

COMPANY REGISTRATION NUMBER: 01798931
CHARITY REGISTRATION NUMBER: 289069

Lambeth Accord
Company Limited by Guarantee
Financial Statements
31 March 2023

Lambeth Accord

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2023

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Lambeth Accord

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Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name	Lambeth Accord
Charity registration number	289069
Company registration number	01798931
Principal office and registered Office	336 Brixton Road London SW9 7AA

The trustees

M W Borowy
H Lansdowne
D Strong
H Adams
A Ayoade
E Thomas
B Treloar
S Pidwell

Senior Management

Manager	Adrian Harris
Accountants	Haines Watts Chartered accountant & statutory auditor Old Station House Station Approach Newport Street Swindon SN1 3DU

Structure, Governance and Management

Governing document

Lambeth Accord is a charitable company limited by guarantee, incorporated on 9th March 1984 and registered as a charity on 24th April 1984. The company was established under a Memorandum of Association, which established the objectives and powers of the charitable company. It is governed under its Memorandum & Articles of Association. In the event of the company being wound up, members' liability is limited to £0.25p.

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Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

Recruitment and Appointment of Management Committee

The Directors of the company are charity trustees in accordance with charity law. Under the company's Articles they are also designated as members of the Executive Committee. They are elected to serve for a period of one year and elections take place annually at the Annual General Meeting.

Members of the Executive Committee have a broad range of skills and experience including voluntary sector management at a senior level, social enterprise development, finance, property development, planning and building management.

The trustees delegate day-to-day management to the manager Adrian Harris.
Pay and remuneration of key management posts is set by reference to market conditions.

Risk Management

Lambeth Accord reviews all risk assessments on an ongoing basis, including health and safety, financial, legal and other, to which the charity is potentially exposed. Systems and procedures are in place to manage those risks. The Executive Committee has taken a very prudent approach to the organisation's finances to ensure that appropriate levels of funds are held in reserve while continuing to invest in the maintenance of the building to meet its responsibilities to tenant organisations and service users where required.

Community Engagement

With money for Lambeth Council, Lambeth Accord has set-up two community kitchens and converted the loading bay into a food hub.

One of the kitchens is used by Share Community. The space has three kitchenettes with a central table for eating. This is used for basic life skill training from cookery to cleaning.

The second kitchen is used by Healthy Living Platform, and is a community catering kitchen. It is used by a number of Lambeth based community groups to cook bulk food for events, soup runs and skills training.

The food hub is run by Healthy Living Platform, and acts as the main food distribution point for foodbanks in the Borough. It supplies surplus food to around 35 to 40 food banks / pantries projects across Lambeth.

Objectives and activities

The company is a charity that exists to promote the social and economic inclusion of disabled people within the community. Our operating name is 'We are 336', which reflects the ethos of the building. In setting its objectives the trustees have due regard to the Charity Commission guidance on public benefit.

Supporting and Working with Disability Organisations

We offer accessible and affordable office accommodation to charities that support Disabled people. The number of organisations in the building that Accord has supported this year is 17. During the year one of the larger organisations, AgeUK Lambeth, moved out. However, demand for office space remains robust post-COVID and we are anticipating that the vacated space will be allocated to new tenant organisations in the near future. Use of the conference space has also increased.

Lambeth Accord has regularly offered work experience placement opportunities to Disabled people some of which have led to paid employment. We have worked with Status Employment, South London

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Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2023

and Maudsley NHS Foundation Trust and other local voluntary organisations. These opportunities help people prepare for the world of work.

Supporting and Working with Disability Organisations (cont)

Lambeth Accord has a positive action procurement policy, to purchase goods and services from local disability organisations. During this year Lambeth Accord has continued to work closely with Abbeville's Restaurant and Carpet Cleaning Care.

Lambeth Accord continues to be a partner in Lambeth Council's Community Hubs Development Programme. The Hubs this year launched a website: <https://lambethhubs.com/> which has a range of free resources for community building.

Performance and Developments

The focus at the start of the year was the building development project, the end objective being the major refurbishment and expansion of the current site. The Directors' aim is to transform the building into a 'state of the art' accessible office resource for disability organisations and a first-class inclusive conference and meeting facility.

Towards the end of the financial year Lambeth Accord restarted in consultation with charities housed at 336 the suggested development. This is going to be an ongoing process.

- During this year we have maintained sufficient reserves to meet the reserve policy requirements of 6 months running costs.
- The occupancy of the office space by disability organisations has been fairly constant at 17 organisations. Tenant occupation by duration shows that the majority of tenants in 2022/2023 had been in occupation for more than two years, and nearly two-thirds had been in occupation for more than five years.

Financial Review

The position of the charity at the year-end is set out on page 7. The principal funding source continues to be tenant income.

Reserves policy

Total reserves at the year-end amounted to £1,364,765 (2022 £1,505,609) of which £1,062,296 (2022 £1,204,700) related to restricted reserves.

The Directors recognise the need to establish funds sufficient to deal with any unplanned building maintenance or repair requirements. The minimum target set by the Directors is £150,000. Lambeth Accord maintains this sum as reserves which represents 6 months of running costs.

Any additional money over and above the agreed level of reserves will be used on the building development.

Free reserves at the year-end (unrestricted reserves not tied up in fixed assets) amounted to £302,469 (2022 £300,909).

Investment policy

Given the current level of funds available to the charity, banking facilities provided by the Bank of Scotland meet the charity's current requirements for maximising earned interest.

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Year ended 31 March 2023

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

A Ayoade
Trustee

Date

Lambeth Accord

Company Limited by Guarantee

Independent Auditor's Report to the Members of Lambeth Accord

Year ended 31 March 2023

Independent Examiner's Report to the Trustees of Lambeth Accord Limited

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023 which are set out on pages 6 to 16.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the ICAEW, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities.

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

Susan Plumb ACA
ICAEW
Haines Watts
Station Approach
Newport Street
Swindon
SN1 3DU

Date

Lambeth Accord

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Statement of Financial Activities (including income and expenditure account)

31 March 2023

		2023		2022	
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Charitable activities	5	274,562	–	274,562	273,179
Other trading activities	6	6,170	–	6,170	1,397
Investment income	7	1,167	–	1,167	29
Other income	8	24,869	–	24,869	12,742
Donations	9	–	–	–	1,412
Furlough income	9	–	–	–	204
Grants	9	5,000	42,329	47,329	159,999
Total income		311,768	42,329	354,097	448,962
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	10	17,990	–	17,990	122,969
Expenditure on charitable activities	11,12	292,218	184,733	476,951	177,216
Total expenditure		310,208	184,733	494,941	300,185
Net income/(expenditure) and net movement in funds					
		1,560	(142,404)	(140,844)	148,777
Reconciliation of funds					
Total funds brought forward		300,909	1,204,700	1,505,609	1,356,832
Total funds carried forward		302,469	1,062,296	1,364,765	1,505,609

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 8 to 16 form part of these financial statements.

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Company Limited by Guarantee

Statement of Financial Position

31 March 2023

		2023	2022
		£	£
Fixed assets			
Tangible fixed assets	17	1,049,999	1,074,999
Current assets			
Debtors	18	38,804	55,041
Cash at bank and in hand		343,140	451,790
		<u>381,944</u>	<u>506,831</u>
Creditors: amounts falling due within one year	19	67,178	76,221
Net current assets		<u>314,766</u>	<u>430,610</u>
Total assets less current liabilities		<u>1,364,765</u>	<u>1,505,609</u>
Funds of the charity			
Restricted funds		1,062,296	1,204,700
Unrestricted funds		302,469	300,909
Total charity funds	20	<u>1,364,765</u>	<u>1,505,609</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- (1) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- (2) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements have been prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board of Trustees on and signed on its behalf by

.....
A Ayoade – Trustee

.....
D Strong - Trustee

The notes on pages 8 to 16 form part of these financial statements.

Lambeth Accord

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2023

1. General information

The charity is a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 336 Brixton Road, London, SW9 7AA.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011. The charity constitutes a public benefit entity.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity and rounded to the nearest £.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the exemption of including a cash flow statement.

Going concern

The COVID-19 viral pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the charity's operations, funding, suppliers and wider economy. The Trustees' view on the impact of COVID-19 is that, given the measures that could be undertaken to mitigate the current adverse conditions and the current resources available, they can continue to adopt the going concern basis in preparing the financial statements.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	2% straight line
Plant and machinery	-	20% straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Debtors and prepayments

Trade and other debtors are recognised at the settlement amount due after any trade discounts. Prepayments are valued at the amount prepaid net of any discounts.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount to settle the obligation can be measured or estimated reliably.

4. Limited by guarantee

Lambeth Accord is a charitable company limited by guarantee. In the event of the charity being wound up members' liability is limited to 0.25p.

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Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

5. Charitable activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Rents from charities	220,061	220,061	229,711	229,711
Room bookings	53,420	53,420	43,108	43,108
Catering	1,081	1,081	360	360
	<u>274,562</u>	<u>274,562</u>	<u>273,179</u>	<u>273,179</u>

6. Other trading activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Room bookings	<u>6,170</u>	<u>6,170</u>	<u>1,397</u>	<u>1,397</u>

7. Investment income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Bank interest	<u>1,167</u>	<u>1,167</u>	<u>29</u>	<u>29</u>

8. Other income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Other income	<u>24,869</u>	<u>24,869</u>	<u>12,742</u>	<u>12,742</u>

9. Donations and Grants

	Restricted Funds	Total Funds 2023	Restricted Funds	Total Funds 2022
	£	£	£	£
Lambeth Council	21,310	21,310	150,000	150,000
Big Lottery	-	-	9,999	9,999
City Bridge Trust–Stepping Stones	21,019	21,019	-	-
	<u>42,329</u>	<u>42,329</u>	<u>159,999</u>	<u>159,999</u>

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

9. Donations and Grants

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
City Bridge Trust	5,000	5,000	-	-
Furlough income	-	-	204	204
Donations	-	-	1,412	1,412
	-----	-----	-----	-----
	5,000	5,000	1,616	1,616

10. Total Resources Expended

	Basis of Allocation	Raising Funds	Charitable Activities	Governance	2023 Total	2022 Total
Direct costs						
Staff costs	Direct	3,404	151,134	2,000	156,538	142,506
Audit & legal	Direct	-	15,285	1,260	16,545	551
Training, subs & sundry	Direct	-	1,425	-	1,425	4,915
Project	Direct	-	147,486	-	147,486	30,298
Support costs allocated						
Comms, stationery and travel	Usage	252	4,786	-	5,038	7,110
	Floor					
Repairs and building costs	area	5,148	97,826	-	102,974	63,536
	Floor					
Utilities and Insurance	area	1,883	35,779	-	37,662	26,145
Finance costs	Trans	-		293	293	54
Depreciation	Usage	3,750	21,250	-	25,000	25,000
Professional Fees		-	1,980	-	1,980	70
Total resources expended		14,437	476,951	3,553	494,941	300,185

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

11. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Total Funds 2023
	£	£	£
Charitable rents and conference income	306,655	184,733	491,388
Support costs	3,553	–	3,553
	<u>310,208</u>	<u>184,733</u>	<u>494,941</u>
	=====	=====	=====
	Unrestricted Funds	Restricted Funds	Total Funds 2022
	£	£	£
Charitable rents and conference income	241,687	55,298	296,985
Support costs	3,200	–	3,200
	<u>244,887</u>	<u>55,298</u>	<u>300,185</u>
	=====	=====	=====

12. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2023	Total fund 2022
	£	£	£	£
Charitable activity	491,388	–	491,388	296,985
Governance costs	–	3,553	3,553	3,200
	<u>491,388</u>	<u>3,200</u>	<u>494,941</u>	<u>300,185</u>
	=====	=====	=====	=====

13. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible fixed assets	<u>25,000</u>	<u>25,000</u>
	=====	=====

14. Accountants remuneration

	2023	2022
	£	£
Fees payable for the independent report of the financial statements	1,260	1,200

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

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Lambeth Accord

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	137,650	126,587
Social security costs	12,261	9,888
Pension costs	6,627	6,031
	<u>156,538</u>	<u>142,506</u>

The average head count of employees during the year was 7 (2022: 7). The average number of full-time equivalent employees during the year is analysed as follows:

	2023 No.	2022 No.
Manager	1	1
Centre staff	4	5
Administration & support	1	1
	<u>6</u>	<u>7</u>

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £57,223 (2022 £48,191).

16. Trustee remuneration and expenses

No trustees received any remuneration during the year (2022 nil). No expenses were reimbursed to trustees during the year (2022 nil).

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year (2022 nil).

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

17. Tangible fixed assets

	Freehold property £	Plant and machinery £	Total £
Cost			
At 1 Apr 2022 and 31 Mar 2023	1,249,999	417,213	1,667,212
Depreciation			
At 1 April 2022	175,000	417,213	592,213
Charge for the year	25,000	-	25,000
At 31 March 2023	200,000	417,213	617,213
Carrying amount			
At 31 March 2023	1,049,999	-	1,049,999
At 31 March 2022	1,074,999	-	1,074,999

18. Debtors

	2023	2022
	£	£
Trade debtors	16,791	37,849
Prepayments	22,013	17,192
	38,804	55,041

19. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	12,566	8,363
Other creditors	54,611	67,858
	67,177	76,221

Included in other creditors is deferred income of £52,506 (2022 £59,039). All was released to income in the year to March 2024.

20 Analysis of charitable funds

Unrestricted funds

	At 1 April 2022	Income	Expenditure	At 31 March 2023
	£	£	£	£
General funds	300,909	311	(310)	302,469

Lambeth Accord

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Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

20. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 April 2022 £	Income £	Expenditure £	At 31 March 2023 £
Revaluation reserve	1,074,999	–	(25)	1,049,999
Lambeth Council	119,702	21,310	(141)	(1)
Big Lottery Fund	9,999	-	(1)	8,019
City Bridge Trust- Stepping Stones	-	21,019	(16)	4,279
	-----	-----	-----	-----
	1,204,700	21,329	(184)	1,062,296
	=====	=====	=====	=====

Lambeth Council – Grant to refurbish old kitchen

Lottery Fund – Grant to look at feasibility of accessible gym

City Bridge Trust – Stepping Stones – Grant to look at feasibility of rebuild

21. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	-	1,049,999	1,049,999
Current assets	369,647	12,297	381,944
Creditors less than 1 year	(67,178)	–	(67,178)
Net assets	302,469	1,062,296	1,364,765
	=====	=====	=====

22. Related Party Transactions

No related party transactions took place during the year.