

# WHITECHAPEL MISSION

Annual Report 2021

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# REPORT OF THE TRUSTEES

for the year ended 31st October 2021

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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

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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

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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**

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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:  
The Whitechapel Mission  
212, Whitechapel Road  
London E1 1BJ

Telephone: 020 7247 8280  
020 7247 8281

Registered Charity No:  
email:  
website:  
Director:

227905  
mission@whitechapel.org.uk  
www.whitechapel.org.uk  
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

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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

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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.

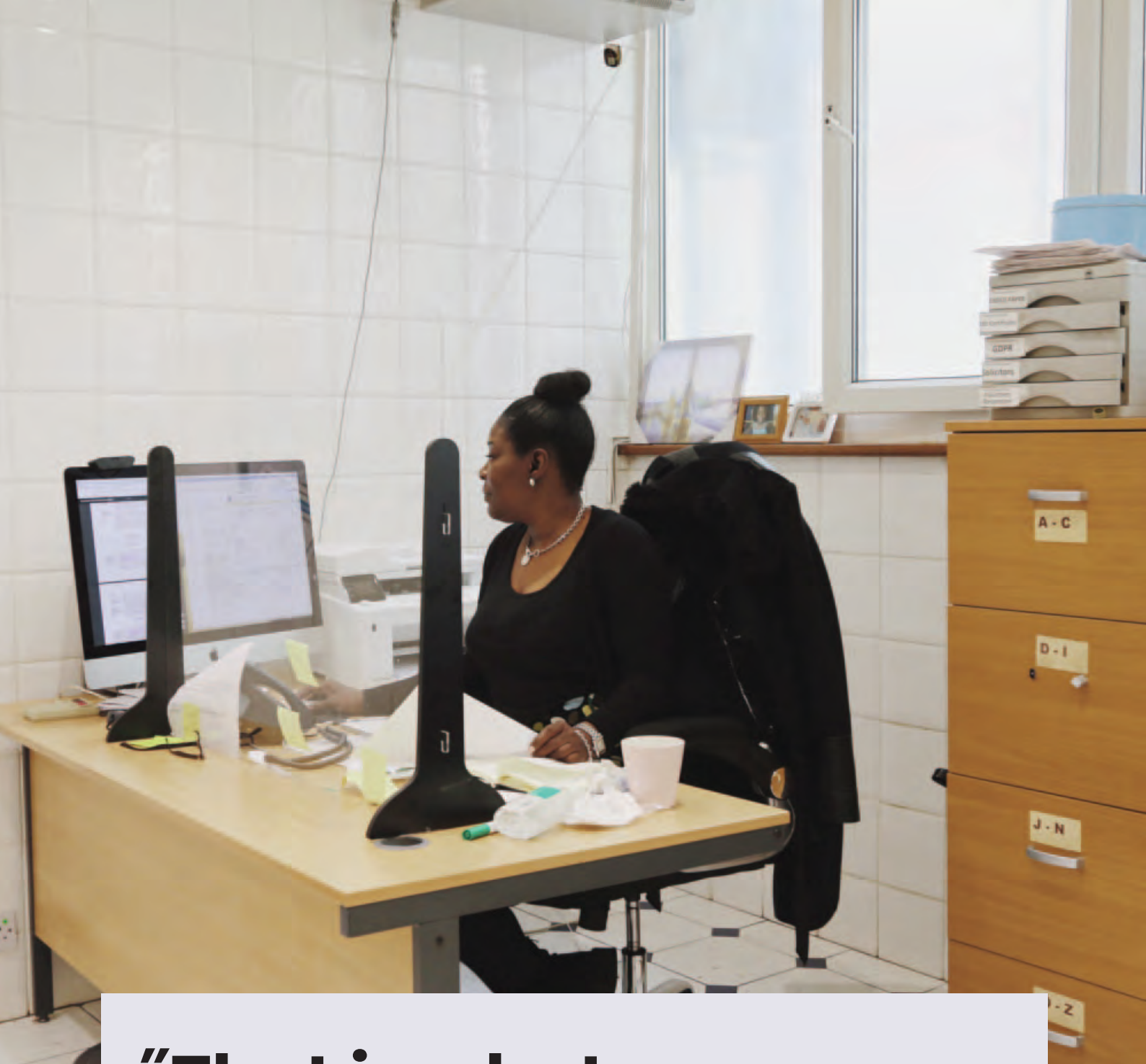




Over **1,325**  
volunteers, offering over  
**17,486**  
hours of their time.







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

**– Sonia, Advice Worker**

# SERVICES

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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

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**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 away. 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

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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!**



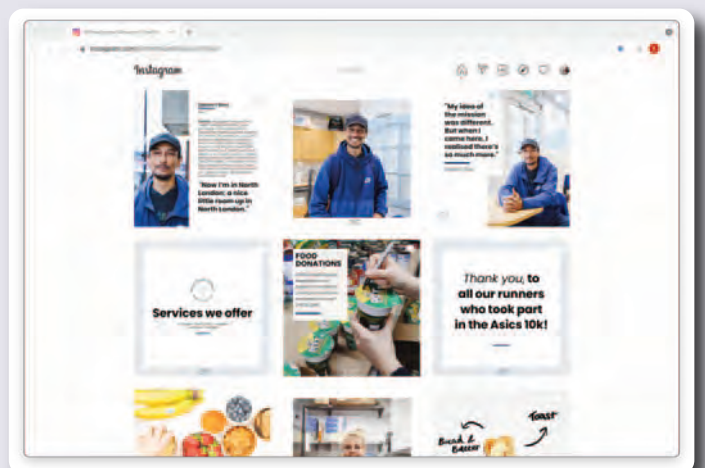
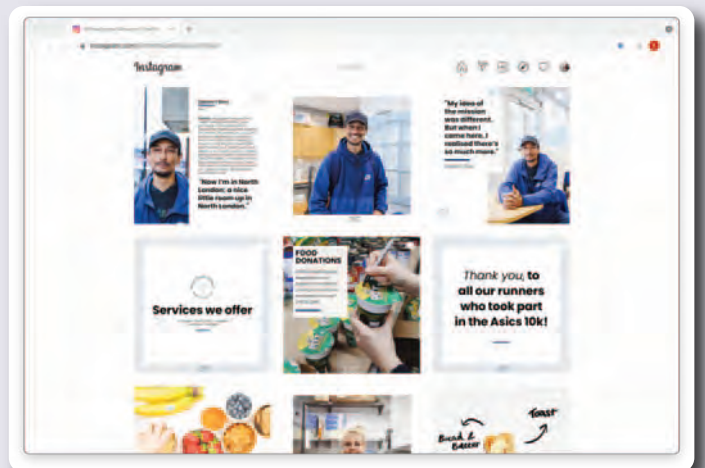
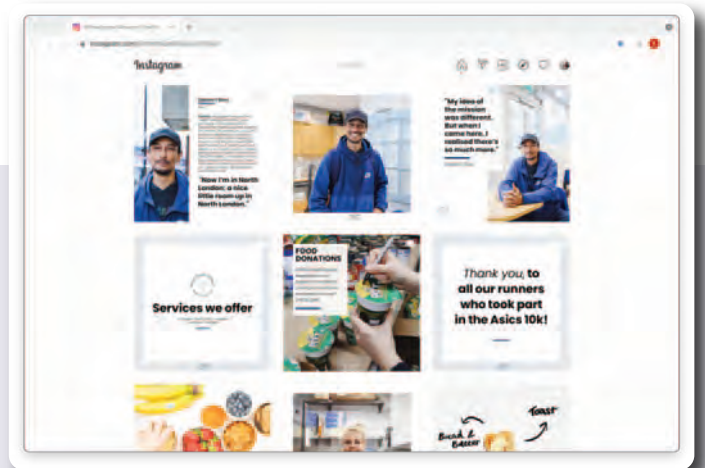
# SOCIAL MEDIA

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

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#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**

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#### **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	£	£	£	£	£
<b>Income from:</b>						
Donations and legacies	2	1,431,474	–	–	<b>1,431,474</b>	1,155,234
Charitable activities						
Contributions for meals and clothing		–	–	–	–	1,795
Key Worker accommodation		126,920	–	–	<b>126,920</b>	125,937
Other trading activities						
Rental Income – Commercial		67,700	–	–	<b>67,700</b>	55,505
Investments		1,323	–	–	<b>1,323</b>	1,322
<b>Total income</b>		<u>1,627,417</u>	<u>–</u>	<u>–</u>	<u><b>1,627,417</b></u>	<u>1,339,795</u>
<b>Expenditure on:</b>						
<i>Raising funds:</i>						
Raising funds	3	103,386	–	–	<b>103,386</b>	80,781
<i>Charitable activities</i>						
Services to homeless people	3	1,188,006	–	–	<b>1,188,006</b>	997,793
Key Worker accommodation	3	127,969	–	–	<b>127,969</b>	185,058
<b>Total expenditure</b>		<u>1,419,361</u>	<u>–</u>	<u>–</u>	<u><b>1,419,361</b></u>	<u>1,263,632</u>
Net gains/(losses) on investment assets		2,675	–	–	<b>2,675</b>	(3,484)
<b>Net Income/(expenditure)</b>	4	<u>210,732</u>	<u>–</u>	<u>–</u>	<u><b>210,731</b></u>	<u>72,680</u>
<b>Transfer between funds</b>		<u>–</u>	<u>–</u>	<u>–</u>	<u><b>–</b></u>	<u>–</u>
<b>Net movement in funds</b>		210,732	–	–	<b>210,731</b>	72,680
<b>Reconciliation of funds</b>						
Total funds brought forward		<u>351,104</u>	<u>6,863,122</u>	<u>12,202</u>	<u><b>7,226,428</b></u>	<u>7,153,748</u>
<b>Total funds carried forward</b>	11	<u><u>561,836</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u><b>7,437,160</b></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	£	£	£	£	£	£
<b>Fixed assets</b>						
Tangible fixed assets	6	206,686	6,863,122	–	<b>7,069,808</b>	7,066,682
Investments	7	43,523	–	–	<b>43,523</b>	40,848
		<u>250,209</u>	<u>6,863,122</u>	<u>–</u>	<u><b>7,113,331</b></u>	<u>7,107,530</u>
<b>Current assets</b>						
Debtors	8	196,702	–	–	<b>196,702</b>	79,179
Cash at bank and in hand		<u>309,465</u>	<u>–</u>	<u>12,202</u>	<u><b>321,667</b></u>	<u>274,690</u>
		506,167	–	12,202	<b>518,369</b>	353,869
<b>Liabilities</b>						
Creditors: amounts falling due	9	<u>(194,540)</u>	<u>–</u>	<u>–</u>	<u><b>(194,540)</b></u>	<u>(234,971)</u>
<b>Net current assets/(liabilities)</b>		<u>311,627</u>	<u>–</u>	<u>12,202</u>	<u><b>323,829</b></u>	<u>118,898</u>
<b>Net assets</b>		<u><u>561,836</u></u>	<u><u>6,863,122</u></u>	<u><u>12,202</u></u>	<u><u><b>7,437,160</b></u></u>	<u><u>7,226,428</u></u>
<b>Funds</b>						
	10					
Restricted funds		–	5,740,954	–	<b>5,740,954</b>	5,740,954
Revaluation reserve		–	1,122,168	–	<b>1,122,168</b>	1,122,168
Unrestricted funds		561,836	–	–	<b>561,836</b>	351,104
Endowment funds		–	–	12,202	<b>12,202</b>	12,202
		<u>–</u>	<u>–</u>	<u>12,202</u>	<u><b>12,202</b></u>	<u>12,202</u>
<b>Total charity funds</b>	11	561,836	6,863,122	12,202	<b>7,437,160</b>	7,226,428

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 £
<b><i>Cash flow from operating activities:</i></b>		
<b><i>Net cash provided by operating activities</i></b>	<u>49,745</u>	<u>146,847</u>
<b><i>Cash flow from investing activities:</i></b>		
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		
<b><i>Net cash provided by investing activities</i></b>	<u>(2,768)</u>	<u>3,114</u>
<b><i>Cash flow from financing activities:</i></b>		
Repayments of borrowing		
Cash inflows from new borrowing		
Receipt of endowment		
<b><i>Net cash provided by financing activities</i></b>	<u>–</u>	<u>–</u>
<b><i>Change in cash and cash equivalents in the reporting period</i></b>	<u>46,977</u>	<u>149,961</u>
<b><i>Cash and cash equivalents at the beginning of the reporting period</i></b>	<u>274,690</u>	<u>124,729</u>
<b><i>Cash and cash equivalents at the end of the reporting period</i></b>	<u>321,667</u>	<u>274,690</u>

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

<b><i>Net income/(expenditure) for the year as per the statement of financial</i></b>	210,731	72,680
<b>Adjustments for:</b>		
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
<b><i>Net cash provided by operating activities</i></b>	<u>49,745</u>	<u>146,847</u>



## The Whitechapel Mission

### Notes to the financial statements

#### For the year ended 31 October 2021

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

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

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 No.	2020 No.	2021 No.	2020 No.
Employees	16	15	16	14

## 6. Tangible fixed assets

	Land and £	Fixtures and £	Motor vehicles £	Computer £	Totals £
<b>Cost</b>					
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	6,863,122	195,718	65,582	179,181	7,303,603
<b>Depreciation</b>					
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	–	70,444	45,634	117,717	233,794
<b>Net book value</b>					
<b>At the end of the year</b>	<b>6,863,122</b>	<b>125,274</b>	<b>19,948</b>	<b>61,464</b>	<b>7,069,808</b>
At the start of the year	6,863,122	130,869	30,676	42,015	7,066,682

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	43,523	40,848
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	<b>74,885</b>	31,409
Other debtors	<b>121,818</b>	47,770
	<b>196,702</b>	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	<b>79,418</b>	56,771
Taxation and social security	<b>16,626</b>	15,170
Accruals and deferred income	<b>42,533</b>	52,331
Other creditors	<b>55,963</b>	110,699
	<b>194,540</b>	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 £
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# 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
<b>Net assets at 31 October 2021</b>	<b>561,836</b>	<b>6,863,122</b>	<b>12,202</b>	<b>7,437,160</b>

### 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
<b>Net assets at 31 October 2020</b>	<b>351,104</b>	<b>6,863,122</b>	<b>12,202</b>	<b>7,226,428</b>

### 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 £
<b>Restricted &amp; endowment funds</b>					
Endowment funds	12,202	–	–	–	12,202
Revaluation reserve	1,122,168	–	–	–	1,122,168
Land and buildings	5,740,954	–	–	–	5,740,954
<b>Total restricted funds</b>	<b>6,875,324</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>6,875,324</b>
<b>Unrestricted funds</b>					
Operating fund	351,104	1,627,417	(1,419,361)	2,675	561,836
<b>Total funds</b>	<b>7,226,428</b>	<b>1,627,417</b>	<b>(1,419,361)</b>	<b>2,675</b>	<b>7,437,160</b>

### 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

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

## 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	–	<b>1,155,234</b>
Charitable activities			

## The Whitechapel Mission

### Notes to the financial statements

#### For the year ended 31 October 2021

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

#### 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**

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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.

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