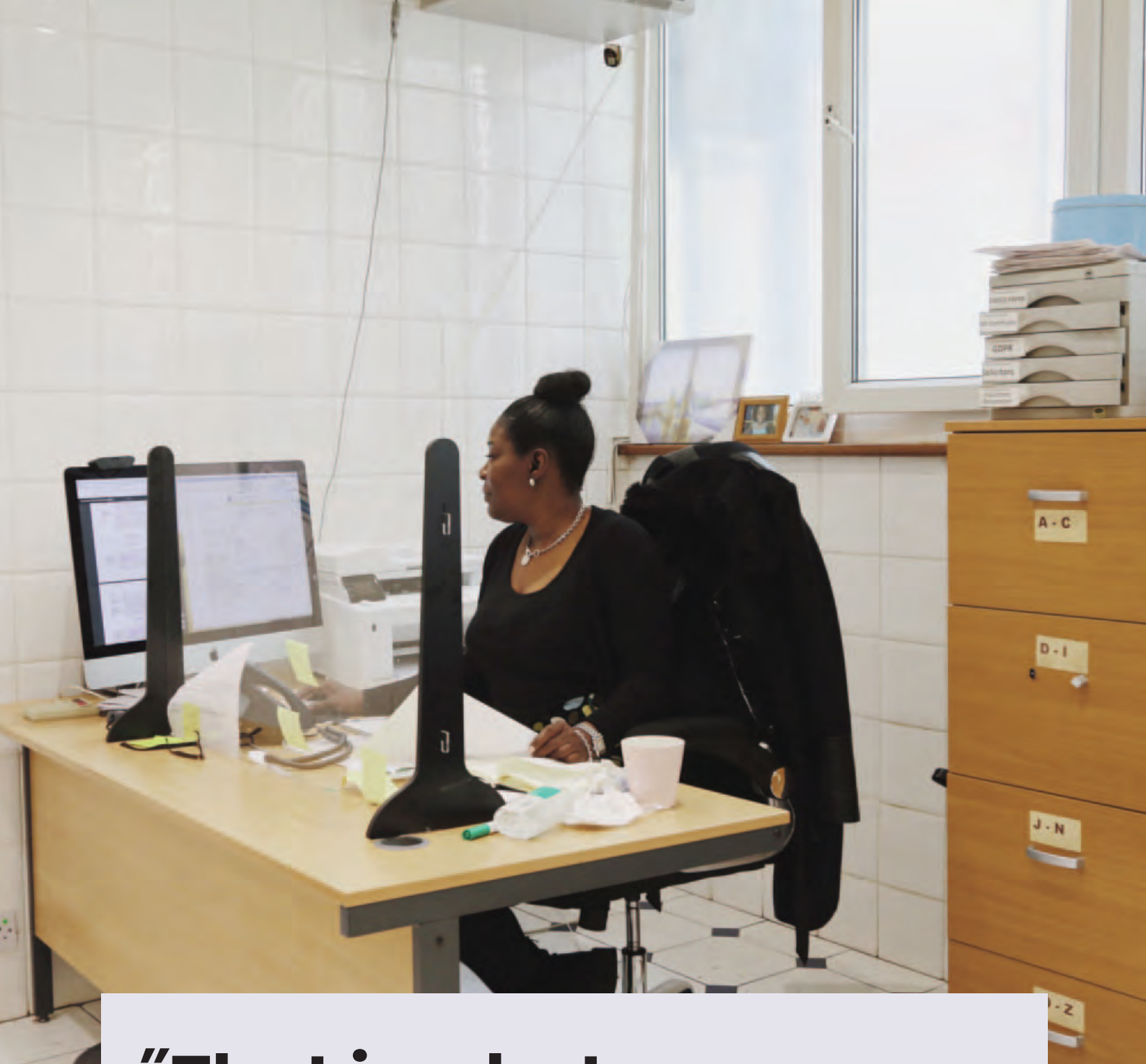
We are still needing to consider the safety of our guests as well as the volunteers. We are restricting numbers of volunteers onsite at any time and requesting masks to still be worn. Due to the numbers of people, we are serving we have extended the times for serving meals, to reduce the size of any queues. This pandemic has forced us to consider new ways of thinking and new ways of delivery. We needed to reflect upon the additional demands, but also on a safe way to deliver food and services.

Our new upgraded kitchens delivered over 150,000 more meals this year. Not only our famous traditional breakfasts, but we added lunches, as there were so few places to get food at other times of the day. The next step is to bring back volunteers to our advice centre and lifeskills. This should be possible by the New Year, but until then, Sonia and Hayley with the assistance of our Deacon Terry, continue to deliver the service every weekday.



Over **1,325**
volunteers, offering over
17,486
hours of their time.





“That is what we offer in the LifeSkills, all said and done, we offer hope.”

– Sonia, Advice Worker

SERVICES

In May 2021 it was possible for us to put some dining tables back and allow people to eat their meals inside the centre, but with the encouragement to “sit, eat and go”. We are hoping to have all tables back by Christmas. Many of our guests have not yet had the opportunity of a vaccination and we need to be careful when people just wish to sit at tables.

2,724
**people used our
advice services
during
the past year.**

The computer suite remains as busy as last year, with many people using the service to apply for housing, work, or benefits. Many hard-working people have lost their livelihoods, and some have joined the thousands who were already living unsheltered in doorways or parks. These people have no history of homelessness and are experiencing the fear and isolation of rough sleeping for the very first time, and at a time when available services remain very low.

Sonia and Hayley start work at 8am each morning and usually find a queue of people already waiting for assistance. Very rarely are they without large number of people waiting to see them, but they do not go home until everybody has been seen. We look forward to the time when we can have volunteers assisting.

Some people just need a listening ear and somebody to share their fears with. Terry is invaluable and can offer the time to just sit, listen and offer both emotional support and practical advice.

The showers also continue to be in high demand with many people desperate for warm dry clothing as well the opportunity to take a hot shower. One of the few benefits of the pandemic, is supporters have had plenty of time to clear out their wardrobes and we have seen an increase in donations of clothing.

44%
**of people using our
services are under 26
years of age.**

CHRIS'S STORY

Sonia: It's lovely to have Chris here. Seeing him, thinking about it all, it just overwhelms me with so much love, and hope.

Chris: Right Girls! Hello. You want to know about what it was like, what I've done, and what it's like now. I'm a member of AA. I learnt so much in AA about my childhood that I didn't know, that caused me to become an alcoholic. All that trauma that I pushed down as a kid, being bullied, racial stuff, slurs to my mum, to my dad. I had so much anger and it builds up. Luckily enough when I was a kid I started boxing, because I was being bullied, and I was pretty good. But over the years, I still had that stuff going on, it was still there.

When I first started drinking, it was acceptable. Went to the pub, got a drink, come home and go to work. But over time, it chips away at you, and before I knew it, I was an alcoholic, but I didn't want to see it. It is denial, basically. You lose your job, you're late, messed up relationships. I always pointed the finger at them, I didn't want to look at myself, it was always their fault. That's the trait of an alcoholic, you don't want to take responsibility.

I grew up in East London, I'm a local. Stepney. I turned pro as a boxer, and I did alright. But when I was 21, I lost my mum to cancer and that was a traumatic experience. I didn't know how to talk to people, so I drank. And it done the trick to be honest, it gave me that ease and comfort that I wanted. You know that *sigh of relief* ahhh.

I met someone when I was 23. I settled down a little bit. Stopped drinking. I kept training, for my boxing. It kept me fit, and it took me away from that.

Then she had the kids, and we sort of went our separate ways. In comes the drink, it was my crutch. When we split up, I lost my boxing as well.

I got on the drink, to take away the pain. It's like an anaesthetic. I started taking other substances too. Cocaine and in the late 90's I started smoking crack. That got me downhill straight away. I could have bought 3 houses with the amount of money that I spent on it. What was I thinking?

In the end I was in and out of criminal activity. My health was deteriorating. That's when I started coming to the mission. I couldn't look after myself,

I didn't want to admit to it. I'd use the showers here. It's lucky these places are here, otherwise I would have been dead a long time ago.

“There are people here that really care for you. Sue, Tony, Sonia, Will, they have stuck with me, they ask how I am.”

I had pneumonia and they took me to the hospital, I stayed there for a while. By then I was homeless, I lost everything. I lost my flat, my possessions, my family. It was a very dark place. I drank for a while after that, and I ended up in a hostel up the road. It was a hostel, but you were allowed to drink in there. It was a place where you go to die. It's your last chance. If you don't stop, you die. That's God there.

God had come into my life and asked me, “Son, do you want to go out in a body bag, or do you want to try something different?”



In the end I got a place in rehab, and I remember telling Tony. He was so happy for me. By then, I had enough. I really wanted to try something different. I started to get clean and sober.

Tony: Chris was a long-term user of our services. When we didn't see him, we knew that usually meant he was back in prison for petty crime, or he was on a drinking bender. But he was a very amicable man who we could see clearly was trying but kept failing because of his alcohol addiction.

Suddenly one morning, he had a change in every way about him. You could see that he had enough of this and we was going to try his hardest. He wanted to change his life. **We managed to get a sponsor who would fund his detox and he succeeded.** He did 12 weeks in rehab, and he came back a new man. Completely sober.

Chris: When I came out, I came to the mission and spoke to Tony. I asked him for help. I told him I was clean, but that I needed tools, as I am a carpenter by trade. I'll never forget what he did.

Tony: One day we were sitting and chatting, and he was telling me how determined he was that drink was not going to beat him, and that he was going to change his life. The enthusiasm and passion in his voice totally convinced that this man meant every word that he was saying.

But he needed income and he wanted to return to his trade as a carpenter. It wasn't possible as he had been out of the field for so long, he had no tools, no safety equipment. He asked me if I could help him. He believed it would be about £50 to get him the basic tools to get back on his feet. So, we made a complete list of everything that he needed. Of course, it came to considerably more than

the £50 but it was essential.

Chris: I started going to work on site, started getting my life back, it was nice. I started speaking to the mother of my children again. She's no longer with us now, sadly she passed way. My kids are grown up now, ones a nurse, ones a chef, and one is figuring it out. The youngest is starting school. I'm getting things back, slowly. All those things I thought I lost; I'm getting back. I'm doing the programme and trying to help others. In the end, I was killing myself. But thanks to the grace of God.

“This place does help people. If you want the help, it's here. There's people here that do really care.”

So I am hoping, this story will help people. You can do it. But you have to want to, and you have to put the work in. I have to go to meetings, go through the 12-step programme, find a sponsor, and work at it every day.

I'll always come back here. Like today, I came to see Sonia, I always buy her a coffee. I couldn't have done that before, that money was always for drink. I try to talk to people now, I tell them they can do it. Pick the phone up instead of picking the drink up. Talk about it takes the power out of the urge.

I've been sober now for 14 years. Long may it last. And West Ham are massive

NEW TEAM MEMBERS

During the year, we have welcomed Emma to our team, although we said hello in last years review. We also welcome Pardip, Hayley and Sam to the team.

These fantastic people join the rest of our #OurCovidHeros team, ensuring that nobody is turned away, everybody get free access to food, showers, clothing, and advice.

We remain open to all and provide our essential services everyday!



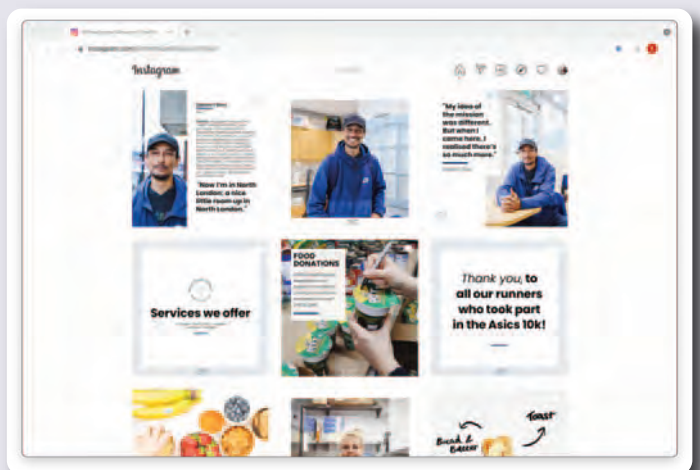
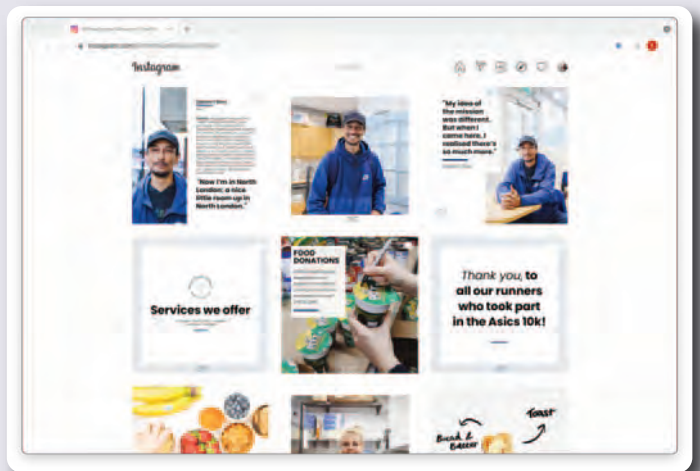
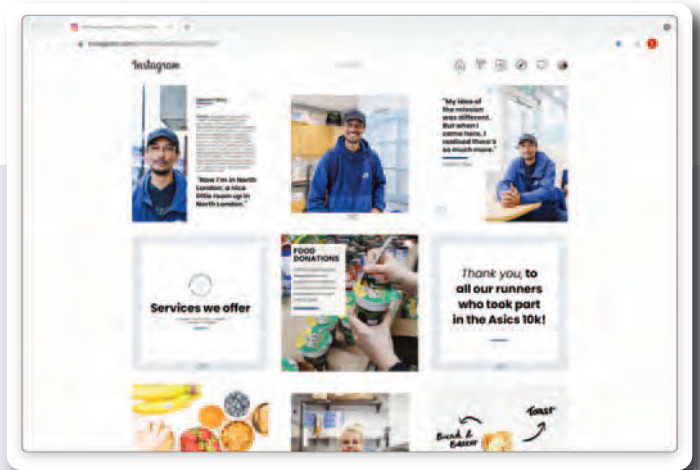
SOCIAL MEDIA

Hopefully, you will have seen our increased presence on social media platforms, sharing what is happening each day within the Mission.

Last year, we launched our new website with a new look and more mobile device friendly. This website is designed, built and managed by the Whitechapel Mission Team. We would welcome your thoughts and suggestions.

If you are looking for the latest news that happens at Whitechapel, it can be found on our Instagram and Facebook pages.

Not everybody is comfortable with the social media platforms and visit websites, only when they are looking for something. This year we introduced an electronic newsletter, which will be in the form of an email and sent only when there is news worth knowing about. If you wish to sign up, this can be done on the front page of our website. We will not fill your inbox with unwanted emails.



THANK YOU

#OurCovidHeros-This must start with a huge thank you to the members of staff who insisted that the Mission remained open and continues to assist people on a daily basis. Everything that we have managed to achieve during this difficult time would not have been possible without the staff being here each day.

And then, to all of you who have supported us over the past year in so many different ways we say a sincere "Thank you". Our continued service could not happen without the support you have given us.

We hope that you are proud to be a member of the 'Whitechapel family' and that we will be able to count on your continued support for a long time to come. To mention any groups or individuals by name when so many have played a part in our story during the past year is difficult, but we really do need to thank our 5000club partners and supporters for their commitment to our work. The 5000club are those partners and supporters who have backed their giving of gifts and volunteering with a donation of £5,000 or more and their commitment is so important for the continuing work here.

During the past year our 5000club partners were:

Barclays Bank

Deutsche Bank

Dentons LLP

Clarkson Platou

Ashurst LLP

Irwin Mitchell LLP

Calypso Browning Trust

Credit Agricole

Eversheds Sutherland

Northriver Limited

Streets of London

LHA London

MCKS Charitable Foundation

CMS Cameron McKenna Nabarro Olswang

Worshipful Company of Leathersellers

Worshipful Company of Glovers

Worshipful Company of Coopers

Worshipful Company of Pewterers

Our aim is to serve the homeless and marginalised men and women who have become caught in the cycle of poverty, hopelessness and dependencies of many kinds, and our goal is to see their lives transformed to hope, joy and lasting productivity. Over the past twelve months your help and support has enabled us to reach out and made a difference to those who have nowhere else to turn. Together we are The Whitechapel Mission and together, with your continued help and support, we will keep going towards our goal.

In this Annual Report 2021 we have again tried to give you an insight into the work that goes on here at The Whitechapel Mission each and every day and hopefully you will have gained the sense of the urgency and the importance of what we do for those for whom The Whitechapel Mission and our promise is all they have to hold on to.

As we enter another year of service together, please will you continue to pray for everyone connected to the Whitechapel Mission– the staff, trustees, volunteers, supporters and guests alike.

And thank you all once again.

Independent auditors' report

To the trustees of

Whitechapel Mission

Opinion

We have audited the accounts of The Whitechapel Mission for the year ended 31 October 2021 which comprise the Statement of Financial Activities, The Balance Sheet, The Statement of Cash flows and the notes to the accounts, 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 accounts:

- give a true and fair view of the state of the charity's affairs as at 31 October 2021 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 Charities Act 2011.

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 accounts section of our report. We are independent of the Whitechapel Mission in accordance with the ethical requirements that are relevant to our audit of the accounts 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 accounts and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the report of the trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the statement of trustees' responsibilities, the trustees 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

Extent to which the audit was capable of detecting irregularities, including fraud

- Agreement of the financial statement disclosures to underlying supporting documentation;
- Enquiries of management and the trustees as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- Review of minutes of Board meetings throughout the period;
- incorporating unpredictability into the nature, timing and/or extent of testing.
- Evaluation of the selection and application of the accounting policies chosen by the charity.
- In relation to the risk of management override of internal controls, by undertaking procedures to review journal entries and evaluating whether there was evidence of bias that represented a risk of material misstatement due to fraud; and
- We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur by considering the key risks impacting the financial statements.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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

Other matters which we are required to address

Your attention is drawn to the fact that the charity has prepared accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Begbies

Chartered Accountants and Statutory Auditors
9 Bonhill Street, London, EC2A 4DJ

Begbies is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

The Whitechapel Mission
Statement of financial activities

For the year ended 31 October 2021

		Unrestricted operating fund	Restricted property fund	Endowment fund	2021 Total	2020 Total
	Note	£	£	£	£	£
Income from:						
Donations and legacies	2	1,431,474	-	-	1,431,474	1,155,234
Charitable activities						
Contributions for meals and clothing		-	-	-	-	1,795
Key Worker accommodation		126,920	-	-	126,920	125,937
Other trading activities						
Rental Income – Commercial		67,700	-	-	67,700	55,505
Investments		1,323	-	-	1,323	1,322
Total income		<u>1,627,417</u>	<u>-</u>	<u>-</u>	<u>1,627,417</u>	<u>1,339,795</u>
Expenditure on:						
<i>Raising funds:</i>						
Raising funds	3	103,386	-	-	103,386	80,781
<i>Charitable activities</i>						
Services to homeless people	3	1,188,006	-	-	1,188,006	997,793
Key Worker accommodation	3	127,969	-	-	127,969	185,058
Total expenditure		<u>1,419,361</u>	<u>-</u>	<u>-</u>	<u>1,419,361</u>	<u>1,263,632</u>
Net gains/(losses) on investment assets		2,675	-	-	2,675	(3,484)
Net Income/(expenditure)	4	<u>210,732</u>	<u>-</u>	<u>-</u>	<u>210,731</u>	<u>72,680</u>
Transfer between funds		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		210,732	-	-	210,731	72,680
Reconciliation of funds						
Total funds brought forward		<u>351,104</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,226,428</u>	<u>7,153,748</u>
Total funds carried forward	11	<u><u>561,836</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u>7,437,160</u></u>	<u><u>7,226,428</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 11 to the financial statements.

The Whitechapel Mission

Balance sheet

31 October 2021

		Unrestricted operating fund	Restricted property fund	Endowment fund	2021	2020
Note	£	£	£	£	£	£
Fixed assets						
Tangible fixed assets	6	206,686	6,863,122	-	7,069,808	7,066,682
Investments	7	43,523	-	-	43,523	40,848
		<u>250,209</u>	<u>6,863,122</u>	<u>-</u>	<u>7,113,331</u>	<u>7,107,530</u>
Current assets						
Debtors	8	196,702	-	-	196,702	79,179
Cash at bank and in hand		<u>309,465</u>	<u>-</u>	<u>12,202</u>	<u>321,667</u>	<u>274,690</u>
		506,167	-	12,202	518,369	353,869
Liabilities						
Creditors: amounts falling due	9	<u>(194,540)</u>	<u>-</u>	<u>-</u>	<u>(194,540)</u>	<u>(234,971)</u>
Net current assets/(liabilities)		<u>311,627</u>	<u>-</u>	<u>12,202</u>	<u>323,829</u>	<u>118,898</u>
Net assets		<u>561,836</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,437,160</u>	<u>7,226,428</u>
Funds						
Restricted funds	10	-	5,740,954	-	5,740,954	5,740,954
Revaluation reserve		-	1,122,168	-	1,122,168	1,122,168
Unrestricted funds		561,836	-	-	561,836	351,104
Endowment funds		-	-	12,202	12,202	12,202
		<u>-</u>	<u>-</u>	<u>12,202</u>	<u>12,202</u>	<u>12,202</u>
Total charity funds	11	<u>561,836</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,437,160</u>	<u>7,226,428</u>

Approved by the trustees on

and signed on their behalf by

- -

Michael Spurr, Chair

Keith Aldred, Treasurer

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2021

Statement of cash flows

	2021	2020
	£	£
<i>Cash flow from operating activities:</i>		
<i>Net cash provided by operating activities</i>	<u>49,745</u>	<u>146,847</u>
<i>Cash flow from investing activities:</i>		
Dividends, interest and rent from investments	69,024	56,827
Proceeds from sale of property, plant and equipment		
Purchase of property, plant and equipment	(71,792)	(72,421)
Proceeds from the sale of investments	-	18,708
Purchase of investments		
<i>Net cash provided by investing activities</i>	<u>(2,768)</u>	<u>3,114</u>
<i>Cash flow from financing activities:</i>		
Repayments of borrowing		
Cash inflows from new borrowing		
Receipt of endowment		
<i>Net cash provided by financing activities</i>	<u>-</u>	<u>-</u>
<i>Change in cash and cash equivalents in the reporting period</i>	<u>46,977</u>	<u>149,961</u>
<i>Cash and cash equivalents at the beginning of the reporting period</i>	<u>274,690</u>	<u>124,729</u>
<i>Cash and cash equivalents at the end of the reporting period</i>	<u><u>321,667</u></u>	<u><u>274,690</u></u>

Reconciliation of net income/(expenditure) to net cash flow from operating

<i>Net income/(expenditure) for the year as per the statement of financial</i>	210,731	72,680
Adjustments for:		
Depreciation	68,665	58,477
(Gains)/losses on investments	(2,675)	3,484
Dividends, interest and commercial rent	(69,023)	(56,827)
Profit/(loss) on disposal of fixed assets	-	2,806
(Increase)/decrease in stock		
(Increase)/decrease in debtors	(117,523)	(11,446)
Increase/(decrease) in creditors	(40,431)	77,674
<i>Net cash provided by operating activities</i>	<u><u>49,745</u></u>	<u><u>146,847</u></u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

1. Accounting policies

a) Statutory information

The Whitechapel Mission is an unincorporated charity registered with the Charity Commission in England & Wales as established by the Model Trust deed of the Methodist Church of 1932, dated 15th December 1932 as amended 30th August 1967 and 2nd

b) Basis of preparation

The accounts have been prepared in accordance with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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

c) Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity continues to adopt the going concern basis of accounting in preparing the accounts. The Mission also has promises of support if needed from the Methodist Church amounting to £50,000 in total. Therefore the trustees consider the going concern basis to be appropriate.

The Mission remained open during the Covid 19 pandemic and continued to serve meals to beneficiaries.

d) Incoming resources

Income is brought into account when it is more likely than not that the economic benefit of the income will accrue to the charity.

Voluntary income including donations, gifts and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods: or the donor has imposed conditions which must be met before the charity has unconditional entitlement. Gift Aid due on donations is included in the year in which the donation is received.

Income from charitable activities are sums received from carrying out the charity's objects. Income is comprised of rent from key worker accommodation accounted for on a receivable basis and contributions by beneficiaries for food and other items accounted for on receipt.

Income from commercial rentals is funds received from letting part of the main church building which is in commercial use.

Income from investments is comprised of bank interest. Interest is recognised on a receivable basis.

e) Resources expended

Expenditure is recognised when a liability is incurred, or a constructive obligation arises, that results in the payment being unavoidable. Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where support costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are general administrative overheads which are not allocable to specific charitable activities. Governance costs are included as an element of general support costs. Governance costs include the cost of the preparation and audit of the statutory accounts, the cost of trustees' meetings and any legal advice to trustees on governance or constitutional matters. Both support and general governance costs have been allocated 75% to services to homeless people, 20% to the provision of key. The charity is not VAT registered and all expenses include applicable VAT.

f) Volunteers and donated services

In accordance with the SORP the value of services provided by general volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' annual report.

g) Employment cost, pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

Other employment costs, such as the cost of unused holiday, is included in the year in which the charity receives the employment services. Any redundancy costs are recorded at the time the decision to make redundancies is communicated to the employees.

1. Accounting policies (continued)

h) Donated goods

The Whitechapel Mission receives donations of food, toiletries bedding and clothing.

The SORP requires the valuation of donated good at fair value. Distributing and using donated goods in its service provision is an important part of the Mission's work, but it is difficult to place an accurate value on the donations.

The charity includes donated food and toiletries used in the delivery of services at the cost the charity estimates that it would pay for such goods if they were not donated. This assessment of value includes the bulk and trade discounts available for the large quantities of supplies used which may not be available to the original donor.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

The charity includes donated clothing, bedding and other good distributed to beneficiaries at an estimate of value based on the volume of gifts received and used, compared to the volume of gifts recycled. A value is then estimated based on the price the charity could formerly obtain for that recycling. The charity receives both new and second items and there is no practical way in which the charity can more accurately assess the value of these donations, less the costs of collecting them from the donor where applicable, without using disproportionate resources in the calculation of a different estimate.

Some donated items may be held in stock where multiple similar items are donated at the same time. No valuation is given to stock held at the year end which is not thought to be material to the user of the account.

A small proportion of the clothing received is not suitable for distribution. Where this is the case, funds received from the recycling sales were recognised as donations at the time of sale. From January 2020 it was not possible to sell recycled clothing, but from July 2021 sales resumed.

i) Tangible fixed assets

Tangible fixed assets are included at their historical cost, except for the property occupied by the charity which is at an estimated value based on the value for insurance purposes as at 1st November 2015. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Motor vehicles	20% straight line
Equipment and furniture	10% straight line
Computer equipment: laptops	25% straight line
Computer equipment: desktops	33.33% straight line

No depreciation is provided on the property as the residual value is considered to be above the carrying value shown in the accounts. The property is reviewed annually for impairment.

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Taxation

The charity is exempt from tax on its charitable activities.

l) Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. The unrestricted funds in the financial statements all relate to operating activity.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for a particular restricted purpose, or from the donation of assets which have restrictions placed on their use. The restricted funds in the financial statements relate to the charity's property, donated for use in delivering the charity's main activities.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Endowment funds are received from donors where the terms specify that the capital of the fund should be held in perpetuity, but income earned may be applied to the charity's objects.

2. Donations and legacies

	2021	2020
	Total	Total
	£	£
Donations from individuals	190,202	160,599
Gift Aid donations	346,476	376,301
Legacies	25,000	2,000
Donations from companies and charitable trusts	459,296	396,758
Estimate of the value of gifted provisions including food, clothing and toiletries	368,519	200,506
Donated clothing recycled	1,865	–
Fundraising activities	40,116	19,070
Total	1,431,474	1,155,234

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2021

3 Analysis of expenditure

	Raising funds		Charitable activities			Governance costs	Support costs	2021 Total £	2020 Total £
	Raising funds £	Commercial rentals £	homeless people £	Key worker accommodation £					
Staff costs (Note 5)	68,771	-	338,479	12,183	-	183,913	603,346	510,300	
Motor and travel	2,733	-	6,378		-	-	9,112	13,892	
Purchased provisions including food,	9,531	-	121,563	-	-	-	131,094	121,945	
Estimate of the value of gifted provisions	-	-	368,519	-	-	-	368,519	200,506	
Subscriptions	1,495	-	3,488	-	-	-	4,983	2,340	
Depreciation of fixed assets	-	-	54,932	13,733	-	-	68,665	58,478	
Premises maintenance	4,899	-	53,884	39,188	-	-	97,971	225,325	
Administration	-	-	-	-	-	71,523	71,523	67,915	
Communications	2,693	-	40,388	10,770	-	-	53,851	52,275	
Audit and professional fees	-	240	5,018	-	5,040	-	10,298	10,656	
	90,122	240	992,649	75,874	5,040	255,436	1,419,361	1,263,632	
Support costs	12,772	-	191,577	51,087	-	(255,436)	-	-	
Governance costs	252	-	3,780	1,008	(5,040)	-	-	-	
Total expenditure 2021	103,146	240	1,188,006	127,969	-	-	1,419,361	1,263,632	
Total expenditure 2020	79,674	1,107	997,793	185,058	-	-	1,263,632		

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2021

3 Analysis of expenditure – prior year comparative

	Raising funds		Charitable activities		Governance costs	Support costs	2020 Total £
	Raising funds £	Commercial rentals £	homeless people £	Key worker accommodation £			
Staff costs (Note 5)	45,927	-	357,210	45,927	-	61,236	510,300
Motor and travel	4,167	-	9,724	-	-	-	13,892
Purchased provisions including food,	8,284	-	113,660	-	-	-	121,945
Estimate of the value of gifted provisions	-	-	200,506	-	-	-	200,506
Subscriptions	702	-	1,638	-	-	-	2,340
Depreciation of fixed assets	-	-	46,782	11,696	-	-	58,478
Premises maintenance	11,266	-	123,929	90,130	-	-	225,325
Administration	-	-	-	-	-	67,915	67,915
Communications	2,614	-	39,206	10,455	-	-	52,275
Audit and professional fees	-	1,107	4,449	-	5,100	-	10,656
	72,961	1,107	897,104	158,208	5,100	129,151	1,263,632
Support costs	6,458	-	96,863	25,830	-	(129,151)	-
Governance costs	255	-	3,825	1,020	(5,100)	-	-
Total expenditure 2020	79,674	1,107	997,793	185,058	-	-	1,263,632

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

4. Net expenditure for the year

This is stated after charging / crediting:

	2021	2020
	£	£
Interest payable	-	-
Depreciation	68,665	58,478
Trustees' remuneration	-	-
Trustees' reimbursed expenses	-	55
Auditors' remuneration:		
▪ Audit (excl. VAT)	4,200	4,200

Trustees' reimbursed expenses represents the reimbursement of travel and subsistence costs to nil (2020: two)

5. Staff costs and numbers

Staff costs were as follows:

	2021	2020
	£	£
Salaries and wages	534,424	446,737
Social security costs	46,403	43,992
Pension contributions	22,520	19,571
	603,346	510,300
Total emoluments paid to staff were:	556,943	466,308

Emoluments were paid to the wife and daughter of the CEO, under a contract of employment with the charity agreed by the Trustees and at a salary set by the Trustees. Further details can be found in note 13.

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate. During the year the charity's employees received independent advice regarding the new auto-enrolment pension scheme and provision has been made for the contributions due for those who have decided to join the scheme.

One employee earned between £60,000 and £70,000 during the year (2020: none). £2,635 was made in employer's pension contributions during the year on behalf of this employee.

The average weekly number of employees (full-time equivalent) during the year was as follows:

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

	Head count		Full time equivalent	
	2021	2020	2021	2020
	No.	No.	No.	No.
Employees	16	15	16	14

6. Tangible fixed assets

	Land and £	Fixtures and £	Motor vehicles £	Computer £	Totals £
Cost					
At the start of the year	6,863,122	183,666	65,582	119,441	7,231,811
Additions in year		12,052	–	59,740	71,792
Disposals	–	–	–	–	–
At the end of the year	<u>6,863,122</u>	<u>195,718</u>	<u>65,582</u>	<u>179,181</u>	<u>7,303,603</u>
Depreciation					
At the start of the year	–	52,797	34,906	77,426	165,129
Charge for the year		17,647	10,728	40,291	68,665
Disposals	–	–	–	–	–
At the end of the year	<u>–</u>	<u>70,444</u>	<u>45,634</u>	<u>117,717</u>	<u>233,794</u>
Net book value					
At the end of the year	<u>6,863,122</u>	<u>125,274</u>	<u>19,948</u>	<u>61,464</u>	<u>7,069,808</u>
At the start of the year	<u>6,863,122</u>	<u>130,869</u>	<u>30,676</u>	<u>42,015</u>	<u>7,066,682</u>

The building occupied by the charity is held by the Trustees for Methodist Church Purposes (TMCP) as custodian

7. Investments

	2021 £	2020 £
Market value at the year start	40,848	63,040
Withdrawal from investment	–	(18,708)
Unrealised gain / (loss)	2,675	(3,484)
Market value at the year end	<u>43,523</u>	<u>40,848</u>
Cash	42,039	1,031
Pooled investments	1,485	39,817

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

43,523

40,848

There were no investment assets held outside the UK

The investments are in pooled investment vehicles held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees. The valuations, at market value, are those provided by TMCP. The unrealised gains arising on investments at the end of the year are shown in the SOFA and in Note 11 below.

The investment exposes the charity principally to market price risk, but also to currency, credit and liquidity risk. By using the pooled investment vehicles of the TMCP the charity can access the diversification of investments, professional investment management expertise and appropriate ethical investment ethos which would be difficult to access elsewhere and reduces the risk to the charity.

8. Debtors and prepayments

	2021	2020
	£	£
Trade debtors	74,885	31,409
Other debtors	121,818	47,770
	196,702	79,179

Other debtors contains a multi-year unrestricted grant of which £20,000 (2020: £30,000) remained outstanding at the balance sheet date. The charity is due to receive £10,000 for each of the next two years. Other debtors also includes the cost of a new donation collection vehicle and trailer which had yet to be delivered at the year end and are also reflected in trade creditors.

9. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	79,418	56,771
Taxation and social security	16,626	15,170
Accruals and deferred income	42,533	52,331
Other creditors	55,963	110,699
	194,540	234,971

Deferred income of £29,449 (2020 £29,449) represents rent received in advance for the following quarter.

10a. Analysis of net assets between funds (current year)

General	Restricted	Endowment	Total funds
£	£	£	£

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

Tangible fixed assets	206,686	6,863,122	–	7,069,808
Investments	43,523	–	–	43,523
Net current assets/(liabilities)	311,627	–	12,202	323,829
	<hr/>	<hr/>	<hr/>	<hr/>
Net assets at 31 October 2021	561,836	6,863,122	12,202	7,437,160
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

10b. Analysis of net assets between funds (prior year)

	General £	Restricted £	Endowment £	Total funds £
Tangible fixed assets	203,560	6,863,122	–	7,066,682
Investments	40,848	–	–	40,848
Net current assets	106,696	–	12,202	118,898
	<hr/>	<hr/>	<hr/>	<hr/>
Net assets at 31 October 2020	351,104	6,863,122	12,202	7,226,428
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

11a. Movements in funds (current year)

	At the start of the year £	Incoming resources £	Outgoing resources and £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,202	–	–	–	12,202
Revaluation reserve	1,122,168	–	–	–	1,122,168
Land and buildings	5,740,954	–	–	–	5,740,954
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total restricted funds	6,875,324	–	–	–	6,875,324
Unrestricted funds					
Operating fund	351,104	1,627,417	(1,419,361)	2,675	561,836
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds	7,226,428	1,627,417	(1,419,361)	2,675	7,437,160
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

11b. Movements in funds (prior year)

	At the start of the year	Incoming resources	resources and transfers	Gains on Investments	At the end of the year
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The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

	£	£	£	£	£
Restricted & endowment funds					
Endowment funds	12,492	-	-	(290)	12,202
Donation to buy furniture	-	-	-	-	-
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,614	-	-	(290)	6,875,324
Unrestricted funds					
Operating fund	278,134	1,339,795	(1,263,632)	(3,194)	351,104
Total funds	7,153,748	1,339,795	(1,263,632)	(3,484)	7,226,428

11. Movements in funds (current year)\continued

Purposes of restricted funds

Included in fixed assets are land and buildings from which Whitechapel Mission operate, for which the title is held by the Trustees for Methodist Church Purposes (TMCP).

These assets have been included in the accounts of Whitechapel Mission as a restricted fund. Although the Whitechapel Mission have full use of the asset, for the current purposes the property does have to be returned to the control of TMCP if it is no longer used for those purposes. This obligation is in the nature of a restriction on the use of the asset and therefore this has been reflected in the accounts by treating the gift of the property as a restricted fund. The TMCP confirmed this is the correct legal position. The balance on the restricted fund therefore reflects the

Purposes of endowment funds

The endowment funds represent funds provided by the C.T. Catlin Bequest. The money is invested to generate income which may be used without restriction, but the endowment is permanent and the capital may not be spent.

12. Comparative information

The SOFA for the previous year, is as follows:

	Unrestricted £	Endowment £	2020 £
Donations and legacies	1,155,234	-	1,155,234
Charitable activities			

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

Contributions for meals and clothing	1,795	-	1,795
Key Worker accommodation	125,937	-	125,937
Other trading activities			
Rental Income – Commercial	55,505	-	55,505
Investments	1,322	-	1,322
Total income	1,339,795	-	1,339,795
Expenditure on:			
<i>Raising funds:</i>			
Raising funds	80,781	-	80,781
Commercial rentals		-	-
<i>Charitable activities</i>			
Services to homeless people	997,793	-	997,793
Key Worker accommodation	185,058	-	185,058
Total expenditure	1,263,632	-	1,263,632
Net gains/(losses) on investment assets	(3,194)	(290)	(3,484)
Net Income/(expenditure)	72,970	(290)	72,680
Transfer between funds	-	-	-
Net movement in funds	72,970	(290)	72,680

13. Related party transactions

No trustee received a salary, benefits, travel expenses or other emoluments during the year.

No trustees donated restricted funding in the current or prior year. Unrestricted donations totalled £3,070 (2020: £3,540).

The charity has close links to the Methodist Church who also retain legal ownership of the Mission's freehold building. No Methodist grants were received during the year (2020 No Methodist grants were received).

Key management comprises the two most senior employees: the chief executive and the manager of the centre. Salaries, employer's national insurance and employer's pension for key management totalled £121,837 (2020: £117,458). Key management are required to live in the Mission building in accommodation provided by the charity. The daughter of the key management also worked in the charity during the year in the communications team and earned £45,924 including employer's pension and National Insurance contributions (2020 £20,933, part year

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2021

Staff loans to key management at the year end stood at £1,148 (2020: £2,500).

No separate trustee insurance was purchased during the year.

General Office:

Whitechapel Mission
212 Whitechapel Road
London E1 1BJ

Phone: 020 7247 8280

Email: mission@whitechapel.online

Website: <https://whitechapel.org.uk>

Blog: <https://blog.whitechapel.org.uk>

Registered Charity No: 227905

 @whitechapelmiss

 WhitechapelMission

THE WHITECHAPEL MISSION

England & Wales - Charity number 227905

Accounts



Whitechapel Mission 2020 Annual Report

www.whitechapel.online



Report of the Trustees for the year ended 31st October 2020

The Trustees present their report along with the financial statements of the charity for the year ended 31st October 2020.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Mission's Trust Deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2016).

Structure, Governance and Management

The Whitechapel Mission is a Local Church under the Model Trusts established under the Methodist Church Act 1976 (the Trusts) and constitutes an unincorporated charity.

Trustee vacancies are advertised to the members, supporters and friends of the Mission, and more widely. In accordance with the Trusts, the Trustees are appointed by the members of the Mission from the membership at the Annual General Meeting. The Trustees endeavour to ensure that there are sufficient Members with the range of skills and experience necessary so that Trustees can be elected to meet the governance requirements of the Mission.

New Trustees who are not familiar with the responsibilities of a charity trustee are provided with Charity Commission guidance and any other training required. If new Trustees have not experienced working as a volunteer in one of the day to day services of the Mission the opportunity is provided for them to do so.

The Trustees normally meet every three months and have appointed sub committees for particular areas of business. Matters for decision are normally brought forward by a sub-committee or the Director, considered and, if necessary, voted on. Details of the Trustees who have served during the year and since the year end together with other legal information required to be disclosed are set out on page 5.

The charity is managed day to day by the Director in accordance with the objectives and policies decided by the Trustees.

The Mission is a Church in the Tower Hamlets Circuit of the Methodist Church and is represented on the Circuit Meeting. Presbyters appointed to the Circuit are entitled to be Trustees of the Mission, and one was a Trustees during the year. The Circuit is entitled to appoint an additional Trustee to the Mission, though the post is currently vacant.

Remuneration of the staff of the Mission is set with regard to market rates for similar employment and the policy of the Methodist Church with regard to the Living Wage.

Financial Review

The accounts have been prepared under the accounting standard, FRS 102.

The charity made an operating surplus of £72,680 (2019: £105,397) in the year. This is less than the previous year, but an adequate level which maintains the Mission's financial stability in a very difficult year for charities. The value of the restricted property fund is unchanged from last year at £6,863,122 in accordance with the accounting policy established in 2017 for FRS 102 and explained in note 1 to the accounts. Total funds at the year end were £7,226,428 of which most were in the restricted property fund with a small amount in the endowment fund (£12,202). Free reserves, those unrestricted reserves not invested in illiquid fixed assets, stood at £147,545.

Legacy income was £2000 (2019: £17,077). The Mission is most grateful to the supporters who remember us in their will, but this is an unpredictable source of income which cannot be relied on to cover routine expenses. The Mission attracted a lot of new donors this year moved by plight of homeless people during the Covid-19 pandemic and the work of the Mission in staying open throughout to provide hot meals and other support. Consequently there was an increase in individual donations, many with gift aid, from new donors. The total increase in voluntary income is £276,573

Other income, mainly from rental of key worker housing and shops, was £184,560 (2019: £210,562). In view of the disruption caused by the Covid-19 outbreak the Mission agreed temporary reductions in its shop rentals.

Total recurrent costs at £1,263,632 (2019: £983,465) are £280,167 up on last year. Staff and provisions costs for services to homeless people have increased to over £797,287. Accordingly we continue to be grateful to the donors of over £200,000 worth of gifts in kind.

Capital expenditure was a little lower than last year at £72,421 (2019: £78,225).

Public Benefit

The Trustees have had regard to the Charity Commission's guidance on public benefit in setting its objectives and planning its activities. The sections of this report headed 'Activities' and 'Achievements and performance' report on the Mission's activities and successes. The work of the Mission benefits homeless people and key workers who access its services, and members of the public who are informed about homelessness, through our website, publications and talks.

objects of the Whitechapel Mission

The constitution of the Mission permits a wide range of objects. The main objects of the Mission are:

- The support of homeless people
- Provision of housing for key workers

Activities

In order to support homeless people, the Mission has provided:

- A hot breakfast every day of the year
- Washing facilities, including showers and clean clothes
- Assistance to homeless people to secure hostel accommodation
- Assistance to homeless people to secure employment
- Employment, legal and benefit advice
- Educational services, including cooking, maths and computer classes
- Visiting medical, dental and hairdressing services
- Facilities to enable homeless people to be able to communicate with family and with statutory authorities

In order to provide housing for key workers the Mission has let 13 flats to medical staff from local hospitals at an affordable rent.

The Mission would not be able to achieve its aims and objectives without the generous gifts of time and effort given freely by volunteers. Our volunteers help in a variety of roles including the kitchen, sorting and distributing donations and giving general support to the people who use our services. The number of volunteers hours given in the year is estimated at 20,930. [reduced because of pandemic]

Achievements and performance

The purpose of the Mission is to support any homeless person coming through the doors of the day centre, and to provide help and advice to assist them so that they are no longer homeless and in need of support. Ultimate success would therefore be indicated by a reduction in the number of people seeking our services. Unfortunately, pressures in society outside the Mission mean that demand has not reduced. 32% of people using our services have been in care at some time and 38% have been in prison.

New official figures reveal that 8,096 people were found sleeping rough on any given night in London in 2017, an increase of 7% on the previous year. Rough sleeping in England has increased by 134% since 2010.

The Mission is open 365 days a year and about 450 people attend the day centre every day. However 7,925 different people used the day centre during the year, of whom 1,924 used our advice services. This shows that many people find the help they need and move on, to be replaced by others newly in need.

During the year:

243,945 hot breakfasts were served

17,387 showers have been taken

335 people a week able to get a shower and clean clothing

7,925 different people used the daycentre

1,485	men used our advice services
439	women used our advice services
426	people were found temporary accommodation off the streets
48	people were found accommodation in their own flat
193	people received help in claiming benefits
17	people were referred to drug and alcohol programmes

Covid – 19

During the year the country was impacted by the Covid-19 outbreak. Most centres supporting homeless people closed, as did cafes and other places where food was available. Following concern about the impact of the virus on rough sleepers the government instituted a scheme to house homeless people in hotels and as a result many rough sleepers were moved from their usual locations. Food was not always available and some rough sleepers did not want to be accommodated. The Mission stayed open and served a hot breakfast and a packed lunch throughout, at all times adhering to government guidelines and with continual risk assessment. This remains the position.

More detail on the Mission's response is described later in this report.

Plans for future periods

The Trustees consider that the Mission is effective in its current activities, and that it should first ensure that those services can continue in the face of increasing demand and emerging strains on the physical capacity of the building. Accordingly, plans to improve the use of the existing space are in hand.

Efforts will continue to find new and varied sources of funding to ensure that the Mission remains financially resilient and can raise additional funds to meet demand.

The Strategy Review Group set up by the Trustees in 2019 continued to meet during the year to look further ahead at the challenges and opportunities likely to be faced by the Mission. This has formed working groups which will create plans for the development of different aspects of the Mission's work and management.

Fundraising Act

The charity does not employ a professional fundraiser, nor does the charity contract with any commercial fundraising agencies. The charity is registered with the Fundraising Regulator

and has signed up to The code of Fundraising Practice, and the charity does have regulatory procedures in place covering fundraising. No complaints have been received by the charity from its fundraising.

The charity only sends fundraising material and updates on the charity's work to individuals who have actively opted in to receive contact of this nature from the charity in order to protect the public from intrusion. We aim to protect vulnerable members of the public from persistent contact by ensuring that updates on the charity's activities are not too frequent, and are controlled at chief executive level.

Face to face fundraising activity is largely confined to instances where the charity is approached by an organisation to arrange a discussion on the work of the charity, where donations may be collected.

Reserve policy and going concern statement

The Mission aims to maintain a level of reserves sufficient for it to maintain stability through a period of variable income such as that it has experienced in 2016. The Trustees would like to maintain a free reserve of £100,000 to £200,000 for these purposes. At the year end this target had been achieved and the free reserve stood at £147,544

The accounts have been prepared on a going concern basis. As well as the free reserves the Mission has promises of support if needed from the Methodist Church amounting to £50,000 in total. This level of reserves was in hand at the year end.

The Trustees consider that the charity's funds should have little exposure to risk. Accordingly, the charity has minimal investments not held on bank deposit to allow ready access to monies as and when required. The charity's investments are held and managed by the Methodist Church and are invested in accordance with the social, environmental and ethical principles of the Methodist Church.

Risk management

The strategic and operational risks involved in running the charity are kept under review by the Trustees and action is taken whenever necessary to ensure that, as far as is reasonably practical, these risks negated. Where it is considered appropriate suitable insurance cover is in place.

The Mission has rigorous operational procedures to ensure that Health and Safety risks arising from its provision of services to homeless people are minimised. Special risk assessments were undertaken and precautions were put in place after the Covid-19 outbreak.

Regular and rigorous checks are made on the security of the Mission's web-site.

Trustees' responsibilities in relation to the financial statements

The Trustees are responsible for preparing the report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 17th August 2021 and signed on their behalf by:

Michael Spurr
Chair

Keith Aldred
Treasurer

Mission Statement

Founded in 1876, Whitechapel Mission has been caring for the poor and homeless of London regardless of race or religion, in their struggle against hunger, poverty, disease, prejudice and exclusion. Our work is inspired by our Christian concern.

General Office:
The Whitechapel Mission
212, Whitechapel Road,
London E1 1BJ

Telephone: 020 7247 8280

Fax: 020 7247 8281

Registered Charity No: 227905

email:

mission@whitechapel.org.uk

website:

www.whitechapel.org.uk

Director:

Tony Miller MBE

Whitechapel Mission Managing Trustees

<i>Continuous</i>	Mr Michael Spurr	(Chair)
	Mr Paul Hornsby	(Secretary)
	Dr Keith Aldred	(Treasurer)
	Mr Peter Butt	
	Mr Stephen Perry	
	Revd John Hayes	
	Mr Peter Barlow	
	Ms Joanna Fozzard	
	Ms Cheryl Gurnham	
	Revd Jennifer Smith	

Bankers

Barclays Bank PLC
Mile End and Bow Branch
240, Whitechapel Road
London
E1 1BS

Independent Auditors

Begbies Chartered Accountants
9 Bonhill Street
London
EC2A 4DJ

Solicitors

Lovell Son & Pitfield
9 Gray's Inn Square
Gray's Inn
London. WC1R 5JT

Investment Advisers

Central Finance Board Investment Unit
9 Bonhill Street
London
EC2A 4PE

Director's Comments

We are living in difficult times, with uncertainty being the new normal. We are told to self-isolate and "stay at home".

Our guests who are experiencing homelessness don't have the option to "stay at home" to avoid risk to themselves or others — so we are thankful for our supporters who help make it possible for us to continue our work.

We are closely monitoring the coronavirus (COVID-19), as well as pro-actively seeking and following the latest guidance from the Government and other community partners.

As the Whitechapel Mission cares for an increasing number of our most vulnerable guests during the coronavirus (COVID-19) emergency, we remain committed to the health, safety and well-being of all. Our response balances the consideration that our guests are highly vulnerable to many challenges.

We continue to offer our essential services **(over 283,000 free meals served during the pandemic)**.



Organisations like ours have a duty of care and not prematurely suspend potentially life-saving services. We are seeing new faces, with new worries — people who are desperately in need of the food, shelter, advice and the hope offered at the Whitechapel Mission.

A huge number of people were found hotel accommodation during this pandemic, but sadly, there are still too many people on our streets. And a number of people are struggling to cope with being indoors or have additional problems to deal with.

Thankfully we have had the summer months to prepare and adapt for the oncoming winter. With reduced services available and thousands of people still sleeping on our streets we are expecting a difficult winter.

I personally promise you, that whilst it is safe to continue and we are allowed to keep our doors open, we will remain open and serving anyone who may be in difficulty or be sleeping rough.

People in need continue to be welcomed at our Whitechapel Centre.

We remain open and Serving!

Tony

Tony Miller MBE

Last
year we served 243,945 meals.
But it's about more than meals. By
encouraging each person to address the issues
which caused their homelessness, we help them to
gain the skills and confidence to make lasting
changes in their lives - We believe everyone deserves
a chance, regardless of their background, race or
religion - We are open every day of the year and
expect to see as many as 450 homeless and
vulnerable men and women each day.
And we do this without public
funding.



7,925

different
people used
the daycentre
in the last
twelve
months

New Kitchens

Last year we served 108,398 breakfasts in total and this year we have served that number in only 5 months. A huge increase in need, which has been difficult to meet with the existing kitchen equipment and counters.

This pandemic has forced us to consider new ways of thinking and new ways of delivery. We needed to reflect upon the additional demands, but also on a safe way to deliver food and services.

We have upgraded the kitchens with new cookers, fryers and even a griddle for cooking eggs (there are only so many eggs that can be cooked in a frying pan).



We had to then consider the ventilation system to both remove heat & smells and supply fresh air from outside. A new boiler system to be able to have a constant boiling water supply for tea and coffee, and new



counters to be able to keep the distancing rules we need to adhere to.



As part of our regular risk assessments we felt the need to suspend showers, advice services and most medical services until we were able to find new ways to deliver. All these services have re-commenced, now with an appointment system.

We initially reduced the number of tables in the dining area to ensure social distancing and subsequently remove them totally to encourage people to take food and leave, rather than eating on-site. We had to extend the period of serving and even added a lunch for most days as many were not going to be able to eat again during that day.



Then we needed to consider contamination from items coming into the kitchen and into the Mission. We were forced to consider the risk, both to volunteers and from volunteers supporting the staff team, so suspended volunteering in March. The staff team has grown by an additional 4 members, and one you will be introduced to later in this review.

We moved away from plates and metal cutlery and over to biodegradable trays and wooden cutlery. Anything entering the mission had to be considered as a source of possible contamination. Gifts of food, clothing and toiletries have to be quarantined for a period of time and anything given out from the kitchens can not be returned.

Clothing given out via the showers is sealed in plastic bags and isolated for a period of time before being distributed.



And of course from September 23rd we had to step up the protections further as a second lockdown was possible. Masks for all guests and staff have been introduced.

243,945

breakfasts served
in the last 12
months

4,691

people a week
being fed



Meet Chandrani

The new Deputy Director

Chandrani (or Chan as she prefers to be called) is the first holder of the post of Deputy Director for the Whitechapel Mission. Born in London, where she still lives, Chan worked in financial services, culminating in working for the Financial Ombudsman Service, before coming to work at the Mission. She is the only child of Indian parents and describes herself as very independent.

Prior to seeing the advertisement for the Deputy Director position Chan readily admits that she hadn't heard of the Whitechapel Mission, but the fact that the work of the Mission was with the homeless was something that appealed to her. This sector was one that she felt particularly attracted to having previously undertaken voluntary work at soup kitchens. She felt drawn to apply because she wanted to help people who were in desperate need of help and felt that she had a contribution she could make to the work as it was described in the advertisement.

Before coming to be interviewed for the post she came along for a look around the Mission and says she couldn't believe how many people turned up for help each morning. It was seeing the number of people coming through our doors that made her certain that this was what she really wanted to do and so she was desperate to be given the job.

Describing herself as a 'people person', now that she is here, Chan says that working downstairs in the kitchen and working directly with our guests gives her the greatest satisfaction.

It was not the easiest of starts here for Chan as no sooner had she been offered and accepted the position then the whole



COVID 19 problem exploded across society and we were all having to face what being in lock-down meant and especially how the Mission could continue to operate under the restrictions being imposed. So from the start rather than learning the established ways of how Whitechapel operated, along with all the staff Chan had to work out which parts of the operation could continue as before and which would either have to be changed or dropped entirely. What a welcome to your new job! But despite all that Chan says that she really feels 'at home' and part of the Whitechapel family and that she can see herself being here for the rest of her working life.

She is passionate about mental health and the need to provide a safe, secure environment for both staff and guests. To help people retain or, for some regain their mental health she believes that yoga would be a big help and she would like to be involved in setting up and running sessions at some stage in the future.

Outside of work Chan says that she is at her happiest when spending time with her fiancée or her mother and that her main interest is around fitness, both physically and mentally. For this she enjoys going to the gym for a work-out and also practices yoga and meditation and has enrolled on a

mindfulness course to learn more about meditating and an alternative therapy course to learn how to lead a balanced, holistic life at one with nature. As if all that wasn't enough she is also undertaking a coaching course to help motivate and support others to reach their full potential.

Even at this early stage in her career at Whitechapel she has formed some ideas about how the Mission might develop in the future, so watch this space, there could be further exciting times ahead.

Welcome to the Whitechapel Mission Chan, we are glad to have you as part of the 'family'.

The Computer Suite

Just before lockdown we received funding to build a new computer suite. In the 2017 review we shared with you the role that computers now play in applying for work, looking for accommodation, applying for benefits and reconnection with family. Since then the demand has only increased and to the extent that we were struggling to offer the service to everybody each day.



We designed and planned to build a computer suite with enough computers to ensure that everybody needing/wanting access could have that access on a daily basis. We were able to knock down walls and build this suite during the spring months.

Although we are unable to run this at full speed just yet, we are already able to offer access to restricted numbers and rotate the computers being used every 3rd day.

We are using the suite to support and advise people in the use of Zoom and Teams. I wonder how many of us ever used such software to apply for a job or keep in contact with family before March 2020? Now a must have tool and the only method of applying for a job, housing or attending an interview.

We had hoped to be able to have this fully operational by now, but sadly it is just not safe to do so currently. We have volunteer groups waiting to be able to share their knowledge and experience with regular classes in computer skills.



Communications Team

Say hello to Chan, Jess and Emma. If you ever call our office, or make a delivery, you are likely to be greeted by a member of our comms team.

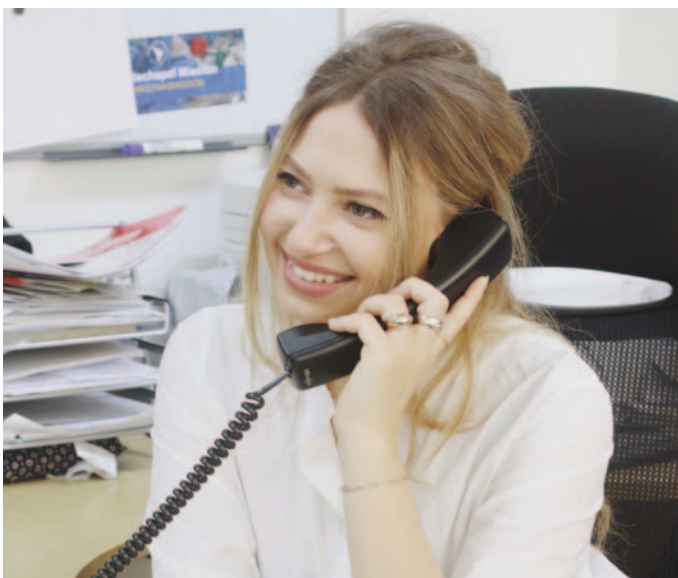
When not answering the phones, you will find them updating our website, sorting our social media posts and posting our “thank you” letters.

Hopefully, you will have seen our increased presence on social media platforms, sharing what is happening each day within the Mission.

And in October, we launched our new website, with a new look and more mobile device friendly. This website is designed, built and managed by the Whitechapel Mission Team. We would welcome your thoughts and suggestions.

Not everybody is comfortable with the social media platforms and visit websites, only when they are looking for something in particular. We are about to introduce an electronic newsletter, which will be in the form of an email and sent only when there is news worth knowing about. If you wish to sign up, this can be done on the front page of our website. We will not fill your inbox with unwanted emails.

We were made aware that there would be far fewer services available for those people who find themselves sleeping rough over the winter. Many winter night shelters were not able to open this year and even some of the national charities were not able to carry out their Christmas and winter programmes. More people than ever were reliant upon the Mission for food, showers and warm clothing. We hope to be able to bring you news on a regular basis as to what is happening and how you may be able to assist.

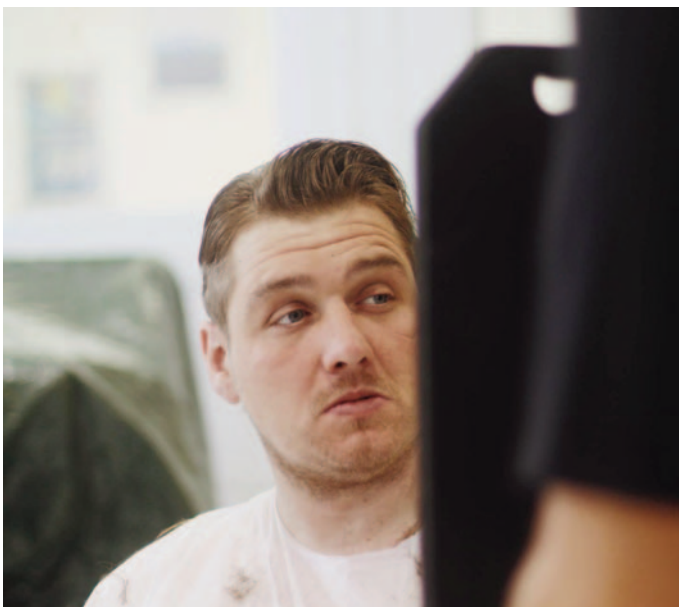


and finally

This has to start with a huge thank you to the members of staff who insisted that the Mission remained open and continues to assist people on a daily basis. Everything that we have managed to achieve during this difficult time would not have been possible without the staff being here each day.

And then, to all of you who have supported us over the past year in so many different ways we say a sincere “Thank you”. Our continued service could not happen without the support you have given us.

We hope that you are proud to be a member of the ‘Whitechapel family’ and



that we will be able to count on your continued support for a long time to come. To mention any groups or individuals by name when so many have played a part in our story during the past year is difficult, but we really do need to thank our 5000club partners and supporters for their commitment to our work. The 5000club are those partners and supporters who have backed their giving of gifts and volunteering with a donation of £5,000 or more and their commitment is so important for the continuing work here.

During the past year our 5000club partners were:

Deutsche Bank
Dentons LLP
BNY Mellon
Clarkson Platou
Donald Forrester Trust
Eversheds Sutherland
Hogan Lovells
Northriver Limited
Stephenson Harwood LLP
MCKS Charitable Foundation
CMS Cameron McKenna Nabarro Olswang
Worshipful Company of Leathersellers
Worshipful Company of Glovers
Worshipful Company of Coopers
Worshipful Company of Pewterers



Our aim is to serve the homeless and marginalised men and women who have become caught in the cycle of poverty, hopelessness and dependencies of many

kinds, and our goal is to see their lives transformed to hope, joy and lasting productivity. Over the past twelve months your help and support has enabled us to reach out and made a difference to those who have nowhere else to turn. Together we are The Whitechapel Mission and together, with your continued help and support, we will keep going towards our goal.

In this Annual Report 2020 we have again tried to give you an insight into the work that goes on here at The Whitechapel Mission each and every day and hopefully you will have gained the sense of the urgency and the importance of what we do for those for whom The Whitechapel Mission and our promise is all they have to hold on to.

As we enter another year of service together, please will you continue to pray for everyone connected to the Whitechapel Mission – the staff, trustees, volunteers, supporters and guests alike, as all need your prayers.

And thank you all once again.



Independent auditors' report

To the trustees of

Whitechapel Mission

Opinion

We have audited the accounts of The Whitechapel Mission for the year ended 31 October 2020 which comprise the Statement of Financial Activities, The Balance Sheet, The Statement of Cash flows and the notes to the accounts, 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 accounts:

- give a true and fair view of the state of the charity's affairs as at 31 October 2020 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 Charities Act 2011.

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 accounts section of our report. We are independent of the Whitechapel Mission in accordance with the ethical requirements that are relevant to our audit of the accounts 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees use of the going concern basis of accounting in the preparation of the accounts is not appropriate; or
- the trustees have not disclosed in the accounts any identified material uncertainties that may cast significant doubt about Whitechapel Mission ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the accounts are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the accounts does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the report of the trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the statement of trustees' responsibilities, the trustees 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

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

Other matters which we are required to address

Your attention is drawn to the fact that the charity has prepared accounts 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2016.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Begbies

Chartered Accountants and Statutory Auditors
9 Bonhill Street, London, EC2A 4DJ

Begbies is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2020

	Note	Unrestricted operating fund £	Restricted property fund £	Endowment fund £	2020 Total £	2019 Total £
Income from:						
Donations and legacies	2	1,155,234	-	-	1,155,234	878,661
Charitable activities						
Contributions for meals and clothing		1,795	-	-	1,795	6,417
Key Worker accommodation		125,937	-	-	125,937	127,228
Other trading activities						
Rental Income – Commercial		55,505	-	-	55,505	73,947
Investments		1,322	-	-	1,322	2,970
Total income		1,339,795	-	-	1,339,795	1,089,223
Expenditure on:						
<i>Raising funds:</i>						
Raising funds	3	80,781	-	-	80,781	64,273
<i>Charitable activities</i>						
Services to homeless people	3	997,793	-	-	997,793	798,172
Key Worker accommodation	3	185,058	-	-	185,058	121,020
Total expenditure		1,263,632	-	-	1,263,632	983,465
Net gains/(losses) on investment assets		(3,194)		(290)	(3,484)	(361)
Net Income/(expenditure)	4	72,970	-	(290)	72,680	105,397
Transfer between funds		-	-	-	-	-
Net movement in funds		72,970	-	(290)	72,680	105,397
Reconciliation of funds						
Total funds brought forward		278,134	6,863,122	12,492	7,153,748	7,048,351
Total funds carried forward	11	351,104	6,863,122	12,202	7,226,428	7,153,748

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 11 to the financial statements.

The Whitechapel Mission

Balance sheet

31 October 2020

		Unrestricted operating fund	Restricted property fund	Endowment fund	2020	2019
Note	£	£	£	£	£	£
Fixed assets						
Tangible fixed assets	6	203,560	6,863,122	-	7,066,682	7,055,544
Investments	7	40,848	-	-	40,848	63,040
		<u>244,408</u>	<u>6,863,122</u>	<u>-</u>	<u>7,107,530</u>	<u>7,118,584</u>
Current assets						
Debtors	8	79,179	-	-	79,179	67,733
Cash at bank and in hand		<u>262,488</u>	<u>-</u>	<u>12,202</u>	<u>274,690</u>	<u>124,729</u>
		341,667	-	12,202	353,869	192,462
Liabilities						
Creditors: amounts falling due	9	<u>(234,971)</u>	<u>-</u>	<u>-</u>	<u>(234,971)</u>	<u>(157,298)</u>
Net current assets/(liabilities)		<u>106,696</u>	<u>-</u>	<u>12,202</u>	<u>118,898</u>	<u>35,164</u>
Net assets		<u>351,104</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,226,428</u>	<u>7,153,749</u>
Funds						
Restricted funds	10	-	5,740,954	-	5,740,954	5,740,954
Revaluation reserve		-	1,122,168	-	1,122,168	1,122,168
Unrestricted funds		351,104	-	-	351,104	278,134
Endowment funds		-	-	12,202	12,202	12,492
		<u>-</u>	<u>-</u>	<u>12,202</u>	<u>12,202</u>	<u>12,492</u>
Total charity funds	11	<u>351,104</u>	<u>6,863,122</u>	<u>12,202</u>	<u>7,226,428</u>	<u>7,153,748</u>

Approved by the trustees on 17th August 2021 and signed on their behalf by

Michael Spurr, Chair

Keith Aldred, Treasurer

The Whitechapel Mission

Statement of financial activities

For the year ended 31 October 2020

Statement of cash flows

	2020	2019
	£	£
<i>Cash flow from operating activities:</i>		
<i>Net cash provided by operating activities</i>	<u>146,847</u>	<u>95,105</u>
<i>Cash flow from investing activities:</i>		
Dividends, interest and rent from investments	56,827	76,919
Proceeds from sale of property, plant and equipment		
Purchase of property, plant and equipment	(72,421)	(78,225)
Proceeds from the sale of investments	18,708	
Purchase of investments		
<i>Net cash provided by investing activities</i>	<u>3,114</u>	<u>(1,306)</u>
<i>Change in cash and cash equivalents in the reporting period</i>	<u>149,961</u>	<u>93,799</u>
<i>Cash and cash equivalents at the beginning of the reporting period</i>	<u>124,729</u>	<u>30,930</u>
<i>Cash and cash equivalents at the end of the reporting period</i>	<u><u>274,690</u></u>	<u><u>124,729</u></u>

Reconciliation of net income/(expenditure) to net cash flow from operating activities

<i>Net Income/(expenditure) for the year as per the statement of financial activities</i>	72,680	105,397
Adjustments for:		
Depreciation	58,477	48,383
(Gains)/losses on investments	3,484	361
Dividends, interest and rent from investments	(56,827)	(76,917)
Profit/(loss) on disposal of fixed assets	2,806	45
(Increase)/decrease in debtors	(11,446)	(5,884)
Increase/(decrease) in creditors	77,674	23,721
<i>Net cash provided by operating activities</i>	<u><u>146,847</u></u>	<u><u>95,105</u></u>

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

1. Accounting policies

a) Statutory information

The Whitechapel Mission is an unincorporated charity registered with the Charity Commission in England & Wales as established by the Model Trust deed of the Methodist Church of 1932, dated 15th December 1932 as amended 30th August 1967 and 2nd November 1994.

b) Basis of preparation

The accounts have been prepared in accordance with the charity's trust deed, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

c) Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the charity continues to adopt the going concern basis of accounting in preparing the accounts. The Mission also has promises of support if needed from the Methodist Church amounting to £50,000 in total. Therefore the trustees consider the going concern basis to be appropriate.

The Mission remained open during the Covid 19 pandemic and continued to serve meals to beneficiaries.

d) Incoming resources

Income is brought into account when it is more likely than not that the economic benefit of the income will accrue to the charity.

Voluntary income including donations, gifts and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when the donor specifies that the grant or donation must only be used in future accounting periods: or the donor has imposed conditions which must be met before the charity has unconditional entitlement. Gift Aid due on donations is included in the year in which the donation is received.

Income from charitable activities are sums received from carrying out the charity's objects. Income is comprised of rent from key worker accommodation accounted for on a receivable basis and contributions by beneficiaries for food and other items accounted for on receipt.

Income from commercial rentals is funds received from letting part of the main church building which is in commercial use.

Income from investments is comprised of bank interest. Interest is recognised on a receivable basis.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

e) Resources expended

Expenditure is recognised when a liability is incurred, or a constructive obligation arises, that results in the payment being unavoidable. Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where support costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are general administrative overheads which are not allocable to specific charitable activities. Governance costs are included as an element of general support costs. Governance costs include the cost of the preparation and audit of the statutory accounts, the cost of trustees' meetings and any legal advice to trustees on governance or constitutional matters. Both support and general governance costs have been allocated 75% to services to homeless people, 20% to the provision of key worker accommodation and 5% to fundraising activities.

The charity is not VAT registered and all expenses include applicable VAT.

f) Volunteers and donated services

In accordance with the SORP the value of services provided by general volunteers is not incorporated into these financial statements. Further details of the contribution made by volunteers can be found in the trustees' annual report.

g) Employment cost, pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate.

Other employment costs, such as the cost of unused holiday, is included in the year in which the charity receives the employment services. Any redundancy costs are recorded at the time the decision to make redundancies is communicated to the employees.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

1. Accounting policies (continued)

h) Donated goods

The Whitechapel Mission receives donations of food, toiletries bedding and clothing.

The SORP requires the valuation of donated good at fair value. Distributing and using donated goods in its service provision is an important part of the Mission's work, but it is difficult to place an accurate value on the donations.

The charity includes donated food and toiletries unused in the delivery of services at the cost the charity estimates that it would pay for such goods if they were not donated. This assessment of value includes the bulk and trade discounts available for the large quantities of supplies used which may not be available to the original donor.

The charity includes donated clothing, bedding and other good distributed to beneficiaries at an estimate of value based on the volume of gifts received and used, compared to the volume of gifts recycled. A value is then estimated based on the price the charity could formerly obtain for that recycling. The charity receives both new and second items and there is no practical way in which the charity can more accurately assess the value of these donations, less the costs of collecting them from the donor where Some donated items may be held in stock where multiple similar items are donated at the same time. No valuation is given to stock held at the year end which is not thought to be material to the user of the account.

A small proportion of the clothing received is not suitable for distribution. Where this is the case, funds received from the recycling sales were recognised as donations at the time of sale. From January 2020 it has not been possible to sell recycled clothing.

i) Tangible fixed assets

Tangible fixed assets are included at their historical cost, except for the property occupied by the charity which is at an estimated value based on the value for insurance purposes as at 1st November 2015. Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Motor vehicles	20% straight line
Equipment and furniture	10% straight line
Computer equipment: laptops	25% straight line
Computer equipment: desktops	33.33% straight line

No depreciation is provided on the property as the residual value is considered to be above the carrying value shown in the accounts. The property is reviewed annually for impairment.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

j) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities.

Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

k) Taxation

The charity is exempt from tax on its charitable activities.

l) Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees. The unrestricted funds in the financial statements all relate to operating activity.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for a particular restricted purpose, or from the donation of assets which have restrictions placed on their use. The restricted funds in the financial statements relate to the charity's property, donated for use in delivering the charity's main activities.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Endowment funds are received from donors where the terms specify that the capital of the fund should be held in perpetuity, but income earned may be applied to the charity's objects.

2. Donations and legacies

	2020
	Total
	£
Donations from individuals	160,599
Gift Aid donations	376,301
Legacies	2,000
Donations from companies and charitable trusts	396,758
Estimate of the value of gifted provisions including food, clothing and toiletries	200,506
Donated clothing recycled	-
Fundraising activities	19,070
Total	1,155,234

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2020

3 Analysis of expenditure

	Raising funds		Charitable activities		Governance	Support costs	2020	2019
	Raising funds	Commercial	Services to	Key worker				
	£	£	£	£	£	£	£	£
Staff costs (Note 5)	45,927	-	357,210	45,927	-	61,236	510,300	367,148
Motor and travel	4,167	-	9,724	-	-	-	13,892	14,428
Purchased provisions including food,	8,284	-	113,660	-	-	-	121,945	98,058
Estimate of the value of gifted provisions	-	-	200,506	-	-	-	200,506	242,042
Subscriptions	702	-	1,638	-	-	-	2,340	2,411
Depreciation of fixed assets	-	-	46,782	11,696	-	-	58,478	48,383
Premises maintenance	11,266	-	123,929	90,130	-	-	225,325	112,642
Administration	-	-	-	-	-	67,915	67,915	33,975
Communications	2,614	-	39,206	10,455	-	-	52,275	43,120
Audit and professional fees	-	1,107	4,449	-	5,100	-	10,656	21,259
	72,961	1,107	897,104	158,208	5,100	129,151	1,263,632	983,465
Support costs	6,458	-	96,863	25,830	-	(129,151)	-	-
Governance costs	255	-	3,825	1,020	(5,100)	-	-	-
Total expenditure 2020	79,674	1,107	997,793	185,058	-	-	1,263,632	983,465
Total expenditure 2019	59,173	5,100	798,172	121,020	5,340	78,032	983,465	

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the Financial Statements

For the year ended 31 October 2020

3 Analysis of expenditure – prior year comparative

	Raising funds		Charitable activities		Governance	Support costs	2019
	Raising funds	Commercial	Services to	Key worker			
	£	£	£	£	£	£	£
Staff costs (Note 5)	31,941	–	259,208	31,941	–	44,057	367,148
Motor and travel	4,328	–	10,099	–	–	–	14,428
Purchased provisions including food, Estimate of the value of gifted provisions	10,223	–	87,834	–	–	–	98,058
Subscriptions	723	–	1,688	–	–	–	2,411
Depreciation of fixed assets	–	–	38,706	9,677	–	–	48,383
Premises maintenance	5,632	–	61,953	45,057	–	–	112,642
Administration	–	–	–	–	–	33,975	33,975
Communications	2,156	–	32,340	8,624	–	–	43,120
Audit and professional fees	–	5,100	1,772	9,046	5,340	–	21,259
	55,005	5,100	735,643	104,346	5,340	78,032	983,465
Support costs	3,902	–	58,524	15,606	–	(78,032)	–
Governance costs	267	–	4,005	1,068	(5,340)	–	–
Total expenditure 2019	59,173	5,100	798,172	80,756	–	–	983,465

All expenditure was unrestricted across both years

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

4. Net expenditure for the year

This is stated after charging / crediting:

	2020	2019
	£	£
Interest payable	–	–
Depreciation	58,478	48,383
Trustees' remuneration	–	–
Trustees' reimbursed expenses	55	82
Auditors' remuneration:		
▪ Audit (excl. VAT)	4,200	4,200
	4,200	4,200

Trustees' reimbursed expenses represents the reimbursement of travel and subsistence costs to two (2019: two)

5. Staff costs and numbers

Staff costs were as follows:

	2020	2019
	£	£
Salaries and wages	446,737	325,659
Social security costs	43,992	27,177
Pension contributions	19,571	14,312
	510,300	367,148

Total emoluments paid to staff were: **466,308** (2019: 339,971)

Emoluments were paid to the wife of the CEO, under a contract of employment with the charity agreed by the Trustees and at a salary set by the Trustees. Further details can be found in note 13.

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the statement of financial activities in the period to which they relate. During the year the charity's employees received independent advice regarding the new auto-enrolment pension scheme and provision has been made for the contributions due for those who have decided to join the scheme.

No employee earned more than £60,000 during the year. One member of staff was made redundant at a cost of £10,000 including statutory entitlements.

The average weekly number of employees (full-time equivalent) during the year was as follows:

	Head count		Full time equivalent	
	2020	2019	2020	2019
	No.	No.	No.	No.
Employees	15.0	15.0	14.0	14.0

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

6. Tangible fixed assets

	Land and £	Fixtures and £	Motor vehicles £	Computer £	Totals £
Cost					
At the start of the year	6,863,122	173,636	66,447	94,217	7,197,422
Additions in year		18,889	6,538	46,994	72,421
Disposals	-	(8,859)	(7,403)	(21,770)	(38,032)
At the end of the year	<u>6,863,122</u>	<u>183,666</u>	<u>65,582</u>	<u>119,441</u>	<u>7,231,811</u>
Depreciation					
At the start of the year	-	41,205	31,206	69,467	141,878
Charge for the year		17,645	11,103	29,729	58,477
Disposals	-	(6,053)	(7,403)	(21,770)	(35,226)
At the end of the year	<u>-</u>	<u>52,797</u>	<u>34,906</u>	<u>77,426</u>	<u>165,129</u>
Net book value					
At the end of the year	<u>6,863,122</u>	<u>130,869</u>	<u>30,676</u>	<u>42,015</u>	<u>7,066,682</u>
At the start of the year	<u>6,863,122</u>	<u>132,431</u>	<u>35,241</u>	<u>24,750</u>	<u>7,055,544</u>

The building occupied by the charity is held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees.

7. Investments

	2020 £	2019 £
Market value at the year start	63,040	63,401
Withdrawal from investment	(18,708)	-
Unrealised gain / (loss)	(3,484)	(361)
Market value at the year end	<u>40,848</u>	<u>63,040</u>

There were no investment assets held outside the UK

The investments are in pooled investment vehicles held by the Trustees for Methodist Church Purposes (TMCP) as custodian trustees. The valuations, at market value, are those provided by TMCP. The unrealised gains arising on investments at the end of the year are shown in the SOFA and in Note 11 below.

The investment exposes the charity principally to market price risk, but also to currency, credit and liquidity risk. By using the pooled investment vehicles of the TMCP the charity can access the diversification of investments, professional investment management expertise and appropriate ethical investment ethos which would be difficult to access

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

8. Debtors and prepayments

	2020	2019
	£	£
Trade debtors	31,409	53,775
Other debtors	47,770	13,958
	79,179	67,733

Other debtors contains a multi-year unrestricted grant of which £30,000 remained outstanding at the balance sheet date. The charity is due to receive £10,000 for each of the next three years.

9. Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	56,771	27,387
Taxation and social security	15,170	12,110
Accruals and deferred income	52,331	34,533
Other creditors	110,699	83,268
	234,971	157,298

Deferred income of £29,449 (2019 £29,232) represents rent received in advance.

10a. Analysis of net assets between funds (current year)

	General	Restricted	Endowment	Total funds
	£	£	£	£
Tangible fixed assets	203,560	6,863,122	-	7,066,682
Investments	40,848	-	-	40,848
Net current assets/(liabilities)	106,696	-	12,202	118,898
Net assets at 31 October 2020	351,104	6,863,122	12,202	7,226,428

10b. Analysis of net assets between funds (prior year)

	General	Restricted	Endowment	Total funds
	£	£	£	£
Tangible fixed assets	192,422	6,863,122	-	7,055,544
Investments	52,712	-	10,328	63,040
Net current assets	33,000	-	2,164	35,164
Net assets at 1 November 2019	278,135	6,863,122	12,492	7,153,749

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

11 a. Movements in funds (current year)

	At the start of the year £	Incoming resources £	resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,492	-	-	(290)	12,202
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,614	-	-	(290)	6,875,324
Unrestricted funds					
Operating fund	278,134	1,339,795	(1,263,632)	(3,194)	351,104
Total funds	7,153,748	1,339,795	(1,263,632)	(3,484)	7,226,428

11 b. Movements in funds (prior year)

	At the start of the year £	Incoming resources £	Outgoing resources and transfers £	Gains on Investments £	At the end of the year £
Restricted & endowment funds					
Endowment funds	12,233	-	-	259	12,492
Donation to buy furniture	-	-	-	-	-
Revaluation reserve	1,122,168	-	-	-	1,122,168
Land and buildings	5,740,954	-	-	-	5,740,954
Total restricted funds	6,875,355	-	-	259	6,875,614
Unrestricted funds					
Operating fund	172,996	1,089,223	(983,465)	(620)	278,134
Total funds	7,048,351	1,089,223	(983,465)	(361)	7,153,748

11. Movements in funds (current year)\continued

Purposes of restricted funds

Included in fixed assets are land and buildings from which Whitechapel Mission operate, for which the title is held by the Trustees for Methodist Church Purposes (TMCP).

These assets have been included in the accounts of Whitechapel Mission as a restricted fund. Although the Whitechapel Mission have full use of the asset, for the current purposes the property does have to be returned to the control of TMCP if it is no longer used for those purposes. This obligation is in the nature of a restriction on the use of the asset and therefore this has been reflected in the accounts by treating the gift of the property as a restricted fund. The TMCP confirmed this is the correct legal position. The balance on the restricted fund therefore reflects the carrying value.

The Whitechapel Mission

Notes to the financial statements

For the year ended 31 October 2020

Purposes of endowment funds

The endowment funds represent funds provided by the Thomas and Annis Jackson Jubilee and C.T. Catlin Bequest. The money is invested to generate income which may be used without restriction, but the endowment is permanent and the capital may not be spent.

12. Comparative information

The SOFA for the previous year, is as follows:

	Unrestricted £	Endowment £	2019 £
Donations and legacies	878,661	-	878,661
Charitable activities			
Contributions for meals and clothing	6,417	-	6,417
Key Worker accommodation	127,228	-	127,228
Other trading activities			
Rental Income – Commercial	73,947	-	73,947
Investments	2,970	-	2,970
Total Income	1,089,223	-	1,089,223
Expenditure on:			
<i>Raising funds:</i>			
Raising funds	64,273	-	64,273
Commercial rentals		-	-
<i>Charitable activities</i>			
Services to homeless people	798,172	-	798,172
Key Worker accommodation	121,020	-	121,020
Total expenditure	983,465	-	983,465
Net gains/(losses) on investment assets	(620)	259	(361)
Net Income/(expenditure)	105,138	259	105,397
Transfer between funds	-	-	-
Net movement in fund:	105,138	259	105,397

13. Related party transactions

No trustee received a salary, benefits or other emoluments during the year. The details of trustees travel expenses in detailed in note 4.

No trustees donated restricted funding in the current or prior year. Unrestricted donations totalled £3,540 (2019: £3,242).

The charity has close links to the Methodist Church who also retain legal ownership of the Mission's freehold building. No Methodists grants were received during the year (2019 No Methodists grants were received).

Key management comprises the two most senior employees: the chief executive and the manager of the centre. Salaries, employer's national insurance and employer's pension for key management totalled £117,458 (2019: £106,995). Key management are required to live in the Mission building in accommodation provided by the charity.

Staff loans to key management at the year end stood at £2,500 (2019: £500).

No separate trustee insurance was purchased during the year.

General Office:
Whitechapel Mission
212 Whitechapel Road
London E1 1BJ

Phone: 020 7247 8280

Email: mission@whitechapel.online

Website: <https://whitechapel.online>

Blog: <https://whitechapel.blog>

Registered Charity No: 227905



@whitechapelmis



WhitechapelMission

