WYTHAM HALL LIMITED

England & Wales · Charity number 289328

Details

Status	Registered
Legal form	Charitable company
Company number	01777775
Registered	1984-05-08
Register	View on the Charity Commission register

Contact

Address	117 Sutherland Avenue London W9 2QJ
Phone	02072891978
Email	enquiries@wythamhall.co.uk
Website	www.wythamhall.co.uk

Activities

Objects: (I) THE PROVISION AT WYTHAM HALL AND ELSE-WHERE WITHIN THE CITY OF WESTMINSTER AND IN CENTRAL LONDON OF FREE MEDICAL ASSISTANCE AND IN PARTICULAR RESIDENTIAL CARE FOR MEN AND WOMEN WHO THROUGH POVERTY, HOMELESSNESS OR AGE CANNOT READILY OBTAIN SUCH CARE AND; (II) TO PROMOTE UNDERTAKE AND SPONSOR RESEARCH INTO THE SPECIAL MEDICAL NEEDS OF THE POOR THE HOMELESS AND THE AGED IN ORDER TO IMPROVE THE NATURE AND STANDARD OF THE SUPPORT GIVEN TO SUCH PERSONS, AND (III) THE TRAINING AND EDUCATION IN PARTICULAR BUT NOT ONLY IN CONNECTION WITH SUCH MATTERS OF MEDICAL STUDENTS AND PERSONS INTENDING TO BECOME MEDICAL STUDENTS.

Activities: The objects of the charity are:1)The provision of assistance and in particular residential care for men and women who through poverty, homelessness or age cannot readily obtain such care and2)To promote,undertake and sponsor research into the special needs of the poor, the homeless and the aged and3)The training and education of medical students

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Classification

- **How:** Provides Services, Sponsors Or Undertakes Research
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Accommodation/housing
- **Who:** Other Defined Groups

Geography

- City Of Westminster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£472,540	£351,869	-	-
2024-03-31	£316,577	£367,985	-	-
2023-03-31	£315,103	£324,247	-	-
2022-03-31	£396,063	£414,434	-	-
2021-03-31	£290,125	£323,924	-	-

Trustees

Name	Role	Appointed
Dr PHILIP REID		
GARETH AUSTIN-JONES		2024-12-10
PETER GERARD BARRY		
PROFESSOR SIR BRIAN JARMAN		
Susan Fish		2018-03-20

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WYTHAM HALL LIMITED

England & Wales - Charity number 289328

Accounts

WYTHAM HALL

ANNUAL REPORT 2024-2025

WYTHAM HALL ANNUAL REPORT

1st April 2024 – 31st March 2025

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■ BOARD OF TRUSTEES

Peter Barry, MBA (Cass), FCCA, DipM, MBCS. FIoD Finance Director, Meiko UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P., F.F.P.H., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner

Sue Fish, BA (Cantab)

Gareth Austin-Jones, BSc

Company Secretary:
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner

■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
Dr Philip Joseph, B.Sc., M.D. (Lond)., F.R.C. Psych.
Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Solicitors: Robinson Wilson Solicitors, Selbourne House, 36A Elgin Avenue, London, W9 3AZ.

Auditors: Alliotts, Mansfield House, 1 Southampton Street, London, WC2R OLR.
Bankers: HSBC, 196 Oxford Street, London, W1D 1NT.

MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner

■ NON-RESIDENT MEMBERS

Stephen Tufnell, B.Sc,MA., Dip.Couns.
Manager

Kate Hutton, BA (Hons)
Deputy Manager

Bridget McCarthy, Cert. Therapeutic Counselling
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care, Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.
Support Worker

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Danylo Yershov, M.D. (Prague) Junior Doctor, Kladno Hospital, Kladno, Czech Republic

■ VISITING MEMBERS

George Osborne, F.C.C.A. Accountant

CHAIRMAN'S REPORT

We are very sad to report the passing of Dr David El Kabir, who died aged 98 in February 2025. David was one of the founder members, former Chair of the Trustees and an inspirational force for many years at Wytham Hall.

For his work on homelessness, he was awarded an MBE, presented by Queen Elizabeth. He was also awarded a fellowship of the Faculty of Homeless and Inclusion Health. Please see Dr El Kabir's obituary below.

As stated in my last report, Wytham Hall continues to operate in a diverse, complex and ever-changing sector. Wytham Hall remains stable and viable but continues to be dependent on our contract with Westminster City Council for its continuing operations.

However, we continue to manage our resources while maintaining our properties and service to a high standard, e.g., our recent investment in a new kitchen at Lanhill Road. We also continue to take our responsibilities around health and safety seriously, and to this end, we have invested in a new CCTV system to help ensure our staff and residents are kept safe.

We have continued to improve our services, such as investing in Language Line to help staff support residents who have difficulty speaking English and the introduction of a new in-house counselling service.

To further enhance our relationship with the Westminster City Council, we are pleased to announce an agreement with them for a new project aimed at supporting newly abstinent clients at a point earlier than we would normally do so.

Investing time, energy, and money into those moving into new accommodations is vital to ensure the smooth transition of residents to living on their own. We are planning to introduce creative ways to ensure resident need is met before their move on.

Our staff and our investment in them are key to our success. To that end, I am pleased to welcome our new Deputy Manager, Kate Hutton. We have also been recruiting for a new supported housing worker who will join us in the new year. We have introduced a new Employee Assistance Programme to provide additional support to staff.

We continue to work towards ending homelessness and providing a bright future for many people who would otherwise not be able to achieve it.

Peter Barry

OBITUARY

David El Kabir 1926-2025

Dr David El Kabir, one of the founder members, former Chair of the Trustees and inspirational force for many years at Wytham Hall, died aged 98 in February 2025.

His route to becoming one of the leading innovators and providers of health services to homeless people is a long and interesting one. Born in Baghdad in 1926, he had a privileged upbringing and was educated at the French Lycee in Baghdad. There he absorbed the culture, history and literature of France that stayed with him for the rest of his life. However, inspired by a book by E M Forster, he dreamt of going to Cambridge. His parents supported this providing he studied medicine, not his first choice. Shortly after the war, he made his way to Britain and gained a place at Cambridge, where he was able to exercise another love of his life, music. He even met E M Forster.

After qualifying as a doctor, he trained in a hospital and then moved into research, working at the Maudsley then moving to Oxford. At that time he was married and had two children and settled into Oxford life as a don at St Peter's College. The early death of his wife led to much soul- searching and eventually a move away from academe to general practice.

With help from his old Cambridge friend, Professor Sir Brian Jarman (also a founding Trustee of Wytham Hall), he trained and set up practice in Notting Hill in the 1970's. He had 7 patients initially and needed extra work. At that point, the opportunity to run a new medical centre for homeless people came up, and David applied and was appointed. He ran Great Chapel Street for some 20 years, securing its funding and innovating services in many ways, such as providing walk-in access to a GP, podiatry and psychiatric help. We all know how difficult it is to get an appointment, and he wanted to remove as many obstacles for patients as possible. There were other innovations, too, including outreach services to day centres, night shelters and to the streets in a mobile surgery. Great Chapel Street Surgery is still running successfully, and tens of thousands of homeless people have been treated there.

In the early 1980's, Mike Sutters, a former St Peter's student, suggested that there was a need for a small medical recovery unit for vulnerable people who were acutely ill and had no one to care for them. David and others pursued this idea and, with the help of then current and former students and supporters, in 1984, Wytham Hall was born and on a larger scale than first envisaged. The name, by the way, comes from the village of Wytham, outside Oxford, where David lived at the time and where many of the plans for Wytham Hall were discussed. This facility provided accommodation for sick homeless people as well as for students and doctors who could supervise the care, learn medicine and learn how to engage people. Many of the homeless people were identified at Great Chapel Street and could be admitted directly. Later, they came from other homeless services, hospitals and the courts. Over time, Wytham Hall has moved away from that acute care to one of medium-term supported housing, focusing on the transition from homelessness to a more settled lifestyle.

A chance meeting in the 1980's with Joshua Sherman led to a student elective scheme open to medical students from Eastern Europe and elsewhere. Well over 100 students visited, and for many, it changed their lives.

Once Wytham Hall had started, it became clear that the move-on options for the people who

had recovered their health were limited, and so Wytham Hall found and bought 3 further properties in the neighbourhood, giving a total of 25 spaces.

In his retirement, he continued to take a keen interest in Wytham Hall and ran literature classes for residents. He supported staff when confronted by difficult situations and often proposed engagement, enquiry and a genuine interest in someone as a way through; lessons he had learnt in life and at Great Chapel Street. In his later years, when more frail, he lived in the country and enjoyed visits to France.

40 years on, Wytham Hall continues to flourish, albeit without the small army of students, and run by a small and dedicated team.

For his work on homelessness, he was awarded an MBE, presented by Queen Elizabeth. He also met Princess Diana, who was doing much to champion services for homeless people at the time. He was awarded a fellowship of the Faculty of Homeless and Inclusion Health.

INTRODUCTION

Wytham Hall is a supported housing charity based in Maida Vale.

We provide drug and alcohol abstinent housing and support for up to 25 people who have found themselves classified as homeless by whatever definition.

21 of our rooms are part funded by Westminster City Council.

We maintain a support staff team of four and employ one further team member in a cleaning/handyperson role.

DEVELOPMENTS

Finance

The cost of running Wytham Hall remains high. We regularly review our cost structure and budgets to ensure the delivery of the service remains viable.

Despite high costs, we continue to provide high-quality accommodation and, when financially able, invest in maintaining and refurbishing our facilities. This can be seen following the delivery of a new kitchen at Lanhill Road.

We continue to seek additional income through donations to provide extra support to residents that we would not have been able to provide without it.

Adapting to Change

Due to pressures on resources across the homeless sector, we continue to receive requests to support residents with complex needs. We are working with Supporting People to deliver a new project aimed at supporting clients with addiction issues earlier than we have previously.

We have also restarted an in-house counselling service to support the project. This service is vital because we often find emotional issues that clients once covered with their addiction, come to the fore.

The sector continues to look to Wytham Hall to provide a stable environment for those residents looking to move to a more independent stage in their recovery.

We maintain a successful track record in achieving move-on accommodation for those residents who wish it. We aim to mimic normal life where appropriate to help our residents to cope when they leave Wytham Hall and offer resettlement support until they have built a solid foundation in their new property.

To help us do this, we are investing in our staff, and to this end, we have recently welcomed a new deputy manager and, in addition, plan to employ a new support worker in the new year.

Being Creative

We continue to invest in the concept of Psychologically Informed Environments (PIE). PIE aims to improve the psychological and emotional well-being of residents and staff. Outcomes for residents include improvements in emotional and mental well-being and improved relationships with others.

One such development informed by this concept is the development of workshops, each looking at a different need, such as financial and tenancy management, in preparation for their move to independent accommodation. These workshops will be delivered in a manner that is motivating and creative.

The Future

We hold a hugely important position within the homeless pathway in Westminster in that we are the only abstinence-based project, and our residents are positioned favourably to achieve a move to their own accommodation.

As one of the smaller organisations within the sector, we can benefit immensely from our ability to react quickly to change, which is only to the benefit of our residents. Our focus is always on our residents and continuing to develop by learning from our experiences.

BENEFACTORS OF WYTHAM HALL

We would like to thank the following organisations and individuals, as well as those who wish to remain anonymous, for their kind donations and gifts.

FINANCIAL YEAR 2024 – 2025

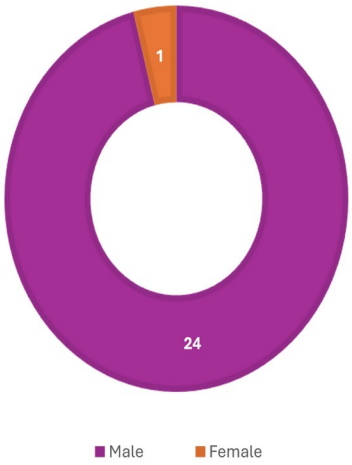
Trusts and Statutory Bodies:	**Individuals:**
The Eleanor Hamilton Trust	Dr. D. El Kabir
	R. Dellal

We would also like to thank the following organisations with whom we regularly cooperate:

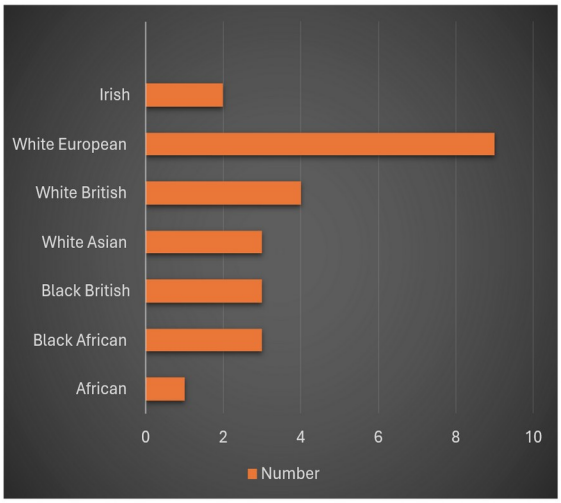
Andrews Computers; The Benefits Agency; St Mungo's; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Westminster City Council; Groundswell; St Mungo's Clearing House Team; EASL; The Lodge; CMHT (Central Locality Team); Pimlico Plumbers; Pimlico Computers; Grosvenor Corlett; Athur J. Gallagher; Sutherland South Amenity; Hype London.

STATISTICS

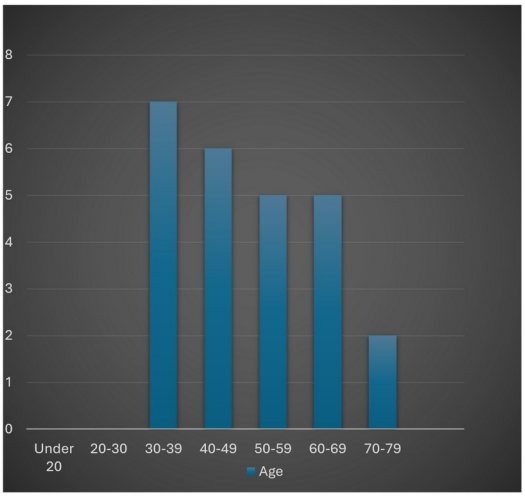
GENDER OF RESIDENTS 2024/2025



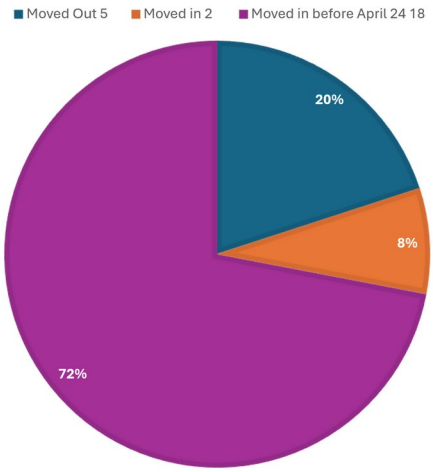
ETHNICITY OF RESIDENTS 2024/2025



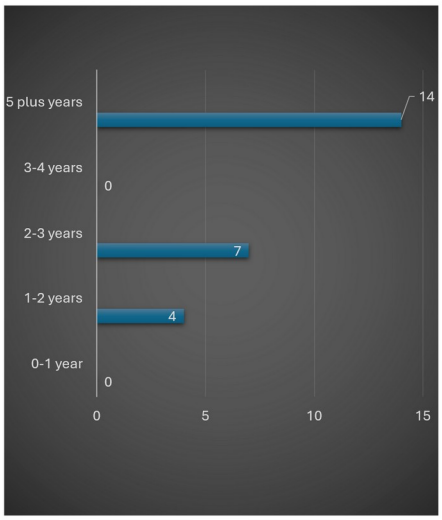
AGE RANGE OF RESIDENTS 2024/2025



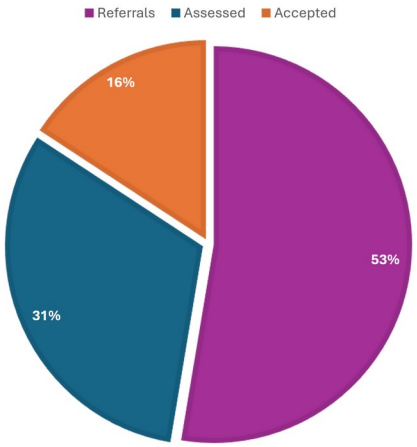
RESIDENT MOVE ON 2024/2025



RESIDENTS LENGTH OF STAY 2024/2025



REFERRALS 2024/2025



WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Current financial year	Notes	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
Income from:						
Donations and legacies	3	3,625	-	-	3,625	6,000
Charitable activities	4	468,915	-	-	468,915	310,577
Total income		472,540	-	-	472,540	316,577
Expenditure on:						
Charitable activities	5	351,869	34,820	22,538	409,227	367,985
Total expenditure		351,869	34,820	22,538	409,227	367,985
Net income/(expenditure)		120,671	(34,820)	(22,538)	63,313	(51,408)
Transfers between funds		(57,542)	57,542	-	-	-
Net movement in funds	7	63,129	22,722	(22,538)	63,313	(51,408)
Reconciliation of funds:						
Fund balances at 1 April 2024		142,215	21,824	383,001	547,040	598,448
Fund balances at 31 March 2025		205,344	44,546	360,463	610,353	547,040

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

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**12**		390,130		384,825
Current assets					
Debtors	**13**	15,543		15,633	
Cash at bank and in hand		222,483		165,508	
		238,026		181,141	
Creditors: amounts falling due within one year	**14**	(17,803)		(18,926)	
Net current assets			220,223		162,215
Total assets less current liabilities			610,353		547,040
The funds of the charity					
Restricted income funds	**16**		360,463		383,001
Unrestricted funds - general	**18**		205,344		142,215
Unrestricted funds - designated	**17**		44,546		21,824
			610,353		547,040

The financial statements were approved by the Council of Management on 10 Oct 2025

Peter Barry (Oct 10, 2025, 5:22pm)

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Philip Reid (Oct 11, 2025, 11:50am)

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

Charity Registration No. 289328

Company Registration No. 01777775 (England and Wales)

WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENTS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2025

WYTHAM HALL LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Council Of Management	P Barry MBA, FCCA, Dip.M, MBCS, FIoD Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG S Fish, BA (Cantab) G Austin-Jones, BSc	(Appointed 10 December 2024)
Secretary	Dr P Reid BA, MB, BS, MRCP, DRCOG	
Charity number	289328	
Company number	01777775	
Registered office	117 Sutherland Avenue London W9 2QJ	
Auditor	Alliotts LLP Manfield House 1 Southampton Street London WC2R 0LR	

WYTHAM HALL LIMITED

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WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The Council of Management present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)".

Objectives and activities

Objects of the Charitable Company

i) The provision at Wytham Hall of supported housing for men and women and assistance given in seeking appropriate medical and psychological support for those who through poverty, homelessness or age cannot readily obtain such care;

ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and

iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

Aims
We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

Objectives
Our objective is to achieve the highest occupancy possible and to break even financially.

Public benefit
The Council of Management have paid due regard to guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Volunteers
The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £53,546 (2023/24: £53,016), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

Achievements and performance
Significant activities and achievements against objectives
The charity now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

24 residents were housed in our sheltered housing over the year at a cost of £8,239 each (2023/24: 23 at £8,158 each) for an average of 11 months each.

92% occupancy (2023/24: 80.7% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to fill the void rooms.

Financial review
A surplus of £63,313 (2023/24 - deficit of £51,408) was made for the year, from income of £472,540(2023/24 - £316,577) and expenses of £409,227 (2023/24 - £367,985). The charity is sound financially with short term cash deposits of £222,681 (2023/24 - £165,508).

Reserves policy
It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2025, the charity held £205,344 (2023/24: £142,215) of free reserves. This represents approximately five months of unrestricted expenditure.

Investment policy
The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The charity has short term investments as a precaution due to the uncertainty of future income in community care. The charity is empowered by the Memorandum of Association to invest the monies of the charity not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

Risk statement
Major risks to which Wytham Hall is exposed, as identified by the Council of Management, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

Governance

The Council of Management regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Council to cover the operational, management and financial requirements of the charity.

Operational Risk

Wytham Hall exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £33,012 is received for 5 bed spaces. A Supporting People grant of £52,423 is received for 16 bed spaces.

There is currently a full staff team of 4 and a part-time cleaner, management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Council of Management regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

Finance Risk

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed five times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

Environmental and External Risk

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. The fire risk assessment is reviewed bi-annually. There is a fire safety policy and for each of the properties a fire emergency plan. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

Reputational Risk

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

Law and Regulation Compliance Risk

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the General Data Protection Regulation is complied with.

Plans for future periods

We are aiming for 100% occupancy for our sheltered accommodation.

We are developing workshops to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living. All our properties have been significantly improved in recent years, and plans are in place to continue this improvement during the coming year.

Structure, governance and management

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Barry MBA, FCCA, Dip.M, MBCS, FIoD	
Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP	(Deceased 25 February 2025)
Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP	
Dr P Reid BA, MB, BS, MRCP, DRCOG	
S Fish, BA (Cantab)	
G Austin-Jones, BSc	(Appointed 10 December 2024)

Recruitment and appointment of trustees

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

Organisational structure

The charitable company is run by the Council of Management (who are also the trustees for Charities Act purposes and directors for Companies Act purposes). On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 5% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently six Trustees from various professional backgrounds with a vast range of relevant skills. Five Council of Management meetings were held, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

Auditor

In accordance with the company's articles, a resolution proposing that Alliotts LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Management's report was approved by the Council.

Peter Barry (Oct 10, 2025, 5:22pm)

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD

Trustee

Date: 10 Oct 2025 .....

WYTHAM HALL LIMITED

STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Management's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts 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, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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.

Company law requires the Council of Management 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, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the Council of Management 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 UK 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 Council of Management are responsible for keeping adequate 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 Companies Act 2006. 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.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF WYTHAM HALL LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Steve Meredith

Stephen Meredith (Oct 13, 2025, 9:36am)

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
For and on behalf of Alliotts LLP, Statutory Auditor
Chartered Accountants
Manfield House
1 Southampton Street
London
WC2R 0LR
Date: .....13 Oct 2025

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Current financial year	Notes	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
Income from:						
Donations and legacies	**3**	3,625	-	-	3,625	6,000
Charitable activities	**4**	468,915	-	-	468,915	310,577
Total income		472,540	-	-	472,540	316,577
Expenditure on:						
Charitable activities	**5**	351,869	34,820	22,538	409,227	367,985
Total expenditure		351,869	34,820	22,538	409,227	367,985
Net income/(expenditure)		120,671	(34,820)	(22,538)	63,313	(51,408)
Transfers between funds		(57,542)	57,542	-	-	-
Net movement in funds	**7**	63,129	22,722	(22,538)	63,313	(51,408)
Reconciliation of funds:						
Fund balances at 1 April 2024		142,215	21,824	383,001	547,040	598,448
Fund balances at 31 March 2025		205,344	44,546	360,463	610,353	547,040

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

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

Prior financial year	Notes	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:					
Donations and legacies	**3**	6,000	-	-	6,000
Charitable activities	**4**	310,577	-	-	310,577
Total income		316,577	-	-	316,577
Expenditure on:					
Charitable activities	**5**	338,195	7,251	22,539	367,985
Total expenditure		338,195	7,251	22,539	367,985
Net income		(21,618)	(7,251)	(22,539)	(51,408)
Transfers between funds		(6,607)	6,607	-	-
Net movement in funds	**7**	(28,225)	(644)	(22,539)	(51,408)
Reconciliation of funds:					
Fund balances at 1 April 2023		170,440	22,468	405,540	598,448
Fund balances at 31 March 2024		142,215	21,824	383,001	547,040

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**12**		390,130		384,825
Current assets					
Debtors	**13**	15,543		15,633	
Cash at bank and in hand		222,483		165,508	
		238,026		181,141	
Creditors: amounts falling due within one year	**14**	(17,803)		(18,926)	
Net current assets			220,223		162,215
Total assets less current liabilities			610,353		547,040
The funds of the charity					
Restricted income funds	**16**		360,463		383,001
Unrestricted funds - general	**18**		205,344		142,215
Unrestricted funds - designated	**17**		44,546		21,824
			610,353		547,040

The financial statements were approved by the Council of Management on 10 Oct 2025

Peter Barry (Oct 10, 2025, 5:22pm)

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Philip Reid (Oct 11, 2025, 11:50am)

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.

1 Accounting policies **(Continued)**

1.5 Expenditure

Resources expended are accounted for an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

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

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

1 Accounting policies **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Fund

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

1.13 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Tangible fixed assets

Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

Key sources of estimation uncertainty

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Impairment of debtor balances

The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

3 Donations and legacies

	Unrestricted funds	Total 2025	Total 2024
	£	£	£
Donations and gifts	3,625	3,625	6,000
For the year ended 31 March 2024	6,000		6,000

4 Charitable activities

	Supported housing	Total 2025	Total 2024
	£	£	£
Income from charitable activities	383,480	383,480	239,381
Grants received	85,435	85,435	71,196
	468,915	468,915	310,577
Analysis by fund			
Unrestricted funds - general	468,915	468,915	
For the year ended 31 March 2024			
Unrestricted funds - general	310,577		310,577
	310,577		310,577

5 Charitable activities

	Supported housing	2025	2024
	£	£	£
Staff costs	186,043	186,043	161,991
Other costs	159,961	159,961	163,864
	346,004	346,004	325,855
Share of support costs (see note 6)	50,938	50,938	29,790
Share of governance costs (see note 6)	12,285	12,285	12,340
	409,227	409,227	367,985
Analysis by fund			
Unrestricted funds - general	351,869	351,869	
Unrestricted funds - Designated	34,820	34,820	
Restricted funds	22,538	22,538	
	409,227	409,227	
For the year ended 31 March 2024			
Unrestricted funds - general	338,195		338,195
Unrestricted funds - Designated	7,251		7,251
Restricted funds	22,539		22,539
	367,985		367,985

6 Support costs allocated to activities

	Charitable activities 2025	Total 2024
	£	£
Depreciation	28,314	23,183
Repairs and maintenance	22,624	6,608
Governance	12,285	12,340
	63,223	42,131

6 Support costs allocated to activities **(Continued)**

Governance costs comprise:	**2025** **£**	**2024** **£**
Staff costs	3,285	3,340
Audit fees	9,000	9,000
	12,285	12,340

7 Net movement in funds

	2025 **£**	**2024** **£**
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	9,000	9,000
Depreciation of owned tangible fixed assets	28,314	23,183

8 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

Fees payable to the charity's auditors:	**2025** **£**	**2024** **£**
Audit of the annual accounts	9,000	9,000

9 Council Of Management

Except as detailed in note 22, none of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2025 **Number**	**2024** **Number**
	4	5

Employment costs	**2025** **£**	**2024** **£**
Wages and salaries	160,775	146,894
Social security costs	17,360	8,937
Other pension costs	11,193	9,500
	189,328	165,331

10 Employees **(Continued)**

There were no employees whose annual remuneration was more than £60,000.

11 Taxation

No provision for taxation arises on the income of the charitable company due to its charitable status.

12 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 April 2024	919,284	207,656	43,915	72,039	1,242,894
Additions	-	-	18,214	15,404	33,618
At 31 March 2025	919,284	207,656	62,129	87,443	1,276,512
Depreciation and impairment					
At 1 April 2024	632,949	110,989	43,141	70,989	858,068
Depreciation charged in the year	18,386	4,153	3,286	2,489	28,314
At 31 March 2025	651,335	115,142	46,427	73,478	886,382
Carrying amount					
At 31 March 2025	267,949	92,514	15,702	13,965	390,130
At 31 March 2024	286,334	96,667	774	1,050	384,825

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

13 Debtors

Amounts falling due within one year:	2025 £	2024 £
Trade debtors	14,410	13,549
Prepayments and accrued income	1,133	2,084
	15,543	15,633

14 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	8,803	9,926
Accruals and deferred income	9,000	9,000
	17,803	18,926

15 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to SOFA in respect of defined contribution schemes was £11,193 (2024 - £9,500).

16 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Resources expended £	At 31 March 2025 £
Capital reserve	383,001	(22,538)	360,463

Previous year:	At 1 April 2023 £	Resources expended £	At 31 March 2024 £
Capital reserve	405,540	(22,539)	383,001

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

17 Unrestricted funds - designated

These are unrestricted funds which are material to the charity's activities.

	At 1 April 2024	Resources expended	Transfers	At 31 March 2025
	£	£	£	£
Cyclical maintenance reserve	20,000	(29,045)	23,924	14,879
Fixed asset reserve	1,824	(5,775)	33,618	29,667
	21,824	(34,820)	57,542	44,546

Previous year:	At 1 April 2023	Resources expended	Transfers	At 31 March 2024
	£	£	£	£
Cyclical maintenance reserve	20,000	(6,607)	6,607	20,000
Fixed asset reserve	2,468	(644)	-	1,824
	22,468	(7,251)	6,607	21,824

Cyclical maintenance reserve
A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave, 40 Lanhill Road and 11 Charfield Court. During the year a transfer has been made from the unrestricted general reserve to cover future expected maintenance and refurbishment costs.

Fixed asset reserve
This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	At 31 March 2025
	£	£	£	£	£
General funds	142,215	472,540	(351,869)	(57,542)	205,344

Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
General funds	170,440	316,577	(338,195)	(6,607)	142,215

19 Analysis of net assets between funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:				
Tangible assets	-	29,667	360,463	390,130
Current assets/(liabilities)	205,344	14,879	-	220,223
	205,344	44,546	360,463	610,353

	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:				
Tangible assets	-	1,824	383,001	384,825
Current assets/(liabilities)	142,215	20,000	-	162,215
	142,215	21,824	383,001	547,040

20 Related party transactions

One member of Council lives on site at 117 Sutherland Avenue, paying full service charge and rent and provides managerial and out of hours cover on site. This arrangement has been approved by the Council of Management.

There were no other related party transactions in the year.

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Wytham Hall Limited
Management report
for the year ended 31 March 2025

Date of issue: October 25

Alliotts LLP

Guildford 3 London Square, Cross Lanes, Guildford, Surrey, GU1 1UJ

London Manfield House, 1 Southampton Street, London WC2R 0LR

ALLIOTTS
PART OF THE SHAW GIBBS GROUP

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The report is intended for the sole use of Wytham Hall Limited ("the charity") and must not be disclosed to any third party, or quoted or referred to, without our written consent. No responsibility is assumed to any other person in respect of this report.

The primary objective of our audit is to express an opinion on the truth and fairness of the charity accounts as a whole. An audit does not examine every operating activity and accounting procedure in the charity, nor does it provide a substitute for management's responsibility to maintain adequate controls over the charity's activities. Our work is not designed therefore to provide a comprehensive statement of all weaknesses or inefficiencies that may exist in the charity's systems and working practices, or of all improvements that could be made.

1. Purpose

The purpose of this report is to share the key findings from our audit of the financial statements of Wytham Hall Limited in respect of the year ended 31 March 2025 in line with our Audit Plan previously circulated.

2. Significant matters

The following significant matters were discussed with management during the course of the audit.

Going Concern
The charity had a net income of £63,313 during the year and has closing reserves of £610,353, of which £205,344 are considered free reserves, including £222,483 of cash balances.

We reviewed expectations for the rental income for 2025/26 and noted a c. 7% increase for the year. The charity continues to have good occupancy rates and this is expected to continue. The charity is also continuing to receive the Supporting People grant funding from Westminster which is an additional income stream. Significant investment in the properties was seen this year with a number of repairs and addition of a new CCTV system.

On this basis we are therefore satisfied that the charity remains a going concern and has sufficient funds to absorb unexpected repairs and maintenance costs for at least the next twelve months.

Insurance
We noted on discussion with management that the charity is unable obtain buildings insurance for it main property at Sutherland Road due to ongoing flooding issues over the years. We understand that this risk is covered under the main charity insurance in place, however we wish to highlight this fact as the buildings and any associated risk are critical to the charity's ongoing ability to operate.

3. Adjusted and unadjusted misstatements

Set out below is a summary of adjusted and unadjusted misstatements identified during the course of the audit.

All misstatements considered to be material individually or cumulatively are required to be adjusted. We have not set out below those misstatements encountered which are considered to be below trivial.

Materiality (£)	Triviality (£)
9,450	473

3.1. Adjusted misstatements

Description	Account	Surplus/(Deficit) (£)	Net asset/(Liab) (£)
Surplus per draft management account		**30,483**	
Opening balance adjustment	Reserves		9,032
	Charitable expenditure	9,032	
Sinking fund and flood reserve movements reallocated to funds transfer	Reserves		28,313
	Charitable expenditure	28,313	
Sinking fund actual expenditure	Reserves		29,044
	Charitable expenditure	(29,044)	
Credit card expenditure accrued	Accruals		(3,268)
	Charitable expenditure	(3,268)	

Capitalise various items	Fixed assets		27,797
	Depreciation	(5,012)	
	Fire & Security	6,197	
	Computing & Web	11,207	
	Repairs & Maintenance	15,405	
Surplus per financial statements		**£63,313**	

3.2. Unadjusted misstatements

Description	Account	Surplus/(Deficit) (£)	Net asset/(Liab) (£)
Under accrual of audit fees	Accruals		(1,356)
	Governance costs	(1,356)	
Potential adjustment for bad debts	Trade debtors		(5,591)
	Support costs	(5,591)	
Accrued income for final week not recognised	Accrued income		7,424
	Rental income	7,424	
Being bank interest not accrued	Interest received	525	
	Bank		525
Unknown difference on rental income	Rental income	(1,205)	
	Reserves		(1,205)
Net impact – decrease in surplus		**£(203)**	

4. Accounting policies and practices

During the course of our audit, we reviewed the adequacy of the disclosures contained within the financial statements and their compliance with both relevant accounting standards and the requirements of the Companies Act 2006.

We have reviewed the accounting policies and practices selected by the charity and are satisfied that the charity operates acceptable accounting policies and practices.

5. Audit risks

Presented below are the conclusions on the key risks identified as part of the Audit Plan:

Issue	Description	Planned response	Conclusion
Fraud in revenue recognition	ISA (UK) 240 notes that there is a presumed significant risk resulting from the intentional misstatement of revenue. The amounts reported in relation to revenue represent information of significant interest to many users of the financial statements. This puts revenue at a greater risk of manipulation, bias and misstatement. In particular; the timing of recognition is the most easily manipulated element.	Carry out a walkthrough of management's controls around the cut-off of revenue. Review any significant manual revenue journals around the year-end and obtain supporting documentation. Trace a sample of receipts recorded prior to the year-end to support to ensure revenue has been recognised in line with the charity's accounting policy.	Revenue has not been included for the final week of the year, an unadjusted error has been noted in section 3 in respect of this, although this is not material. There are no other significant adjustments noted to revenue. We have reviewed and agreed amounts received in respect of the supporting people grant and noted no issues.
Management override of controls	ISA (UK) 240 notes that Management is in a unique position to perpetrate fraud because of their ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. We are required to consider this as a significant risk of material misstatement due to fraud.	Review a sample of journals placed. Discuss with management any actual or suspected instances of fraud in the period.	Due to the nature of the accounting process all transactions are manual. We have reviewed transactions across all areas and have not noted any specific items which suggest management override. No instances of fraud have been reported or have been highlighted from our review.

Issue	Description	Planned response	Conclusion
Treatment of restricted funds	Risk that funding received may not be allocated and spent in line with restrictions placed by grant funding organisations.	Substantive testing of a sample of grants received to ensure funds have been spent in line with restrictions placed. Ensure disclosure is correctly stated in the financial statements.	The charity does not have a complex number of funds. The Charity restricted funds represented the land and buildings and we have adjusted to ensure this fund amount matches the carrying value of these assets. No issues have been noted from the treatment of funds.

6. Control recommendations raised in previous audits

The recommendations raised during previous audit engagements were reviewed for updates this year, the outcomes are as follows:

Issue reported	Recommendation made	Update
Companies house charges register As previously noted review of charges at Companies House and the HSBC bank audit confirmation letter that there are old charges still listed against the charity's property, which are no longer required to be there as no loans are outstanding.	We suggest that the appropriate forms are filed at Companies House to remove the charges and the HSBC are asked to update their records.	**Outstanding** This has not been resolved and therefore with continue to make this recommendation.
Credit card expenses not accrued It was noted during testing that the credit card expenses were not accrued.	The year-end credit card statement should be reviewed, and any expenditure made yearend should be accrued in the accounting schedules in the relevant month.	**Outstanding** This was the case again for the year ended 31 March 2025, and adjustment has been made to recognise these costs.
Bank reconciliations It was noted that bank reconciliations were not performed on the Lloyds or Santander account.	The failure to perform bank reconciliations on the Lloyds and Santander accounts could lead to undetected errors or fraudulent activities, even though minimal transactions occur in these accounts.	**Outstanding** We note that for the Santander account, interest has not been accrued. Although this is not material this would have been identified through reconciliation of this account.

7. Control recommendations raised this audit

The recommendations raised during the audit were as follows:

7.1. Current year recommendations

Risk	Issue reported	Potential consequence	Recommendation made
Med	**Fixed asset capitalisation** During the year a number of capital projects were undertaken, including installation of new IT infrastructure for a CCTV system and new boiler installation. None of these costs were captured and capitalised in the fixed asset register despite these being in excess of the £500 capitalisation policy. We also noted the fixed asset register has not been updated for adjustments in prior periods and therefore is not up to date.	Failure to capitalise items may lead to lack of control and tracking of the Charity's assets and misrepresentation of the financial position in terms of fixed assets.	Significant purchases for capital items should be reviewed and capitalised appropriately. The fixed asset register should be reviewed and updated where necessary.
Significant	**Cash counts / reliance on cash** The Charity makes extensive use of petty cash with a number of cash floats in use. There is a significant risk around use of cash given the environment the charity works in. We understand cash counts are performed by the staff member responsible, however we were unable to see any evidence of second person review or checking of cash counts.	Risk of misappropriation of cash balances or failure to track Charitable funds appropriately.	We recommend all cash counts are performed and checked by a second person to verify the funds and evidence is retained for review. We also recommend a review of the use of cash to minimise this where possible and use alternatives such a credit cards/charge cards.

7.1. Current year recommendations

Risk	Issue reported	Potential consequence	Recommendation made
Med	**Employment contracts** We noted from review one member of staff does not have an up to date signed contract of employment.	There is a risk of disputes or non agreement over contract terms where contracts are not maintained.	Review and ensure all staff have up to date contracts in place.
High	**Accounting system** The Charity uses a manual excel based system to record is transactions, which is prone to error and does not meet the requirements of a double-entry accounting system. We noted during the year a number of opening balance errors as a result of one-sided entries being made or amount not following from the closing figures of the prior year.	Risk that transactions are no recorded property which would lead to misstatement.	We recommend exploring the use of an off the shelf accounting package which has the required controls to help avoid this issues described.

8. Independence

Non-audit services provided by Alliotts to the charity:

Service	Description	Safeguard
Statutory accounts production	This service is only to produce the statutory format accounts from the trial balance provided by management, with along with other disclosures as provided by management.	This is wholly mechanical data entry process involving no judgements by Alliotts, with informed management reviewing and approving the final reports. As a result, no safeguards are deemed necessary.

In accordance with International Standard on Auditing (UK) 260 "Communication with those charged with governance", there are no changes to the details of relationships between Alliotts LLP and the charity that may reasonably be thought to bear on Alliotts LLP's independence and the objectivity of the audit principal and the audit staff and the related safeguards from those disclosed in the Audit Plan.

9. Technical Update

9.1 Charity Commission Updated Guidance on Internal Financial Controls for Charities (CC8)

The Charity Commission updated its guidance to help charities operating in an increasingly digital world, where the danger of fraud seems to be more prevalent.

Internal financial controls are key tools for trustees to use to protect their charity and its resources, which is a key responsibility for all trustees.

The updated guidance aims to make it clearer, shorter and ensure it reflects the many ways charities operate today.

The guidance has been restructured and the language simplified so hopefully readers can easily find the information they are looking for more easily and be able to put into practice.

The new sections are meant to reflect the ways charities can now operate. These cover issues such as:

- Using mobile payments systems, such as Google Pay and Apple Pay
- Accepting gifts and hospitality
- Accepting donations of cryptoassets

Trustees are encouraged to read the update and discuss their charity's internal financial controls at their meetings.

9.2 Charity Commission Updated Guidance on Decision Making for Charity Trustees (CC27)

In September 2024 the Charity Commission published updates to its guidance on making trustee decisions. The guidance aims s is to make the guidance more accessible and easier to use, however the backbone of the guidance remains the seven principles developed by the courts when they reviewed decisions made by trustees, which we have set out below.

When making decisions, trustees must:

1. act within their powers
2. act in good faith
3. be sufficiently informed
4. take into account all relevant factors
5. identify and disregard any irrelevant factors
6. manage conflicts of interest
7. ensure their decision is within the range of decisions that a reasonable trustee body could make

9.3 Economic Crime and Corporate Transparency Act 2023 Regulations

The Economic Crime and Corporate Transparency Act 2023 (ECCTA 2023) received royal assent in the autumn of 2023 and contains a range of measures to tackle economic crime and improve corporate transparency. The Act introduces a Failure to Prevent Fraud offence (FTPF) as well as bringing in a variety of reforms to Companies House to address the transparency of corporate structures in the UK. The measures come into place over a period of time.

Many of the changes came into place in 2024 including:

- Giving Companies House greater powers to query information provided and request supporting evidence.
- There will be stronger checks on company names, with the ability to remove offensive names or those that falsely imply connections with a foreign government or international organisation.
- New rules are now in place for registered office addresses. All companies must now have an 'appropriate address' suitable for the service of documentation at all times, which means that this address cannot be a PO Box or other unstaffed address.
- A registered email address must be provided on incorporation of a new company, whilst all existing companies will need to provide a registered email address. This email address will not be made public on the Companies House website.
- On incorporation the shareholders of a new company will need to confirm that they are forming the company for a lawful purpose. Existing companies will need to make a lawful purpose statement when they file their next confirmation statement after 4 March 2024 and then annually.
- The Act allows for the sharing of data with other government departments and law enforcement agencies to improve collaboration to combat economic crime in the United Kingdom.
- The Act gives greater powers to tackle and remove factually inaccurate information from the public register and be able to issue financial penalties, or prosecution for those companies/directors who fail to comply.

ECCTA 2023 will introduce further reforms over the course of time as Companies House improves its systems and include:

- Electronic filing of statutory accounts at Companies House, which is not possible at the moment for charitable companies.
- Some of the reduced disclosure exemptions in accounts of trading companies, as often used by charity trading subsidiaries, will be removed.

- New verification of identity of people setting up, running, owning or controlling companies will be required and this will be implemented from November 2025
- There will be more clarity required of company ownership and the individuals concerned. It will be more difficult to use corporate directors to run a company.

9.4 Charities SORP Update

The Charities SORP will be updated, and the consultation document was published in Spring 2025, for adoption in Autumn 2025. The document incorporates the changes in the wider reporting world introduced by the update to the Financial Reporting Standard 102 (FRS102).

FRS102 was revised at the end of March 2024 for accounting periods commencing 1 January 2026 and is likely to impact charities in two main areas:

- Leases - The distinction between operating and finance leases has been removed and all leases will need to be recognised on the balance sheet. For smaller operating leases, there is an exemption for short-term leases and for low-value assets to remain off the balance sheet.
- Income recognition – A new section of FRS102 deals with revenue from contracts with customers. A five-step model for revenue recognition is adopted for all contracts with customers, and it looks at identifying the distinct goods or services promised to the customer and the amount of consideration to which the entity (charity) will be entitled in exchange.

FRS102 has removed some explanation paragraphs around legacies, so it is expected that the revised SORP will provide the guidance required.

9.5 Audit regulation changes – Revised International Standards on Auditing (ISAs)

A number of changes to auditing standards have been made which have had an impact on how audits are carried out for charities and ultimately mean that charities are spending more time and money meeting the requirements of the audit regime.

ISA(UK) 240 Fraud – The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements

The revised standard has tightened up the processes adopted by auditors when considering the prospect of fraud in financial statements.

Whilst it still remains that the primary responsibility for the prevention and detection of fraud rests with 'those charged with governance' and management, the enhanced processes carried out by the auditors look to obtain the reasonable assurance (not absolute assurance), required by the standard.

Auditors have more things to do to comply with the revised standards, charities will see the impact of these changes as there will an enhances risk assessment and further enquiries from the auditors, perhaps of other members of the charity's staff that do not normally deal with the audit.

ISA (UK) 315 Risk of Material Misstatement

This expanded standard gives more guidance to auditors on how to identify significant risks, with a stronger emphasis on looking at internal controls within the charity. Charities are likely to face additional questions from auditors about how charity trustees assess the control environment, particularly with remote/branch operations and around IT controls.

ISA (UK) 570 on Going Concern

This standard was updated and now auditors have to perform additional work to conclude on whether the trustees' use of the 'Going Concern' basis of accounting is appropriate, and whether there are any material uncertainties in this regard. Auditors have to be tougher and more rigorous; consider management bias of presentation and perform a 'Stand back' test when draw conclusions –right up to the date of signing of the audit report.

ISA (UK) 700 on Forming an opinion and reporting on financial statements

The update in this standard now requires that the auditor's report of all entities explain to what extent the audit was considered capable of detecting irregularities, including fraud. The auditor must also consider impact of non-compliance with laws and regulations, which can be complex for charities.

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Alliotts LLP is a UK limited liability partnership registered in England and Wales under company number OC430772. A list of members names is available at our registered office: Manfield House, 1 Southampton Street, London, WC2R 0LR. Alliotts LLP is part of the Shaw Gibbs group.

Alliotts LLP is registered to carry on audit work in the UK, regulated for a range of investment business activities and licensed to carry out the reserved legal activity of non-contentious probate in England and Wales by the Institute of Chartered Accountants in England and Wales.

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Mon, 13th Oct 2025 9:40:33 BST	Document emailed to Dolly.popat@alliotts.com
Mon, 13th Oct 2025 9:40:33 BST	Document emailed to bharat.nagda@alliotts.com

WYTHAM HALL LIMITED

England & Wales - Charity number 289328

Accounts

WYTHAM HALL

ANNUAL REPORT 2023-2024

WYTHAM HALL ANNUAL REPORT

1st April 2023 – 31st March 2024

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Board of Trustees
Members of Wytham Hall
Chairman's Report
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Statistics
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■ BOARD OF TRUSTEES

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
Principal of Wytham Hall

Peter Barry, MBA (Cass), FCCA, DipM, MBCS. FIoD Finance Director, Meiko UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P., F.F.P.H., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

Sue Fish, BA (Cantab)

Company Secretary:
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.
Dr Philip Joseph, B.Sc., M.D. (Lond)., F.R.C. Psych.
Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Solicitors: Robinson Wilson Solicitors, Selbourne House, 36A Elgin Avenue, London, W9 3AZ.
Auditors: Alliotts, Mansfield House, 1 Southampton Street, London, WC2R OLR.
Bankers: HSBC, 196 Oxford Street, London, W1D 1NT.

MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ NON-RESIDENT MEMBERS

Stephen Tufnell, B.Sc,MA., Dip.Couns.
Manager

Bridget McCarthy, Cert. Therapeutic Counselling
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care, Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.
Support Worker

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Danylo Yershov, M.D. (Prague) Junior Doctor, Kladno Hospital, Kladno, Czech Republic

■ VISITING MEMBERS

George Osborne, F.C.C.A. Accountant

Chairman's Report

Wytham Hall operates in a diverse, complex and ever-changing sector, such that to continue our successes, we must embrace change and create opportunities through innovation and creativity.

Such a sector is challenging given our nature and the ever-competing demands on our resources. A constant balance needs to be struck to manage our resources while maintaining our properties and service to a high standard.

One such challenge is the high cost of providing the service. This is particularly so in relation to energy, which continues to increase by more than inflation.

Wytham Hall remains stable and viable but continues to be dependent on the contract with Westminster City Council for its continuing operations.

Our being tasked with managing ever more complex need residents, many suffering mental health issues, provides us with another challenge, but also an opportunity. To maintain our position within our field and to differentiate ourselves, requires thinking out of the box and the dedication and professionalism of our staff.

To help us do this we have invested heavily in the concept of Psychologically Informed Environments (PIE). This concept enables us to create value from our resources and provides a platform for us to build. An example is the development of workshops focusing on the needs of clients to allow them to better succeed in the future.

We are constantly striving to develop better working practices and have put much time and effort to work efficiently with other agencies to help us to do this. Our continued aim for the future is to work towards ending homelessness and Wytham Hall provides a solid foundation to do this.

Peter Barry

Introduction

Wytham Hall is a supported housing charity based in Maida Vale.

We provide drug and alcohol abstinent housing and support for up to 25 people who have found themselves classified as homeless by whatever definition.

21 of our rooms are part funded by Westminster City Council.

We maintain a support staff team of four and employ one further team member in a cleaning/handyperson role.

Developments

- Finances

The cost of running Wytham Hall remain high and it is likely this will not change soon given world circumstances. We regularly review our cost structure and budgets to ensure we are providing the right service to remain in demand and relevant.

Despite high costs, we continue to provide high quality accommodation, and continue, when financially able, to invest in maintaining and refurbishing our facilities.

The additional income through donation has proven invaluable in allowing us to provide extra support to residents that we would not have been able to provide without it. This is an area we are looking to develop across the coming year.

- Challenges

Resources across the homeless sector are stretched like never before. Due to this the service has been requested to accommodate more and more complex need residents, some of whom have provided us with a significant challenge.

We continue to see requests for us to support residents with complex mental health issues, serious addiction and other difficult to manage issues. We have taken on this challenge with much success but also some detriment to ourselves.

We have maintained a successful track record in providing next step accommodation to those that wish it and are working on innovative ways to help residents achieve and maintain this accommodation.

- PIE

One such innovation is the concept of Psychologically Informed Environments (PIE). PIE aims to improve the psychological and emotional wellbeing of residents and staff. Outcomes for residents include improvements in emotional and mental wellbeing, and improved relationships with others.

One such development through this concept is the development of workshops each looking at a different need such as financial and tenancy management in preparation for their move to independent accommodation. These workshops will be delivered in a manner that is motivating and creative. This work evolved from the AQA scheme Wytham Hall previously ran.

We aim to promote the core values we believe residents need to succeed and work with them in a way that mimics ‘normal life’. The resident is placed at the centre of everything we do.

We are also minded how important our in-house counselling service has been in the past and with this in mind a new in-house service is being planned.

- Opportunities and Success

The charity has had many challenges over the years, but with these challenges come opportunity, an opportunity to achieve new successes and build on old ones.

We hold a hugely important position within the homeless pathway in Westminster in that we are the only abstinent based project, and our residents are positioned favourably to achieve a move to their own accommodation.

The sector continues to look to Wytham Hall to provide a stable environment for those residents looking to move to a more independent stage in their recovery. Our residents are essentially one step closer to leaving the homeless sector forever. We offer resettlement support until they have built a solid foundation in their new property.

As one of the smaller organisations within the sector, we can benefit immensely from our ability to react quickly to change which is only to the benefit of our residents. Our focus is always on our residents and to continue to develop by learning from our experiences.

BENEFACTORS OF WYTHAM HALL

We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.

FINANCIAL YEAR 2023 – 2024

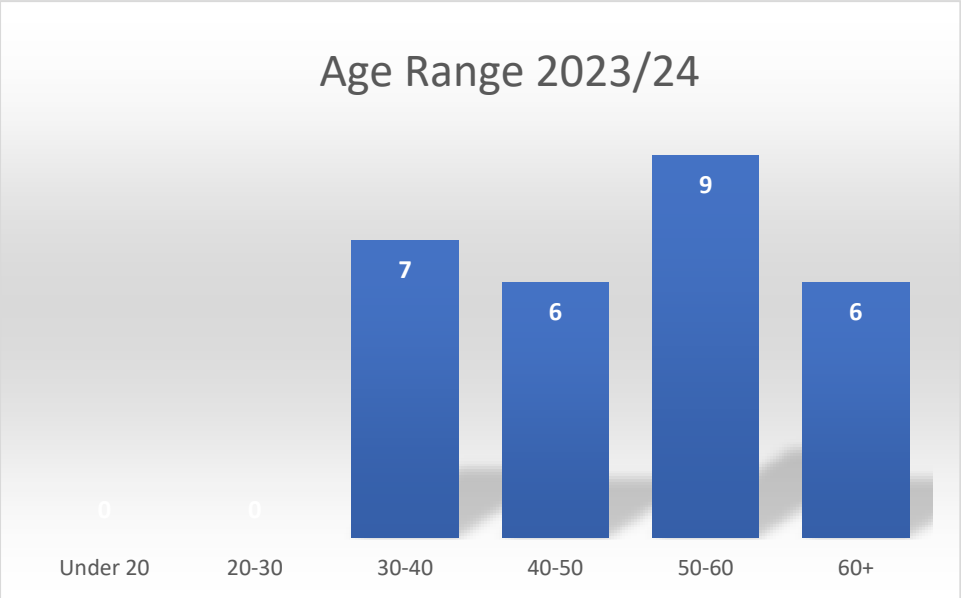
Trusts and Statutory Bodies:
The Eleanor Hamilton Trust

Individuals:
Dr. D. El Kabir
Mr. B. Eno
Duchess of Rutland
Lady Reid
Miss C. Moore
Mr. P. Moore
E. Glew
Estate of Mrs. S. A. Wilson

We would also like to thank the following organisations with whom we regularly cooperate:

Andrews Computers; The Benefits Agency; St Mungo's; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Westminster City Council; Groundswell; St Mungo's Clearing House Team; EASL; The Lodge; CMHT (Central Locality Team); Pimlico Plumbers; Apple Test; Pimlico Computers; Grosvenor Corlett; Athur J. Gallagher; Sutherland South Amenity; Hype London

STATISTICS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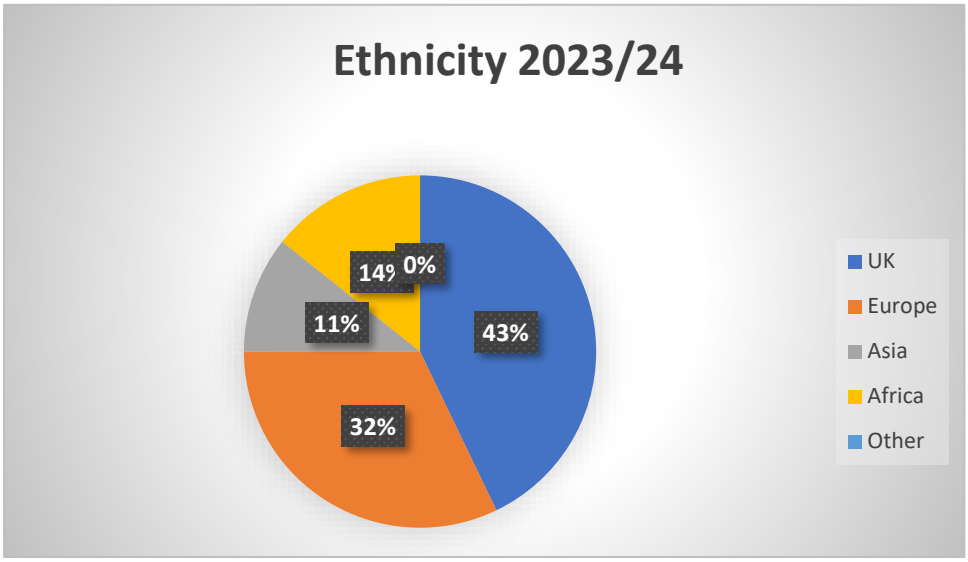
0
7
6
9
6
Under 20
20-30
30-40
40-50
50-60
60+


Ethnicity 2023/24
0%
43%
32%
11%
UK
Europe
Asia
Africa
Other

Length of Stay 2023/24
4
3
3
0
2
16
Under 6 Months
6 Months to 1 Year
1 to 2 Years
2 to 3 Years
3 to 4 Years
Over 4 Years

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

Current financial year	Notes	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Income and endowments from:						
Donations and legacies	3	6,000	-	-	6,000	3,450
Charitable activities	4	310,577	-	-	310,577	277,773
Other income	5	-	-	-	-	33,880
Total income		316,577	-	-	316,577	315,103
Expenditure on:						
Charitable activities	6	338,195	7,251	22,539	367,985	336,343
Other expenditure	12	-	-	-	-	27,000
Total expenditure		338,195	7,251	22,539	367,985	363,343
Net expenditure		(21,618)	(7,251)	(22,539)	(51,408)	(48,240)
Transfers between funds		(6,607)	6,607	-	-	-
Net movement in funds	8	(28,225)	(644)	(22,539)	(51,408)	(48,240)
Reconciliation of funds:						
Fund balances at 1 April 2023		170,440	22,468	405,540	598,448	646,688
Fund balances at 31 March 2024		142,215	21,824	383,001	547,040	598,448

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

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	**14**		384,825		408,008
Current assets					
Debtors	**15**	15,633		19,943	
Cash at bank and in hand		165,508		195,223	
		181,141		215,166	
Creditors: amounts falling due within one year	**16**	(18,926)		(24,726)	
Net current assets			162,215		190,440
Total assets less current liabilities			547,040		598,448
The funds of the charity					
Restricted income funds	**18**		383,001		405,540
Unrestricted funds - general	**20**		142,215		170,440
Unrestricted funds - designated	**19**		21,824		22,468
			547,040		598,448

The financial statements were approved by the Council of Management on 10th DEC 2024

.....
P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

.....
Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

Charity Registration No. 289328

Company Registration No. 01777775 (England and Wales)

WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENTS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2024

WYTHAM HALL LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Council Of Management	P Barry MBA, FCCA, Dip.M, MBCS, FIoD Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG S Fish, BA (Cantab)
Secretary	Dr P Reid BA, MB, BS, MRCP, DRCOG
Charity number	289328
Company number	01777775
Registered office	117 Sutherland Avenue London W9 2QJ
Auditor	Alliotts LLP Manfield House 1 Southampton Street London WC2R 0LR

WYTHAM HALL LIMITED

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WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The Council of Management present their annual report and financial statements for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)".

Objectives and activities

Objects of the Charitable Company

i) The provision at Wytham Hall of supported housing for men and women and assistance given in seeking appropriate medical and psychological support for those who through poverty, homelessness or age cannot readily obtain such care;

ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and

iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

Aims

We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

Objectives

Our objective is to achieve the highest occupancy possible and to break even financially.

Public benefit
The Council of Management have paid due regard to guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Volunteers

The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £53,016 (2022/23: £52,491), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

Achievements and performance

Significant activities and achievements against objectives

The charity now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

23 residents were housed in our sheltered housing over the year at a cost of £8,158 each (2022/23: 24 at £8,158 each) for an average of 10.5 months each.

80.7% occupancy (2022/23: 79% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to fill the void rooms.

Financial review

A deficit of £51,408 (2022/23 - £48,240) was made for the year, from income of £316,577 (2022/23 - £315,103) and expenses of £367,985 (2022/23 - £363,343). The charity is sound financially with short term cash deposits of £165,508 (2022/23 - £195,223).

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2024, the charity held £142,215 of free reserves. This represents approximately five months of unrestricted expenditure.

Investment policy

The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The charity has short term investments as a precaution due to the uncertainty of future income in community care. The charity is empowered by the Memorandum of Association to invest the monies of the charity not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

Risk statement

Major risks to which Wytham Hall is exposed, as identified by the Council of Management, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

Governance

The Council of Management regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Council to cover the operational, management and financial requirements of the charity.

Operational Risk

Wytham Hall exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £27,511 is received for 5 bed spaces. A Supporting People grant of £43,684 is received for 16 bed spaces.

There is currently a full staff team of 4 and a part-time cleaner, management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Executive Committee regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

Finance Risk

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed eight times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

Environmental and External Risk

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. The fire risk assessment is reviewed bi-annually. There is a fire safety policy and for each of the properties a fire emergency plan. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

Reputational Risk

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

Law and Regulation Compliance Risk

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the General Data Protection Regulation is complied with.

Plans for future periods

We are aiming for 100% occupancy for our sheltered accommodation.

We are developing workshops to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living.

Structure, governance and management

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Barry MBA, FCCA, Dip.M, MBCS, FIoD

Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP

Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP

Dr P Reid BA, MB, BS, MRCP, DRCOG

S Fish, BA (Cantab)

Recruitment and appointment of trustees

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

Organisational structure

The charitable company is run by the Council of Management (who are also the trustees for Charities Act purposes and directors for Companies Act purposes). On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 5% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently five Trustees from various professional backgrounds with a vast range of relevant skills. Five Council of Management meetings were held, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

Auditor

In accordance with the company's articles, a resolution proposing that Alliotts LLP be reappointed as auditor of the company will be put at a General Meeting.

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Disclosure of information to auditor

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Management's report was approved by the Council.

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD

Trustee

Date: 10th Dec 2024.

WYTHAM HALL LIMITED

STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Management's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts 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, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF WYTHAM HALL LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

10 December 2024

Chartered Accountants
Statutory Auditor

Manfield House
1 Southampton Street
London
WC2R 0LR

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

Current financial year	Notes	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £	Total 2023 £
Income and endowments from:						
Donations and legacies	3	6,000	-	-	6,000	3,450
Charitable activities	4	310,577	-	-	310,577	277,773
Other income	5	-	-	-	-	33,880
Total income		316,577	-	-	316,577	315,103
Expenditure on:						
Charitable activities	6	338,195	7,251	22,539	367,985	336,343
Other expenditure	12	-	-	-	-	27,000
Total expenditure		338,195	7,251	22,539	367,985	363,343
Net expenditure		(21,618)	(7,251)	(22,539)	(51,408)	(48,240)
Transfers between funds		(6,607)	6,607	-	-	-
Net movement in funds	8	(28,225)	(644)	(22,539)	(51,408)	(48,240)
Reconciliation of funds:						
Fund balances at 1 April 2023		170,440	22,468	405,540	598,448	646,688
Fund balances at 31 March 2024		142,215	21,824	383,001	547,040	598,448

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

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

Prior financial year	Notes	Unrestricted funds general 2023 £	Unrestricted funds designated 2023 £	Restricted funds 2023 £	Total 2023 £
Income and endowments from:					
Donations and legacies	**3**	3,450	-	-	3,450
Charitable activities	**4**	277,773	-	-	277,773
Other income	**5**	33,880	-	-	33,880
Total income		315,103	-	-	315,103
Expenditure on:					
Charitable activities	**6**	297,247	16,557	22,539	336,343
Other expenditure	**12**	27,000	-	-	27,000
Total expenditure		324,247	16,557	22,539	363,343
Net income		(9,144)	(16,557)	(22,539)	(48,240)
Transfers between funds		(15,786)	15,786	-	-
Net movement in funds	**8**	(24,930)	(771)	(22,539)	(48,240)
Reconciliation of funds:					
Fund balances at 1 April 2022		195,370	23,239	428,079	646,688
Fund balances at 31 March 2023		170,440	22,468	405,540	598,448

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	**14**		384,825		408,008
Current assets					
Debtors	**15**	15,633		19,943	
Cash at bank and in hand		165,508		195,223	
		181,141		215,166	
Creditors: amounts falling due within one year	**16**	(18,926)		(24,726)	
Net current assets			162,215		190,440
Total assets less current liabilities			547,040		598,448
The funds of the charity					
Restricted income funds	**18**		383,001		405,540
Unrestricted funds - general	**20**		142,215		170,440
Unrestricted funds - designated	**19**		21,824		22,468
			547,040		598,448

The financial statements were approved by the Council of Management on 10th DEC 2024

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

1 Accounting policies

Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.

1 Accounting policies **(Continued)**

1.5 Expenditure

Resources expended are accounted for an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

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

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

1 Accounting policies **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Fund

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

1.13 Government job retention scheme

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Tangible fixed assets

Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

Key sources of estimation uncertainty

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Impairment of debtor balances

The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

3 Donations and legacies

	Unrestricted funds £	Total 2024 £	Total 2023 £
Donations and gifts	6,000	6,000	3,450
For the year ended 31 March 2023	3,450		3,450

4 Charitable activities

	Supported housing	Total 2024	Total 2023
	£	£	£
Income from charitable activities	239,381	239,381	213,077
Grants received	71,196	71,196	64,696
	310,577	310,577	277,773
Analysis by fund			
Unrestricted funds - general	310,577	310,577	
For the year ended 31 March 2023			
Unrestricted funds - general	277,773		277,773
	277,773		277,773

5 Other income

	Unrestricted funds 2024	Unrestricted funds 2023
	£	£
Insurance income	-	33,880

6 Charitable activities

	Supported housing	2024	2023
	£	£	£
Staff costs	161,991	161,991	169,103
Other costs	163,864	163,864	117,206
	325,855	325,855	286,309
Share of support costs (see note 7)	29,790	29,790	39,096
Share of governance costs (see note 7)	12,340	12,340	10,938
	367,985	367,985	336,343
Analysis by fund			
Unrestricted funds - general	338,195	338,195	
Unrestricted funds - Designated	7,251	7,251	
Restricted funds	22,539	22,539	
	367,985	367,985	
For the year ended 31 March 2023			
Unrestricted funds - general	297,247		297,247
Unrestricted funds - Designated	16,557		16,557
Restricted funds	22,539		22,539
	336,343		336,343

7 Support costs allocated to activities

	Charitable activities 2024	Total 2023
	£	£
Depreciation	23,183	24,919
Repairs and maintenance	6,608	14,178
Governance	12,340	10,937
	42,131	50,034

7 Support costs allocated to activities **(Continued)**

Governance costs comprise:	**2024** **£**	**2023** **£**
Staff costs	3,340	3,924
Audit fees	9,000	7,013
	12,340	10,937

8 Net movement in funds

	2024 **£**	**2023** **£**
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	9,000	7,013
Depreciation of owned tangible fixed assets	23,183	24,919

9 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

Fees payable to the charity's auditors:	**2024** **£**	**2023** **£**
Audit of the annual accounts	9,000	7,013

10 Council Of Management

Except as detailed in note 22, none of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

11 Employees

The average monthly number of employees during the year was:

	2024 **Number**	**2023** **Number**
	5	5

Employment costs	**2024** **£**	**2023** **£**
Wages and salaries	146,894	152,649
Social security costs	8,937	10,293
Other pension costs	9,500	10,085
	165,331	173,027

11 Employees (Continued)

There were no employees whose annual remuneration was more than £60,000.

12 Other

	Total £ 2024	Unrestricted funds general 2023
Flood expenses	-	27,000

During the prior year the building on Sutherland Avenue suffered flood damage. Costs incurred to repair the property are included above. An insurance claim was made which covered the costs in full.

13 Taxation

No provision for taxation arises on the income of the charitable company due to its charitable status.

14 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 April 2023	919,284	207,656	43,915	72,039	1,242,894
At 31 March 2024	919,284	207,656	43,915	72,039	1,242,894
Depreciation and impairment					
At 1 April 2023	614,564	106,836	42,739	70,747	834,886
Depreciation charged in the year	18,386	4,153	402	242	23,183
At 31 March 2024	632,950	110,989	43,141	70,989	858,069
Carrying amount					
At 31 March 2024	286,334	96,667	774	1,050	384,825
At 31 March 2023	304,720	100,820	1,176	1,292	408,008

14 Tangible fixed assets **(Continued)**

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

15 Debtors

	2024	2023
Amounts falling due within one year:	**£**	**£**
Trade debtors	13,549	16,506
Prepayments and accrued income	2,084	3,437
	15,633	19,943

16 Creditors: amounts falling due within one year

	2024	2023
	£	**£**
Trade creditors	9,926	25,810
Accruals and deferred income	9,000	(1,084)
	18,926	24,726

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to SOFA in respect of defined contribution schemes was £9,500 (2023 - £10,085).

18 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023	Resources expended	At 31 March 2024
	£	£	£
Capital reserve	405,540	(22,539)	383,001

Previous year:	At 1 April 2022	Resources expended	At 31 March 2023
	£	£	£
Capital reserve	428,079	(22,539)	405,540

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

19 Unrestricted funds - designated

These are unrestricted funds which are material to the charity's activities.

	At 1 April 2023	Resources expended	Transfers	At 31 March 2024
	£	£	£	£
Cyclical maintenance reserve	20,000	(6,607)	6,607	20,000
Fixed asset reserve	2,468	(644)	-	1,824
	22,468	(7,251)	6,607	21,824

Previous year:	At 1 April 2022	Resources expended	Transfers	At 31 March 2023
	£	£	£	£
Cyclical maintenance reserve	20,000	(14,177)	14,177	20,000
Fixed asset reserve	3,239	(2,380)	1,609	2,468
	23,239	(16,557)	15,786	22,468

19 Unrestricted funds - designated **(Continued)**

Cyclical maintenance reserve
A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave, 40 Lanhill Road and 11 Charfield Court. During the year a transfer has been made from the unrestricted general reserve to cover future expected maintenance and refurbishment costs.

Fixed asset reserve
This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

20 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
General funds	170,440	316,577	(338,195)	(6,607)	142,215

Previous year:	At 1 April 2022	Incoming resources	Resources expended	Transfers	At 31 March 2023
	£	£	£	£	£
General funds	195,370	315,103	(324,247)	(15,786)	170,440

21 Analysis of net assets between funds

	Unrestricted funds general 2024	Unrestricted funds designated 2024	Restricted funds 2024	Total 2024
	£	£	£	£
At 31 March 2024:				
Tangible assets	-	1,824	383,001	384,825
Current assets/(liabilities)	142,215	20,000	-	162,215
	142,215	21,824	383,001	547,040

21 Analysis of net assets between funds **(Continued)**

	Unrestricted funds general 2023	Unrestricted funds designated 2023	Restricted funds 2023	Total 2023
	£	£	£	£
At 31 March 2023:				
Tangible assets	-	2,468	405,540	408,008
Current assets/(liabilities)	170,440	20,000	-	190,440
	170,440	22,468	405,540	598,448

22 Related party transactions

One member of Council lives on site at 117 Sutherland Avenue, paying full service charge and rent and provides managerial and out of hours cover on site. This arrangement has been approved by the Council of Management.

There were no other related party transactions in the year.

Wytham Hall Limited
117 Sutherland Avenue
London
W9 2QJ
Charity Registration No. 289328
Company registration No. 1777775

Alliotts LLP
Manfield House
1 Southampton Street
London
WC2R 0LR

Dear Sirs,

Audit of financial statements - Year ended 31 March 2024

This representation letter is provided in connection with your audit of the financial statements of the charitable company for the year ended 31 March 2024, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material aspects, in accordance with FRS 102 and the Charity SORP.

We confirm that the following representations are made on the basis of enquiries of the trustees, management and staff with relevant knowledge and experience (and, where appropriate, of inspection of supporting documentation) sufficient to satisfy ourselves that we can properly make each of the following representations to you:

1. We have fulfilled our responsibilities as directors under the Companies Act 2006 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).

   We confirm that in our opinion the financial statements give a true and fair view and in particular that where any additional information must be disclosed in order to give a true and fair view that information has in fact been disclosed. We confirm that the selection and application of the accounting policies used in the preparation of the financial statements are appropriate, and we approve these accounts for the year ended 31 March 2024.

2. We confirm that all accounting records have been made available to you for the purposes of your audit, in accordance with your terms of engagement, and that all transactions undertaken by the charitable company have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and trustees' meetings, have been made available to you. We have given you unrestricted access to persons within the company in order to obtain audit evidence and have provided any additional information that you have requested for the purposes of your audit.

3. We acknowledge that it is a criminal offence to make a false statement in this regard, and where any director either makes a false statement; is aware that the statement is false; is reckless in preventing this statement; or fails to take reasonable steps to prevent the directors' report from being approved, we acknowledge that each director will be guilty of a criminal offence.

4. We confirm the charitable company has satisfactory title to all assets and there are no liens or encumbrances on the assets, except for those disclosed in the financial statements.

5. We confirm that the methods, significant assumptions and data used by us in making accounting estimates, and the related disclosures, are appropriate to achieve recognition, measurement or disclosure that is in accordance with the applicable financial reporting framework.

6. We confirm that we have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

7. We confirm that the charitable company has no liabilities or contingent liabilities other than those disclosed in the financial statements.

8. We confirm that all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to you and accounted for and disclosed in accordance with the applicable financial reporting framework FRS 102.

9. We confirm that there have been no events since the balance sheet date which require disclosing or which would materially affect the amounts in the financial statements, other than those already disclosed or included in the financial statements.

10. We confirm that we are aware that a related party of the charitable company is a person or entity which either directly or indirectly controls, has joint control of, or significantly influences the charitable company or vice versa and as a result will include: trustees, other key management personnel, close family and other business interests of those individuals.

    We are not aware of any further related parties or transactions that have not already been disclosed to you.

11. We confirm that all related party relationships and transactions have been accounted for and disclosed in accordance with the applicable financial reporting framework, FRS 102.

12. We confirm that the charitable company neither had, at any time during the year, any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the company) for directors, nor provided guarantees of any kind on behalf of the directors/trustees.

13. We confirm that the charitable company has not contracted for any capital expenditure other than as disclosed in the financial statements.

14. We confirm that the charitable company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance.

15. We confirm that we are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the company conducts its business and which are central to the company's ability to conduct its business, except as explained to you and as already disclosed in the financial statements.

16. We acknowledge our responsibility for the design, implementation and maintenance of controls to prevent and detect fraud. We confirm that we have disclosed to you the results of our risk assessment of the risk of fraud in the business.

There have been no deficiencies in internal control of which we are aware.

17. We confirm that there have been no actual or suspected instances of fraud involving management or employees who have a significant role in internal control that could have a material effect on the financial statements. We also confirm that we are not aware of any allegations of fraud by employees, former employees, analysts, regulators or others.

18. We confirm that, in our opinion, the charitable company's financial statements should be prepared on the going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the company's needs. In reaching this conclusion, we have taken into account all relevant matters of which we are aware, including the availability of working capital and have considered a future period of at least one year from the date on which the financial statements will be approved.

19. We confirm that in our opinion the effects of uncorrected misstatements are immaterial, both individually and in aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to this letter.

20. We confirm the specific representations made to you during the course of your audit as follows:

    - Debtors as stated at the year-end are considered fully collectable.

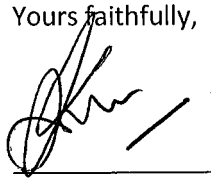
21. We acknowledge our legal responsibilities regarding disclosure of information to you as auditors and confirm that:

    - so far as each director/trustee is aware, there is no relevant audit information of which you as auditors are unaware, and

    - each director/trustee has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that you are aware of that information.

22. We acknowledge that it is a criminal offence to knowingly or recklessly make you as an auditor, a statement (oral or written) that conveys, or purports to convey, information or explanations that you require in your capacity as auditor, or are entitled to require, that is misleading, false or deceptive in a material particular.

Yours faithfully,



Name PETER BARRY

Approved by the Council of Management and signed on its behalf

WYTHAM HALL LIMITED

England & Wales - Charity number 289328

Accounts

WYTHAM HALL

ANNUAL REPORT 2022-2023

WYTHAM HALL ANNUAL REPORT

1st April 2022 – 31st March 2023

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Board of Trustees

Members of Wytham Hall

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Introduction and Developments

Benefactors of Wytham Hall

Statistics

Statement of Financial Activities

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■ BOARD OF TRUSTEES

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
Principal of Wytham Hall

Peter Barry, MBA (Cass), FCCA, DipM, MBCS. FIoD Finance Director, Meiko UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P., F.F.P.H., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

Sue Fish, BA (Cantab)

Company Secretary:
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.
Dr Philip Joseph, B.Sc., M.D. (Lond)., F.R.C. Psych.
Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE
Auditors: Alliotts, Imperial House,15 Kingsway, London, WC2B 6UN
Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P. (Principal)

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ NON-RESIDENT MEMBERS

Andrew Keck, B.A. Hons.
Manager

Stephen Tufnell, B.Sc,MA., Dip.Couns.
Manager

Bridget McCarthy, Cert. Therapeutic Counselling
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care, Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Danylo Yershov, M.D. (Prague) Junior Doctor, Kladno Hospital, Kladno, Czech Republic

■ VISITING MEMBERS

George Osborne, F.C.C.A. Accountant

Chairman's Report

Wytham Hall still continues to apply the lessons learned from the pandemic. Our 'Business Continuity/Pandemic Policy' has been thoroughly reviewed and continues to take advantage of the lessons learned.

Wytham Hall strives to adapt to an ever changing and evolving operating environment. Such an environment provides possibilities but also challenges in equal number.

One such challenge is the rapidly increasing costs of providing a quality service. Our energy costs across our properties have increased by much more than inflation.

While previous flood damage was covered by insurance some extra costs were incurred to bring the properties back to a good standard.

Wytham Hall along with other agencies in the sector require new ways of working in response to such demands on resources. Psychologically Informed Environments (PIE) is a concept enabling us to create value from our resources and provides a platform for us to develop better working practices and to work more efficiently with other agencies.

Wytham Hall will be required to look closely at its cost structure and work within a budget that reflects the current financial environment but still allows the charity to thrive. A review of rental income is likely to mean increasing rental rates in line with increasing expenditure.

Financially, Wytham Hall remains stable and viable but continues to be dependent on the contract with Westminster City Council for its continuing operations.

Peter Barry

Introduction

Wytham Hall is a supported housing charity based in Maida Vale.

We provide drug and alcohol abstinent housing and support for up to 25 people who have found themselves classified as homeless by whatever definition.

21 of our rooms are part funded by Westminster City Council.

We maintain a support staff team of four and employ one further team member in a cleaning/handyperson role.

Developments

In such a demanding and ever changing sector such as the one Wytham Hall operates, finding new ways of working to meet such challenges are vital.

- **Post Pandemic**

The pandemic provided Wytham Hall with an opportunity to take advantage of the fact that long established trends and patterns of behaviour were broken. A new way of working has been established to provide extra support to staff and increase efficiency.

Staff are now back in the office but office hours have changed to allow staff to work from home one day per week.

During the pandemic, telephone contact from staff did not only focus on their support needs, but also allowed time for purely social conversation. This type of contact remains and continues to support the development of good relationships between residents and staff.

Our 'Business Continuity/Pandemic Policy' has been thoroughly reviewed. Our response to such challenges is aided by the lessons recently learned and will allow us to react more efficiently in the future.

- **Continued Success**

We have continued to achieve success in supporting residents to move on to independent accommodation and we have continued to provide them with resettlement support.

We have also been successful in continuing to admit new residents with some referrals arriving via referral sources not previously considered. This has been achieved despite our traditional referral routes proving limited.

We continue to provide high quality accommodation, and continue, when financially able, to invest in maintaining and refurbishing our accommodation. Such accommodation has helped us to provide an environment that enables our residents to focus on self-development.

The sector continues to look to Wytham Hall to provide a stable environment for those clients looking to move to a more independent stage in their recovery. This is increasingly so given the limited resources available in the sector.

- **Financial Challenges**

The current economic climate is such that Wytham Hall must find ways to be increasingly efficient with its resources. Such efficiencies will also help safeguard its future.

We are experiencing large increases in expenditure, particularly with respect to energy, and we are working with our residents to find savings.

Given the challenges facing the world, it is unlikely we will see significant changes in the near future. Wytham Hall constantly reviews its cost structure and budgets accordingly.

We are grateful for the additional income we have received through donation. The additional income proves invaluable in allowing us to provide extra support to residents that we would not have been able to provide without it.

We are always looking for innovative ways to improve our services, be more efficient, and provide improved support to our clients.

One such innovation is the concept of Psychologically Informed Environments (PIE). PIE aims to improve the psychological and emotional wellbeing of residents and staff. Outcomes for residents include improvements in emotional and mental wellbeing, and improved relationships with others.

BENEFACTORS OF WYTHAM HALL

We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.

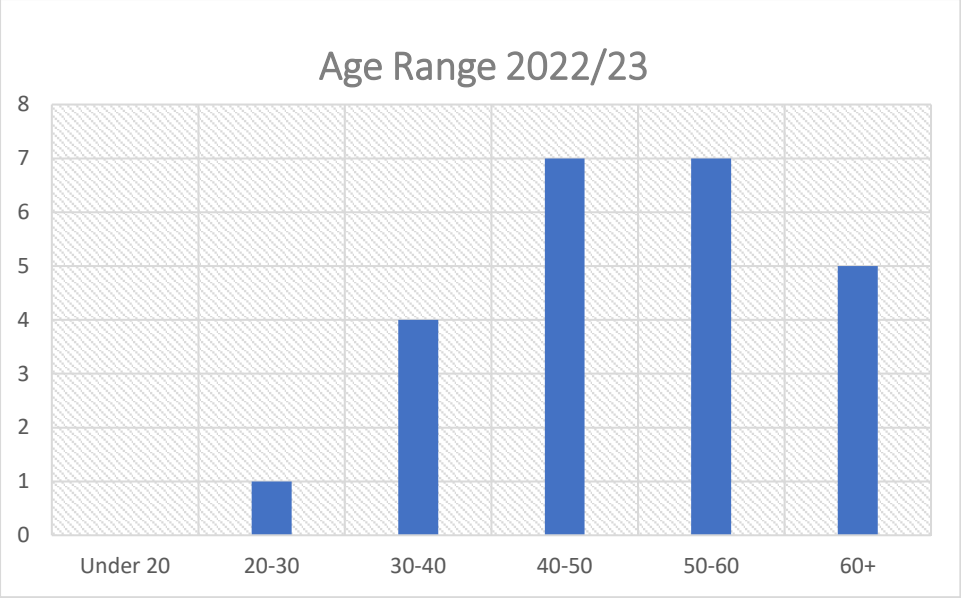
FINANCIAL YEAR 2022 – 2023

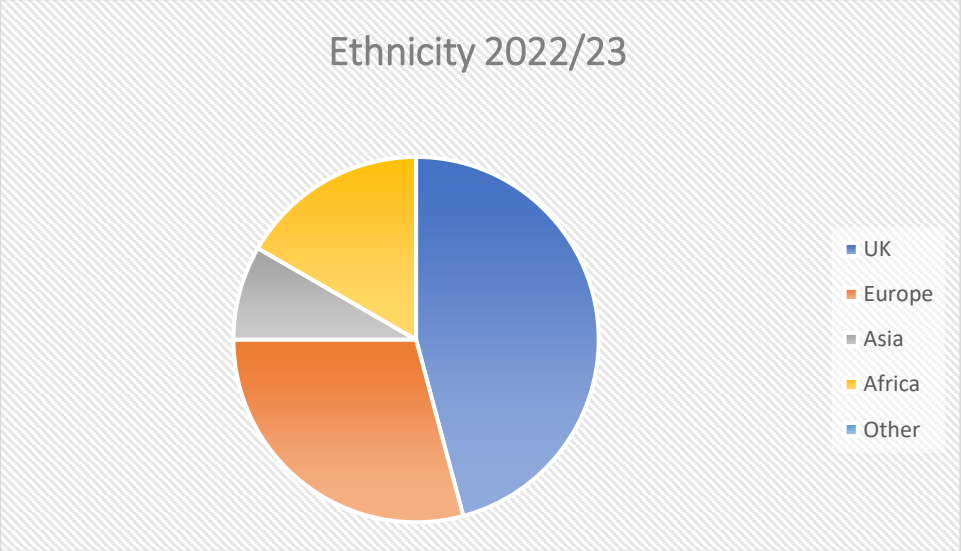
Trusts and Statutory Bodies:
The Eleanor Hamilton Trust

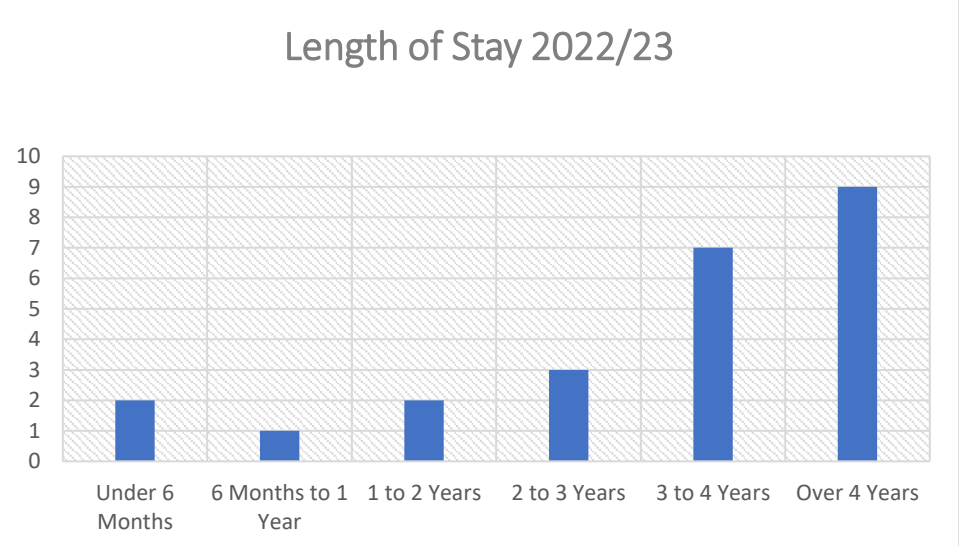
Individuals:
Dr. D. El Kabir
Mr. B. Eno
Duchess of Rutland

We would also like to thank the following organisations with whom we regularly cooperate:

Andrews Computers; The Benefits Agency; St Mungo's; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Groundswell; St Mungo's Clearing House Team; EASL; The Lodge; CMHT (Central Locality Team); North West London Transformation; FES Electrical repairs and maintenance; TL Heating and Plumbing.


Age Range 2022/23
8
7
6
5
4
3
2
1
0
Under 20
20-30
30-40
40-50
50-60
60+


Ethnicity 2022/23
UK
Europe
Asia
Africa
Other


Length of Stay 2022/23
10
9
8
7
6
5
4
3
2
1
0
Under 6 Months
6 Months to 1 Year
1 to 2 Years
2 to 3 Years
3 to 4 Years
Over 4 Years

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

Current financial year	Notes	Unrestricted funds general 2023 £	Unrestricted funds designated 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income and endowments from:						
Donations and legacies	3	3,450	-	-	3,450	3,325
Charitable activities	4	277,773	-	-	277,773	276,831
Other income	5	33,880	-	-	33,880	115,907
Total income		315,103	-	-	315,103	396,063
Charitable activities	6	297,247	16,557	22,539	336,343	314,410
Other expenditure	11	27,000	-	-	27,000	92,224
Total expenditure		324,247	16,557	22,539	363,343	406,634
Net expenditure		(9,144)	(16,557)	(22,539)	(48,240)	(10,571)
Transfers between funds		(15,786)	15,786	-	-	-
Net movement in funds		(24,930)	(771)	(22,539)	(48,240)	(10,571)
Reconciliation of funds:						
Fund balances at 1 April 2022		195,370	23,239	428,079	646,688	657,259
Fund balances at 31 March 2023		170,440	22,468	405,540	598,448	646,688

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

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	**13**		408,008		431,318
Current assets					
Debtors	**14**	19,943		16,925	
Cash at bank and in hand		195,223		211,705	
		215,166		228,630	
Creditors: amounts falling due within one year	**15**	24,726		13,260	
Net current assets			190,440		215,370
Total assets less current liabilities			598,448		646,688
The funds of the charity					
Restricted income funds	**17**		405,540		428,079
Unrestricted funds - general			170,440		195,370
Unrestricted funds - designated			22,468		23,239
			598,448		646,688

The financial statements were approved by the Council of Management on 13/12/2023

Peter Barry
Peter Barry (Dec 13, 2023 15:28 GMT)

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Philip Reid
Philip Reid (Dec 15, 2023 16:17 GMT)

.....

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

Charity Registration No. 289328

Company Registration No. 01777775 (England and Wales)

WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENTS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2023

WYTHAM HALL LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Council Of Management	P Barry MBA, FCCA, Dip.M, MBCS, FIoD Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG S Fish, BA (Cantab)
Secretary	Dr P Reid BA, MB, BS, MRCP, DRCOG
Charity number	289328
Company number	01777775
Registered office	117 Sutherland Avenue London W9 2QJ
Auditor	Alliotts LLP Manfield House 1 Southampton Street London WC2R 0LR

WYTHAM HALL LIMITED

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WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The Council of Management present their annual report and financial statements for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)".

Objectives and activities

Objects of the Charitable Company

i) The provision at Wytham Hall of supported housing for men and women and assistance given in seeking appropriate medical and psychological support for those who through poverty, homelessness or age cannot readily obtain such care;

ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and

iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

Aims

We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

Objectives

Our objective is to achieve the highest occupancy possible and to break even financially.

Public benefit
The Council of Management have paid due regard to guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Volunteers

The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £52,491 (2021/22: £51,548), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

Achievements and performance

Significant activities and achievements against objectives

Significant activities and achievements against objectives

The charity now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

24 residents were housed in our sheltered housing over the year at a cost of £8,158 each (2021/22: 23 at £8,078 each) for an average of 10 months each.

79% occupancy (2021/22: 80% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to fill the void rooms.

Financial review

A deficit of £48,240 (2021/22 - £10,571) was made for the year, from income of £315,103 (2021/22 - £396,063) and expenses of £363,343 (2021/22 - £406,634). The charity is sound financially with short term cash deposits of £195,223 (2021/22 - £174,685).

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2023, the charity held £170,440 of free reserves. This represents approximately eight months of unrestricted expenditure.

Investment policy

The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The charity has short term investments as a precaution due to the uncertainty of future income in community care. The charity is empowered by the Memorandum of Association to invest the monies of the charity not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

Risk statement

Major risks to which Wytham Hall is exposed, as identified by the Council of Management, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

Governance

The Council of Management regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Council to cover the operational, management and financial requirements of the charity.

Operational Risk

Wytham Hall exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £25,000 is received for 5 bed spaces. A Supporting People grant of £39,696 is received for 16 bed spaces.

There is currently a full staff team of 4 and a part-time cleaner, management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Executive Committee regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

Finance Risk

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed eight times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

Environmental and External Risk

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. The fire risk assessment is reviewed bi-annually. There is a fire safety policy and for each of the properties a fire emergency plan. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

Reputational Risk

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

Law and Regulation Compliance Risk

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the General Data Protection Regulation is complied with.

Plans for future periods

We are aiming for 100% occupancy for our sheltered accommodation.

We are continuing to develop the AQA (Assessment and Qualifications Alliance) scheme to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living.

Structure, governance and management

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP
Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP
Dr P Reid BA, MB, BS, MRCP, DRCOG
S Fish, BA (Cantab)
Julia Moore (Resigned 31 August 2022)

Recruitment and appointment of trustees

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

Organisational structure

The charitable company is run by the Council of Management (who are also the trustees for Charities Act purposes and directors for Companies Act purposes). The Executive Committee reports to the Council of Management. On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 5% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently five Trustees from various professional backgrounds with a vast range of relevant skills. Five Council of Management meetings were held, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

Auditor

In accordance with the company's articles, a resolution proposing that Alliotts LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Management's report was approved by the Council.

Peter Barry

Peter Barry (Dec 13, 2023 15:28 GMT)

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD

Trustee

Date: 13/12/2023 .....

WYTHAM HALL LIMITED

STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Management's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts 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, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF WYTHAM HALL LIMITED

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

15/12/2023

.....

Chartered Accountants
Statutory Auditor

Manfield House
1 Southampton Street
London
WC2R 0LR

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

Current financial year	Notes	Unrestricted funds general 2023 £	Unrestricted funds designated 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income and endowments from:						
Donations and legacies	**3**	3,450	-	-	3,450	3,325
Charitable activities	**4**	277,773	-	-	277,773	276,831
Other income	**5**	33,880	-	-	33,880	115,907
Total income		315,103	-	-	315,103	396,063
Charitable activities	**6**	297,247	16,557	22,539	336,343	314,410
Other expenditure	**11**	27,000	-	-	27,000	92,224
Total expenditure		324,247	16,557	22,539	363,343	406,634
Net expenditure		(9,144)	(16,557)	(22,539)	(48,240)	(10,571)
Transfers between funds		(15,786)	15,786	-	-	-
Net movement in funds		(24,930)	(771)	(22,539)	(48,240)	(10,571)
Reconciliation of funds:						
Fund balances at 1 April 2022		195,370	23,239	428,079	646,688	657,259
Fund balances at 31 March 2023		170,440	22,468	405,540	598,448	646,688

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

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

Prior financial year	Notes	Unrestricted funds general 2022 £	Unrestricted funds designated 2022 £	Restricted funds 2022 £	Total 2022 £
Income and endowments from:					
Donations and legacies	**3**	3,325	-	-	3,325
Charitable activities	**4**	276,831	-	-	276,831
Other income	**5**	115,907	-	-	115,907
Total income		396,063	-	-	396,063
Charitable activities	**6**	266,673	25,198	22,539	314,410
Other expenditure	**11**	92,224	-	-	92,224
Total expenditure		358,897	25,198	22,539	406,634
Net income/(expenditure)		37,166	(25,198)	(22,539)	(10,571)
Transfers between funds		(21,990)	21,990	-	-
Net movement in funds		15,176	(3,208)	(22,539)	(10,571)
Reconciliation of funds:					
Fund balances at 1 April 2021		180,194	26,447	450,618	657,259
Fund balances at 31 March 2022		195,370	23,239	428,079	646,688

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	**13**		408,008		431,318
Current assets					
Debtors	**14**	19,943		16,925	
Cash at bank and in hand		195,223		211,705	
		215,166		228,630	
Creditors: amounts falling due within one year	**15**	24,726		13,260	
Net current assets			190,440		215,370
Total assets less current liabilities			598,448		646,688
The funds of the charity					
Restricted income funds	**17**		405,540		428,079
Unrestricted funds - general			170,440		195,370
Unrestricted funds - designated			22,468		23,239
			598,448		646,688

The financial statements were approved by the Council of Management on 13/12/2023

Peter Barry
Peter Barry (Dec 13, 2023 15:28 GMT)

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Philip Reid
Philip Reid (Dec 15, 2023 16:17 GMT)

.....

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company registration number 01777775 (England and Wales)

1 Accounting policies

Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.

1 Accounting policies **(Continued)**

1.5 Expenditure

Resources expended are accounted for an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

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

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

1 Accounting policies **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Fund

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

1.13 Government job retention scheme

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

During the year the charity utilised the government coronavirus job retention scheme to support wage costs.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Tangible fixed assets
Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

Key sources of estimation uncertainty

Tangible fixed assets
Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Impairment of debtor balances
The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

3 Donations and legacies

	Unrestricted funds £	Total 2023 £	Total 2022 £
Donations and gifts	3,450	3,450	3,325
For the year ended 31 March 2022	3,325		3,325

4 Charitable activities

	Supported housing	Total 2023	Total 2022
	£	£	£
Income from charitable activities	213,077	213,077	212,135
Grants received	64,696	64,696	64,696
	277,773	277,773	276,831
Analysis by fund			
Unrestricted funds - general	277,773	277,773	
For the year ended 31 March 2022			
Unrestricted funds - general	276,831		276,831
	276,831		276,831

5 Other income

	Unrestricted funds 2023	Unrestricted funds 2022
	£	£
Insurance income	33,880	112,591
Government job retention scheme grant	-	3,316
	33,880	115,907

6 Charitable activities

	Supported housing	2023	2022
	£	£	£
Staff costs	169,103	169,103	168,037
Other costs	117,207	117,207	86,908
	286,310	286,310	254,945
Share of support costs (see note 7)	39,096	39,096	47,737
Share of governance costs (see note 7)	10,937	10,937	11,728
	336,343	336,343	314,410
Analysis by fund			
Unrestricted funds - general	297,247	297,247	
Unrestricted funds - Designated	16,557	16,557	
Restricted funds	22,539	22,539	
	336,343	336,343	
For the year ended 31 March 2022			
Unrestricted funds - general	266,673		266,673
Unrestricted funds - Designated	25,198		25,198
Restricted funds	22,539		22,539
	314,410		314,410

7 Support costs allocated to activities

	Charitable activities 2023	Total 2022
	£	£
Depreciation	24,918	26,717
Repairs and maintenance	14,178	21,020
Governance	10,937	11,728
	50,033	59,465

7 Support costs allocated to activities **(Continued)**

Governance costs comprise:	**2023** **£**	**2022** **£**
Staff costs	3,924	3,928
Audit fees	7,013	7,800
	10,937	11,728

8 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

Fees payable to the charity's auditors:	**2023** **£**	**2022** **£**
Audit of the annual accounts	7,013	7,800

9 Council Of Management

Except as detailed in note 21, none of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2023 **Number**	**2022** **Number**
	5	5

Employment costs	**2023** **£**	**2022** **£**
Wages and salaries	152,649	147,760
Social security costs	10,293	14,140
Other pension costs	10,085	10,065
	173,027	171,965

There were no employees whose annual remuneration was more than £60,000.

11 Other

	Unrestricted funds general 2023	Unrestricted funds general 2022
Flood expenses	27,000	92,224
	27,000	92,224

During the prior year the building on Sutherland Avenue suffered flood damage. Costs incurred to repair the property are included above. An insurance claim was made which covered the costs in full.

12 Taxation

No provision for taxation arises on the income of the charitable company due to its charitable status.

13 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 April 2022	919,284	207,656	42,306	72,039	1,241,285
Additions	-	-	1,609	-	1,609
At 31 March 2023	919,284	207,656	43,915	72,039	1,242,894
Depreciation and impairment					
At 1 April 2022	596,178	102,683	41,832	69,274	809,967
Depreciation charged in the year	18,386	4,153	907	1,473	24,919
At 31 March 2023	614,564	106,836	42,739	70,747	834,886
Carrying amount					
At 31 March 2023	304,720	100,820	1,176	1,292	408,008
At 31 March 2022	323,106	104,973	474	2,765	431,318

13 Tangible fixed assets **(Continued)**

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

14 Debtors

	2023	2022
Amounts falling due within one year:	**£**	**£**
Trade debtors	16,506	12,516
Prepayments and accrued income	3,437	4,409
	19,943	16,925

15 Creditors: amounts falling due within one year

	2023	2022
	£	**£**
Trade creditors	25,810	4,160
Accruals and deferred income	(1,084)	9,100
	24,726	13,260

16 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to SOFA in respect of defined contribution schemes was £10,085 (2022 - £10,065).

17 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2022	Resources expended	At 31 March 2023
	£	£	£
Capital reserve	428,079	(22,539)	405,540

Previous year:	At 1 April 2021	Resources expended	At 31 March 2022
	£	£	£
Capital reserve	450,618	(22,539)	428,079

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

18 Designated funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Balance at 1 April 2021	Outgoing resources	Transfers	Balance at 1 April 2022	Outgoing resources	Transfers	Balance at 31 March 2023
	£	£	£	£	£	£	£
Cyclical maintenance reserve	20,000	(21,020)	21,020	20,000	(14,177)	14,177	20,000
Fixed asset reserve	6,447	(4,178)	970	3,239	(2,380)	1,609	2,468
	26,447	(25,198)	21,990	23,239	(16,557)	15,786	22,468

Cyclical maintenance reserve

A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave, 40 Lanhill Road and 11 Charfield Court. During the year a transfer has been made from the unrestricted general reserve to cover future expected maintenance and refurbishment costs.

Fixed asset reserve

This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

19 Analysis of net assets between funds

	Unrestricted funds general 2023 £	Unrestricted funds Designated 2023 £	Restricted funds 2023 £	Total 2023 £
Fund balances at 31 March 2023 are represented by:				
Tangible assets	-	2,468	405,540	408,008
Current assets/(liabilities)	170,440	20,000	-	190,440
	170,440	22,468	405,540	598,448

	Unrestricted funds general 2022 £	Unrestricted funds Designated 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 March 2022 are represented by:				
Tangible assets	-	3,239	428,079	431,318
Current assets/(liabilities)	195,370	20,000	-	215,370
	195,370	23,239	428,079	646,688

20 Related party transactions

One member of Council lives on site at 117 Sutherland Avenue, paying full service charge and rent and provides managerial and out of hours cover on site. This arrangement has been approved by the Council of Management.

There were no other related party transactions in the year.

Wytham Hall Limited
117 Sutherland Avenue
London
W9 2QJ
Charity Registration No. 289328
Company registration No. 1777775

Alliotts LLP
Manfield House
1 Southampton Street
London
WC2R 0LR

Dear Sirs,

Audit of financial statements - Year ended 31 March 2023

This representation letter is provided in connection with your audit of the financial statements of the charity for the year ended 31 March 2023, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material aspects, or give a true and fair view in accordance with FRS 102 Charity SORP.

We confirm that the following representations are made on the basis of enquiries of the trustees, management and staff with relevant knowledge and experience and, where appropriate, of inspection of supporting documentation sufficient to satisfy ourselves that we can properly make each of the following representations to you to the best of our knowledge and belief they accurately reflect the representations made to you by the management and/or trustees during the course of your audit.:

1 We have fulfilled our responsibilities as trustees under the Companies Act 2006 for preparing financial statements, in accordance with the applicable financial reporting framework FRS 102 Charity SORP.

2 We confirm that in our opinion the financial statements give a true and fair view and in particular that where any additional information must be disclosed in order to give a true and fair view that information has in fact been disclosed. We confirm that the selection and application of the accounting policies used in the preparation of the financial statements are appropriate, and we approve these accounts for the year ended 31 March 2023.

3 We acknowledge that it is a criminal offence to make a false statement in this regard, and where any trustee either makes a false statement; is aware that the statement is false; is reckless in preventing this statement; or fails to take reasonable steps to prevent the trustees' report from being approved, we acknowledge that each trustee will be guilty of a criminal offence.

4 The charity has satisfactory title to all assets and there are no liens or encumbrances on the assets, except for those disclosed in the financial statements.

5 Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

6 There are no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

7 The charity has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance.

8 All known actual or possible litigation and claims, the effects of which should be considered when preparing the financial statements, have been disclosed to the auditor and accounted for and disclosed in accordance with the applicable financial reporting framework referred to in paragraph 1 above.

9 There have been no events since the balance sheet date which require disclosure or which would materially affect the amounts in the accounts, other than those already disclosed or included in the accounts.

10 We are aware that a related party of the charity is a person or entity which either directly or indirectly controls, has joint control of, or significantly influences the charity or vice versa and as a result will include: trustees, other key management personnel, close family and other business interests of those individuals. The related party relationships and transactions in Appendix 1 to this letter are a complete list of such relationships and transactions and we are not aware of any further related parties or transactions.

11 All related party relationships and transactions have been accounted for and disclosed in accordance with the applicable financial reporting framework.

12 The charity has had at no time during the accounting period any arrangement, transaction or agreement to provide credit facilities (including advances and credits granted by the charity for trustees, nor to provide guarantees of any kind on behalf of the trustees.

13 The charity has satisfactory title to all assets included in the balance sheet and there are no liens or encumbrances on the assets except for those disclosed in the financial statements.

14 The charity has no liabilities, contingent liabilities or financial commitments (including capital expenditure authorised or contracted and guarantees or security given to third parties) other than those disclosed or included in the financial statements.

15 We are not aware of any possible or actual instance of non-compliance with those laws and regulations which provide a legal framework within which the charity conducts its operations and which are central to the charity's ability to conduct its operations.

16 We acknowledge our responsibility for the design and implementation of controls to prevent and detect fraud. We have disclosed to you the results of our assessment of the risk of fraud in the operations.

17 There have been no actual or suspected instances of fraud involving management or employees who have a significant role in internal control or that could have a material effect on the financial statements. We are not aware of any allegations of fraud by former employees, regulators or others.

18 Having considered our expectations and intentions for the next twelve months following the date of this letter and the availability of funding including the potential effects of Covid-19, the charity is a going concern.

19 We confirm the specific representations made to you during the course of your audit as follows:

- Debtors as stated at the year-end are considered fully collectable.

20 We acknowledge our legal responsibilities regarding disclosure of information to you as auditor and confirm that:

- so far as each trustee is aware, there is no relevant audit information of which you as auditor are unaware; and
- each trustee has taken all the steps that they ought to have taken as a director under company law to make themselves aware of any relevant audit information and to establish that you are aware of that information.

Yours faithfully,

Peter Barry

Peter Barry (Dec 13, 2023 15:28 GMT)

Approved by the Council of Management and signed on its behalf

13/12/2023

Wytham Hall Accounts

Final Audit Report 2023-12-15

Created:	2023-12-13
By:	Alliotts Guildford Support (Guildfordsupport@alliotts.com)
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"Wytham Hall Accounts" History

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Signer p.reid@doctors.org.uk entered name at signing as Philip Reid
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Agreement completed.

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WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

15/12/2023
.....

Chartered Accountants
Statutory Auditor

Manfield House
1 Southampton Street
London
WC2R 0LR

WYTHAM HALL LIMITED

England & Wales - Charity number 289328

Accounts

WYTHAM HALL

ANNUAL REPORT 2021-2022

WYTHAM HALL ANNUAL REPORT

1st April 2021 – 31st March 2022

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■ BOARD OF TRUSTEES

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
Principal of Wytham Hall

Peter Barry, MBA (Cass), FCCA, DipM, MBCS. FIoD Finance Director, Meiko
UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P., F.F.P.H., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

Caroline Moore, BA (Oxon)

Sue Fish, BA (Cantab)

Company Secretary:
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.
Dr Philip Joseph, B.Sc., M.D. (Lond)., F.R.C. Psych.
Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE
Auditors: Alliotts, Imperial House,15 Kingsway, London, WC2B 6UN
Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P. (Principal)

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ NON-RESIDENT MEMBERS

Andrew Keck, B.A. Hons.
Manager

Stephen Tufnell, B.Sc,MA., Dip.Couns.
Manager

Bridget McCarthy, Cert. Therapeutic Counselling
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care, Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Danylo Yershov, M.D. (Prague) Junior Doctor, Kladno Hospital, Kladno, Czech Republic

■ VISITING MEMBERS

George Osborne, F.C.C.A. Accountant

Chairman’s Report

Wytham Hall continues to apply the lessons we have learned from the pandemic.

Our ‘Business Continuity/Pandemic Policy’ has been thoroughly reviewed and improved to take advantage of the lessons learned. The practical and emotional realities of the staff team working from home whilst isolating has been addressed through the introduction of extra Wytham Hall laptops which will be kept at home, Wytham Hall mobile phones for all staff and greater attention will be paid to the isolation of staff, especially following lengthy and challenging phone calls with complex residents. There would also be a weekly team meeting via an online video conferencing platform to provide such support and to maintain the feeling of working within a team.

Post-Pandemic the frequency of contact between staff and residents, whether face to face or via telephone, has been increased where it is welcome. Alongside the support needs aspect of this contact, the amount of merely social contact has been increased. This has always been typical of the way Wytham Hall staff work, but the two periods of lockdown revealed that more residents were in need of this social input and outlet than we had realised.

We have found that our traditional sources of referral have dried up somewhat, but staff have been busy generating new sources and these are starting to increase the number of possible admissions once again.

Financially Wytham Hall remains stable and viable but continues to be dependent on the contract with Westminster City Council for its continuing operations.

Peter Barry

The passing of Caroline Moore

Caroline, who died in September, and I, started as Wytham Hall Trustees together in 2017. She was a splendid person and an excellent and caring Trustee. She was a lawyer and so tremendously helpful to us in her advice and counsel to the Board. But above all, her kindness and sensitivity about the issues faced by Wytham Hall gave us and the organisation huge support and assistance in all we are trying to achieve.

We will miss her very much indeed.

Sue Fish (Trustee)

Introduction

Wytham Hall is a supported housing charity based in Maida Vale.

We provide drug and alcohol abstinent housing and support for up to 25 people who have found themselves classified as homeless by whatever definition.

21 of our rooms are part funded by Westminster City Council.

We maintain a support staff team of four and employ one further team member in a cleaning/handyperson role.

Developments

The Pandemic

Wytham Hall came through the pandemic pretty much unscathed.

Only one resident became infected and their case was mild. One member of staff became infected twice, one infected once and in those cases the symptoms were again mild compared to what many in the world went through. One other staff member is thought to have long-Covid, even though they experienced no Covid-19 symptoms.

Matters might not have been so positive without the contributions of some of our residents and the efforts of our electrician and plumber.

All staff are now back in the office.

Lessons to be learned

Inevitably most, if not all, of our residents lost any momentum they had with regards to progress during the two periods of lockdown. They often struggled due to the lack of face-to-face contact with their friends and staff and this began to have a negative impact on either their mental health and/or their sense of wellbeing. Essentially, long developed coping mechanisms were no longer accessible.

More than one resident, who, prior to the pandemic, had been very prone to deliberately isolating themselves, reported that this being their choice

was one thing, but that being isolated following government instructions, was a very different experience, although they always commented that they weren't sure why they felt this way.

As a result, telephone contact from staff did not only focus on their support needs, but also allowed time for purely social conversation and the sharing of staff experiences of lockdown. The frequency of staff contact was also increased when welcome. This appeared to go quite some way to making up for the loss of face-to-face contact and in many cases lead to the development of even better relationships between residents and staff.

Ex-residents, with whom we had remained in contact, were also telephoned, as in almost all cases they lived alone and were experiencing the challenges of isolation as much as anyone.

In one case, staff were involved in alerting medical services to a concern and they arrived just in time to save the person from almost certain death from Covid-19. Sadly, this person died not long afterwards from a separate health issue. As the person's family are not English and could not visit the U.K. to address certain matters, staff supported them in obtaining certain necessary documents to allow the transportation of his ashes, the tying up of his estate and also his photographs and more recent Wytham Hall photographs, that we know were much appreciated.

Our counsellor also continued their contact with some of our residents over the telephone and this was found to remain effective with residents with whom a relationship had already been established. Unfortunately, the counsellor in question moved away from London and so we are now once again looking for a suitable counsellor to take their place.

Most of our residents were vaccinated, but not all. In cases where the offer of vaccination was rejected, this was sometimes due to paranoia, sometimes due to hysterical stories in the media, but sometimes merely due to a fear of needles.

Some staff found that they themselves struggled with the isolation, especially when having to manage, via telephone, some of our more challenging residents.

Applying the lessons

Going forwards staff now have two Wytham Hall laptops, one at home and one in the office and all staff are to be issued with mobile phones so that they do not need to use their own phones. This is felt to be important due to the risk of revealing one's personal number by mistake, having forgotten to dial the number withholding '141'! This will also allow, when suitable, residents to call staff.

During any future pandemics, there will be a weekly staff meeting via ‘Teams’, or similar, to enable staff that are struggling, to express their concerns and to gain support.

The pandemic has also provided an opportunity to take advantage of the fact that long established trends and patterns of behaviour have been broken. As a result, office hours have changed and staff work from home on one day per week.

Given that at the start of the pandemic, there was much talk in the media to the effect that the Covid-19 pandemic was merely the first pandemic of a likely series, our ‘Business Continuity/Pandemic Policy’ has been thoroughly reviewed. This policy had been thoroughly reviewed prior to the pandemic and although it was found to be a very useful tool, this does not mean that it did not contain flaws. These flaws have now, hopefully, been addressed.

We have continued to achieve success in supporting residents to move on from us to independent accommodation and we have continued to provide them with resettlement support to help them settle into their new lives.

We have also been successful in continuing to admit new residents with some referrals arriving via referral sources not previously considered. Such efforts to develop such new relationships have often paid dividends when our traditional referral routes have proved limited.

We continue to provide high quality accommodation, and continue, when financially able, to
invest in maintaining and refurbishing our accommodation. Such accommodation has helped us to provide an environment that enables our residents to focus on self-development.

We are grateful for the additional income we have received through donation. The additional income proves invaluable in allowing us to provide extra support to residents that we would not have been able to provide without it.

BENEFACTORS OF WYTHAM HALL

We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.

FINANCIAL YEAR 2021 – 2022

Trusts and Statutory Bodies:

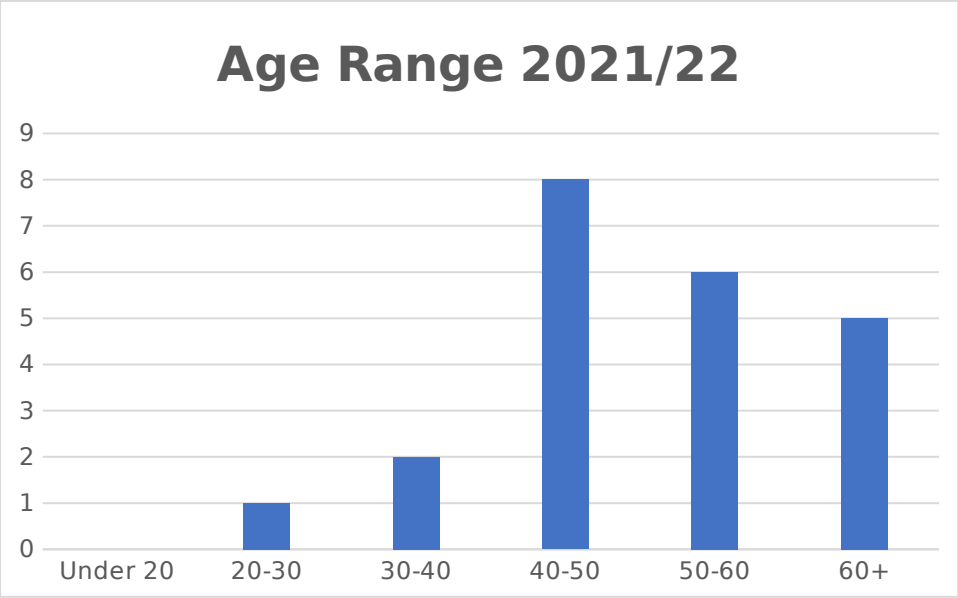
The Eleanor Hamilton Trust

Individuals:

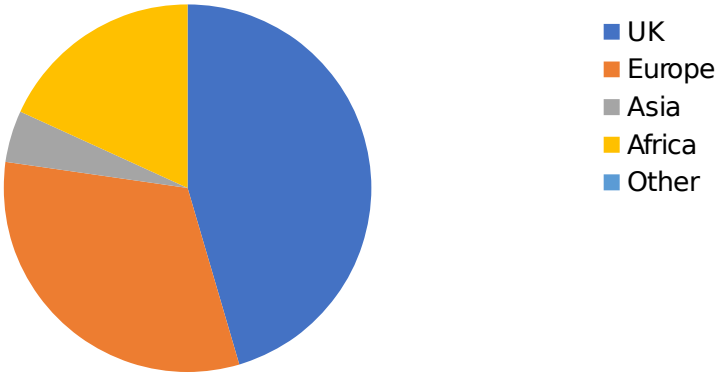
Dr. D. El Kabir
E. Glew
Mr. B. Eno
Duchess of Rutland
A Theodoropoulou

We would also like to thank the following organisations with whom we regularly cooperate:

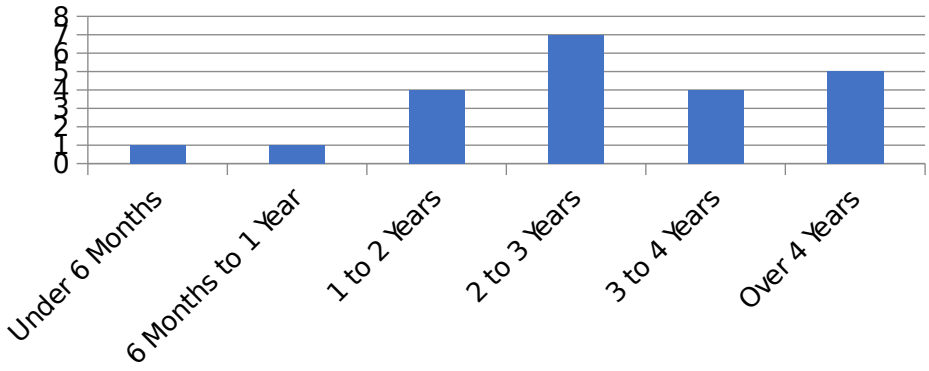
Andrews Computers; The Benefits Agency; St Mungo’s; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Groundswell; St Mungo’s Clearing House Team; EASL; The Lodge; Furnival Press - TKO Print and Design Ltd; 4-5 Gray’s Inn Square Chambers; CMHT (Central Locality Team); Ruth Miller (Diabetes Nurse Consultant); North West London Transformation; Ros Johnson (Counsellor); Heather Lane (Community Nurse Specialist at St John's Hospice); FES Electrical repairs and maintenance; TL Heating and Plumbing; CASS Arts.



Ethnicity 2021/22



Length of Stay 2021/22



WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	**13**		431,318		457,065
Current assets					
Debtors	**14**	16,925		10,104	
Cash at bank and in hand		211,705		202,394	
		228,630		212,498	
Creditors: amounts falling due within one year	**15**	(13,260)		(12,304)	
Net current assets			215,370		200,194
Total assets less current liabilities			646,688		657,259
Income funds					
Restricted funds	**17**		428,079		450,618
Unrestricted funds - Designated	**18**		23,239		26,447
Unrestricted funds - General			187,570		180,194
			646,688		657,259

The accounts were approved by the Council Of Management on 23/12/2022

Peter Barry
Peter Barry (Dec 21, 2022 17:12 GMT)

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

PR
PR (Dec 23, 2022 14:16 GMT)

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company Registration No. 01777775
Charity Registration No. 289328

Charity Registration No. 289328

Company Registration No. 01777775 (England and Wales)

WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENTS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2022

WYTHAM HALL LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Council Of Management	P Barry MBA, FCCA, Dip.M, MBCS, FIoD Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG S Fish, BA (Cantab)
Secretary	Dr P Reid BA, MB, BS, MRCP, DRCOG
Charity number	289328
Company number	01777775
Registered office	117 Sutherland Avenue London W9 2QJ
Auditor	Alliotts LLP Imperial House 8 Kean Street London WC2B 4AS

WYTHAM HALL LIMITED

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Balance sheet	12
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WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The Council of Management present their annual report and financial statements for the year ended 31 March 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)".

Objectives and activities

Objects of the Charitable Company

i) The provision at Wytham Hall of supported housing for men and women and assistance given in seeking appropriate medical and psychological support for those who through poverty, homelessness or age cannot readily obtain such care;

ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and

iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

Aims

We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

Objectives

Our objective is to achieve the highest occupancy possible and to break even financially.

The Council of Management have paid due regard to guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Volunteers

The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £51,458 (2020/21: £50,949), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

Achievements and performance

The charity now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

23 residents were housed in our sheltered housing over the year at a cost of £8,078 each (2020/21: 24 at £7,881 each) for an average of 10.4 months each.

80% occupancy (2020/21: 82% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to fill the void rooms.

Financial review

A deficit of £18,371 (2020/21 - £33,799) was made for the year, from income of £396,063 (2020/21 - £290,125) and expenses of £414,434 (2020/21 - £323,924). The charity is sound financially with short term cash deposits of £174,685 (2020/21 - £174,767).

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2022, the charity held £187,570 of free reserves. This represents approximately eight months of unrestricted expenditure.

Investment policy

The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The charity has short term investments as a precaution due to the uncertainty of future income in community care. The charity is empowered by the Memorandum of Association to invest the monies of the charity not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

Covid 19 Impact

The pandemic has had limited impact in the charity in the financial year and post year end. The need for accommodation provided by the charity remains strong and financially the charity has adequate reserves to meet its requirements the foreseeable future.

Risk statement

Major risks to which Wytham Hall is exposed, as identified by the Council of Management, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

Governance

The Council of Management regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Council to cover the operational, management and financial requirements of the charity.

Operational Risk

Wytham Hall exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £25,000 is received for 5 bed spaces. A Supporting People grant of £39,696 is received for 16 bed spaces.

There is currently a full staff team of 4 and a part-time cleaner, management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Executive Committee regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

Finance Risk

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed eight times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

Environmental and External Risk

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. The fire risk assessment is reviewed bi-annually. There is a fire safety policy and for each of the properties a fire emergency plan. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

Reputational Risk

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

Law and Regulation Compliance Risk

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the General Data Protection Regulation is complied with.

Plans for future periods

We are aiming for 100% occupancy for our sheltered accommodation.

We are continuing to develop the AQA (Assessment and Qualifications Alliance) scheme to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living.

Structure, governance and management

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP
Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP
Dr P Reid BA, MB, BS, MRCP, DRCOG
C Moore, BA (Oxon) (Deceased 31 August 2022)
S Fish, BA (Cantab)

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

.

The charitable company is run by the Council of Management (who are also the trustees for Charities Act purposes and directors for Companies Act purposes). The Executive Committee reports to the Council of Management. On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 5% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently five Trustees from various professional backgrounds with a vast range of relevant skills. Five Council of Management meetings were held, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

Auditor

In accordance with the company's articles, a resolution proposing that Alliotts LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Management's report was approved by the Council.

Peter Barry

Peter Barry (Dec 21, 2022 17:12 GMT)

.....

P Barry MBA, FCCA, Dip.M, MBCS, FIoD

Trustee

Date: 21/12/2022 .....

WYTHAM HALL LIMITED

STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Management's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts 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, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF WYTHAM HALL LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF WYTHAM HALL LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

3/1/2023
.....

Chartered Accountants
Statutory Auditor

Imperial House
8 Kean Street
London
WC2B 4AS

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds General £	Unrestricted funds Designated £	Restricted funds £	Total 2022 £	Total 2021 £
Income and endowments from:						
Donations and legacies	**3**	3,325	-	-	3,325	11,985
Charitable activities	**4**	276,831	-	-	276,831	275,670
Other income	**5**	115,907	-	-	115,907	2,470
Total income		396,063	-	-	396,063	290,125
Expenditure on:						
Charitable activities	**6**	274,473	25,198	22,539	322,210	323,924
Other	**11**	92,224	-	-	92,224	-
Total resources expended		366,697	25,198	22,539	414,434	323,924
Net incoming/(outgoing) resources before transfers		29,366	(25,198)	(22,539)	(18,371)	(33,799)
Gross transfers between funds		(21,990)	21,990	-	-	-
Net income/(expenditure) for the year/ Net movement in funds		7,376	(3,208)	(22,539)	(18,371)	(33,799)
Fund balances at 1 April 2021		180,194	26,447	450,618	657,259	691,058
Fund balances at 31 March 2022		187,570	23,239	428,079	638,888	657,259

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	**13**		431,318		457,065
Current assets					
Debtors	**14**	16,925		10,104	
Cash at bank and in hand		211,705		202,394	
		228,630		212,498	
Creditors: amounts falling due within one year	**15**	(13,260)		(12,304)	
Net current assets			215,370		200,194
Total assets less current liabilities			646,688		657,259
Income funds					
Restricted funds	**17**		428,079		450,618
Unrestricted funds - Designated	**18**		23,239		26,447
Unrestricted funds - General			187,570		180,194
			646,688		657,259

The accounts were approved by the Council Of Management on 23/12/2022

Peter Barry (Dec 21, 2022 17:12 GMT)

P Barry MBA, FCCA, Dip.M, MBCS, FIoD
Trustee

Philip Reid (Dec 23, 2022 14:16 GMT)

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company Registration No. 01777775
Charity Registration No. 289328

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.

1 Accounting policies **(Continued)**

1.5 Expenditure

Resources expended are accounted for an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102 to all of its financial instruments.

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

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

1 Accounting policies **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Fund

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

1.13 Government job retention scheme

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

During the year the charity utilised the government coronavirus job retention scheme to support wage costs.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Tangible fixed assets

Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

Key sources of estimation uncertainty

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Impairment of debtor balances

The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

3 Donations and legacies

	Unrestricted funds £	Total 2022 £	Total 2021 £
Donations and gifts	3,325	3,325	11,985
For the year ended 31 March 2021	11,985		11,985

4 Charitable activities

	Supported housing	Total 2022	Total 2021
	£	£	£
Income from charitable activities	212,135	212,135	210,974
Grants received	64,696	64,696	64,696
	276,831	276,831	275,670
Analysis by fund			
Unrestricted funds - general	276,831	276,831	
For the year ended 31 March 2021			
Unrestricted funds - general	275,670		275,670
	275,670		275,670

5 Other income

	Unrestricted funds general 2022	Unrestricted funds general 2021
	£	£
Insurance income	112,591	-
Government job retention scheme grant	3,316	2,470

6 Charitable activities

	Supported housing	2022	2021
	£	£	£
Staff costs	168,037	168,037	159,922
Other costs	94,708	94,708	90,269
	262,745	262,745	250,191
Share of support costs (see note 7)	47,737	47,737	63,504
Share of governance costs (see note 7)	11,728	11,728	10,229
	322,210	322,210	323,924
Analysis by fund			
Unrestricted funds - general	274,473	274,473	
Unrestricted funds - Designated	25,198	25,198	
Restricted funds	22,539	22,539	
	322,210	322,210	
For the year ended 31 March 2021			
Unrestricted funds - general	268,036		268,036
Unrestricted funds - Designated	33,349		33,349
Restricted funds	22,539		22,539
	323,924		323,924

7 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Staff costs	-	3,928	3,928	-	3,629	3,629
Depreciation	26,717	-	26,717	27,056	-	27,056
Repairs and maintenance	21,020	-	21,020	36,448	-	36,448
Audit fees	-	7,800	7,800	-	6,600	6,600
	47,737	11,728	59,465	63,504	10,229	73,733
Analysed between						
Charitable activities	47,737	11,728	59,465	63,504	10,229	73,733

8 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

Fees payable to the charity's auditors:	**2022**	**2021**
	£	**£**
Audit of the annual accounts	7,800	6,600

9 Council Of Management

Except as detailed in note 21, none of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2022	**2021**
	Number	**Number**
	5	5

Employment costs	**2022**	**2021**
	£	**£**
Wages and salaries	147,760	144,918
Social security costs	14,140	9,137
Other pension costs	10,065	9,496
	171,965	163,551

There were no employees whose annual remuneration was more than £60,000.

11 Other

	Unrestricted funds general	Total
	2022	2021
Flood expenses	92,224	-

During the year the building on Sutherland Avenue suffered flood damage. Costs incurred to repair the property are included above. An insurance claim was made which covered the costs in full.

12 Taxation

No provision for taxation arises on the income of the charitable company due to its charitable status.

13 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 April 2021	919,284	207,656	42,306	71,069	1,240,315
Additions	-	-	-	970	970
At 31 March 2022	919,284	207,656	42,306	72,039	1,241,285
Depreciation and impairment					
At 1 April 2021	577,792	98,530	39,797	67,131	783,250
Depreciation charged in the year	18,386	4,153	2,035	2,143	26,717
At 31 March 2022	596,178	102,683	41,832	69,274	809,967
Carrying amount					
At 31 March 2022	323,106	104,973	474	2,765	431,318
At 31 March 2021	341,492	109,126	2,509	3,938	457,065

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

14 Debtors

	2022	2021
Amounts falling due within one year:	£	£
Trade debtors	12,516	9,732
Prepayments and accrued income	4,409	372
	16,925	10,104

15 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	4,160	2,551
Accruals and deferred income	9,100	9,753
	13,260	12,304

16 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to SOFA in respect of defined contribution schemes was £10,065 (2021 - £9,496).

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2020	Outgoing resources	Balance at 1 April 2021	Outgoing resources	Balance at 31 March 2022
	£	£	£	£	£
Capital reserve	473,157	(22,539)	450,618	(22,539)	428,079

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

18 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

		Movement in funds					
	Balance at 1 April 2020	Incoming resources	Outgoing resources	Balance at 1 April 2021	Outgoing resources	Transfers	Balance at 31 March 2022
	£	£	£	£	£	£	£
Cyclical maintenance reserve	11,394	37,438	(28,832)	20,000	(21,020)	21,020	20,000
Fixed asset reserve	10,964	-	(4,517)	6,447	(4,178)	970	3,239
	22,358	37,438	(33,349)	26,447	(25,198)	21,990	23,239

Cyclical maintenance reserve

A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave, 40 Lanhill Road and 11 Charfield Court. During the year a transfer has been made from the unrestricted general reserve to cover future expected maintenance and refurbishment costs.

Fixed asset reserve

This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

19 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Restricted funds	Total
	£	£	£	£
Fund balances at 31 March 2022 are represented by:				
Tangible assets	-	3,239	428,079	431,318
Current assets/(liabilities)	195,368	20,000	-	215,368
	195,368	23,239	428,079	646,686

20 Related party transactions

One member of Council pays a service charge and provides managerial and out of hours cover in return for accommodation at 117 Sutherland Avenue. These transactions have been approved by the Council of Management.

There were no other related party transactions in the year.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including 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 Repoding Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit ol the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance

with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https:// www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitade company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith BA FCA DChA **(Senior Statutory Auditor)** 3/1/2023

for and on behalf of Alliotts LLP

Chartered Accountants
Statutory Auditor

Imperial House
8 Kean Street
London
WC2B 4AS

WYTHAM HALL LIMITED

England & Wales - Charity number 289328

Accounts

WYTHAM HALL

ANNUAL REPORT 2020-2021

WYTHAM HALL ANNUAL REPORT

1st April 2020 – 31st March 2021

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■ BOARD OF TRUSTEES

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P.
Principal of Wytham Hall

Peter Barry, MBA (Cass), FCCA, DipM, MBCS. FIoD Finance Director, Meiko
UK Limited. (Chairman)

Professor Sir Brian Jarman, O.B.E., M.A. (Cantab), Ph.D., M.B., B.S. (London), F.R.C.P., F.R.C.G.P., F.F.P.H., F.Med.Sci.
Emeritus Professor, Imperial College, Faculty of Medicine

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

Dr David Alexander Sturgeon, Consultant Psychiatrist at the UCL Psychological Therapies Service; formerly Consultant Liaison Psychiatrist at UCL Hospitals. (Vice-Chairman) (resigned 18/6/18)

Lady Reid (Jane Reid) MA Oxon, MA Cape Town

Caroline Moore, BA (Oxon)

Sue Fish, BA (Cantab)

Company Secretary:
Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ PATRONS

Theodore Zeldin, C.B.E., F.B.A., F.R.S.L., F.R.HisC.S., M.A., D.Phil. (Oxon)
David Shaw, C.B.E., F.R.C.P. (Lond), F.R.C.P. Edin), Hon. F.C.S.T.
Terry Bamford, O.B.E., M.A. (Oxon), Dip. Soc. Admin

Solicitors: Dibb Lupton Alsop, 125 London Wall, London EC2Y 5AE
Auditors: Alliotts, Imperial House,15 Kingsway, London, WC2B 6UN
Bankers: HSBC, 196 Oxford Street, London W1A 1EZ

MEMBERS OF WYTHAM HALL

■ RESIDENT MEMBERS

Dr David El Kabir, M.B.E., M.A., D.M. (Oxon), M.B., B.Chir. (Cantab), F.R.C.G.P. (Principal)

Dr Philip Reid, B.A. (Oxon), M.B., B.S. (Lond), M.R.C.P., M.R.C.G.P., D.R.C.O.G., General Practitioner, (Vice-Principal)

■ NON-RESIDENT MEMBERS

Andrew Keck, B.A. Hons.
Manager

Stephen Tufnell, B.Sc,MA., Dip.Couns.
Manager

Bridget McCarthy, Cert. Therapeutic Counselling
Service Leader

Magda Drozdowska, NVQ 3 in Health & Social Care, Postgraduate Studies of Journalism and Social Communication, Faculty of Humanities.

Dr Nad'a Horakova, M.D. (Prague), GP Trainee, Cambridge scheme

Danylo Yershov, M.D. (Prague) Junior Doctor, Kladno Hospital, Kladno, Czech Republic

■ VISITING MEMBERS

George Osborne, F.C.C.A. Accountant

Chairman’s Report

The pandemic continued to have a profound effect in the first part of the year on the running of Wytham Hall in the methods of operating similar to last year. Staff continue to work from home on some days but still are managing to move clients to independent accommodation and provide resettlement support. The previous development of a business continuity /pandemic policy greatly assists in this support. There has been only one known case of Covid-19 among current residents.

The result of a necessary change in staff approach has resulted in an increase in the team’s ability to provide effective support to residents. New residents have been admitted but not through the usual referral routes which were impacted severely by the pandemic. Counselling and therapeutic support via telephone was made available to those residents and ex-residents in need of the service, which replaced the usual face-to-face meetings.

As in the past residents continue to help in the running of Wytham Hall especially when staff were not present due to working from home.

Flood damage was sustained at Lanhill Road as it is in a high flood location. The majority of flood repairs had been completed and to a higher standard than before. Works included 2 bedrooms, laundry room, corridor, stairs, and bathroom. These were not covered by insurance due to exclusions in policy.

Flood damage was also sustained at Wytham Hall. An extra shower had been created, the kitchen had been totally replaced and was a much more homely room and easier to clean. Works to Wytham Hall were covered by insurance payments for Wytham Hall, which included loss of income and goods.

Financially Wytham Hall remains stable and viable but continues to be dependent on the contract with Westminster City Council for its continuing operations.

Peter Barry

Introduction

Wytham Hall is a supported housing charity based in Maida Vale.

We provide drug and alcohol abstinent housing and support for up to 25 people who have found themselves classified as homeless by whatever definition.

21 of our rooms are part funded by Westminster City Council.

We maintain a support staff team of four and employ one further team member in a cleaning/handyperson role.

Developments

During the past year, and despite the pandemic, we have continued to achieve notable successes in supporting residents to move on from us to independent accommodation and we have continued to provide them with resettlement support to help them settle into their new lives.

We have also been successful in continuing to admit new residents with some referrals arriving via referral sources not previously considered. Such efforts to develop said new relationships has often paid dividends when our traditional referral routes have proved problematic.

Our in-house counselling service has continued, but via telephone only. Counselling offered in this way has proved both challenging and educational with regard to how this provision might be developed in the future.

We continue to provide high quality accommodation, and for the last few years, have invested heavily in maintaining and refurbishing our accommodation. Such accommodation has helped us to provide an environment that enables our residents to focus on self-development.

We are grateful for the additional income we have received through donation. The additional income proves invaluable in allowing us to provide extra support to residents that we would not have been able to provide without it.

Covid-19

Inevitably the pandemic has forced changes upon how we work. This has been somewhat of a challenge, but it has also taught us some invaluable lessons that we hope to take forwards into how we will work in the future.

By way of an example, as face to face contact diminished to almost zero, being replaced by telephone contact, we have learned that more frequent, but less intense, interaction has typically enabled the development of more relaxed and more trusting relationships in many cases.

Our assessment of such lessons is ongoing.
We have continued to provide effective support via telephone calls, emails, texts and, socially distanced, face to face contact.

We continue to provide support to some of our ex-residents who live alone and therefore were at great risk of becoming problematically isolated, particularly as they are often without other means of support.

We continue to be aided in our effective response to the challenges of the pandemic by the efforts of our electrician and plumbing contractors who have performed roles beyond their job description, to aid us during their occasional on-site visits.

Certain residents have also helped significantly through their contribution to tasks that would otherwise be carried out by staff. Such tasks include the taking in of necessary deliveries and the dispersal of cleaning products and similar.

Flooding

Unfortunately, the main Wytham Hall building and one of our other properties suffered badly from last summer's floods. A month's worth of rainfall fell within a few hours and affected many businesses and homes within the Maida Vale area and beyond.

This required the drying, stripping back and redecoration of all room and corridors in both buildings. Such work is now complete, but proved costly in one property as flood insurance had not been available due to its location

A few residents had to be temporarily rehoused, but predominantly we managed this within our own accommodation. We are indebted to our contractors for their swift and dedicated work which ensured disruption was kept to a minimum.

The flood has refocused our attention on the impact of such events on our service and the need for adequate preventative measures.

The likelihood of such flooding happening in the future is unknown, but we feel such events are worth our increased attention.

BENEFACTORS OF WYTHAM HALL

We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.

FINANCIAL YEAR 2020 – 2021

Trusts and Statutory Bodies:

The Eleanor Hamilton Trust
Derwent London

Individuals:

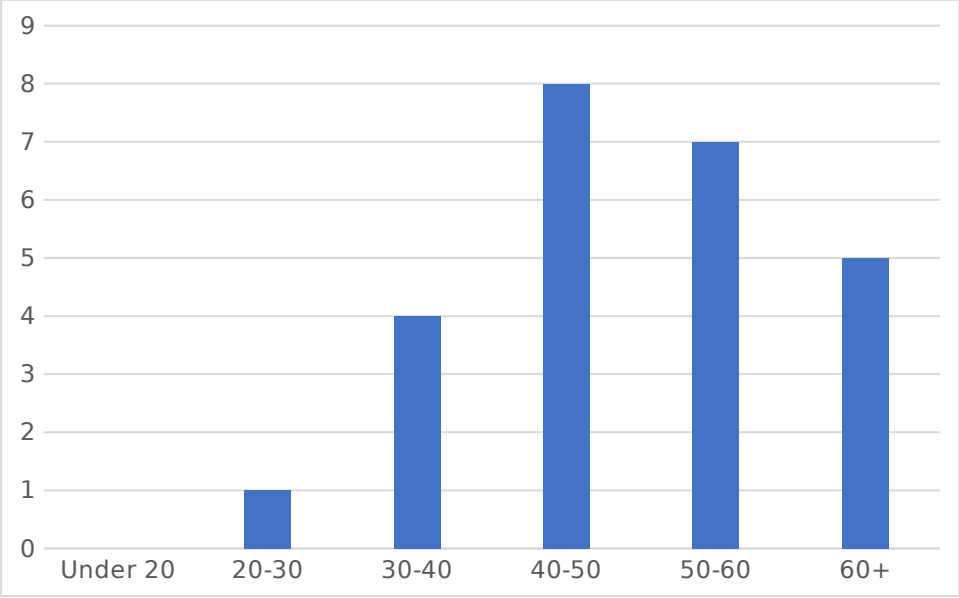
Mr. & Mrs. E. Jupp
Mrs. A. Hougie
Mrs. D. Comline
Dr. D. El Kabir
E. Glew
A. M. Whittome
Mr. B. Eno
A. Cheilek
Duchess of Rutland

Donations received in memory of the late Mr. T. Bamford OBE.

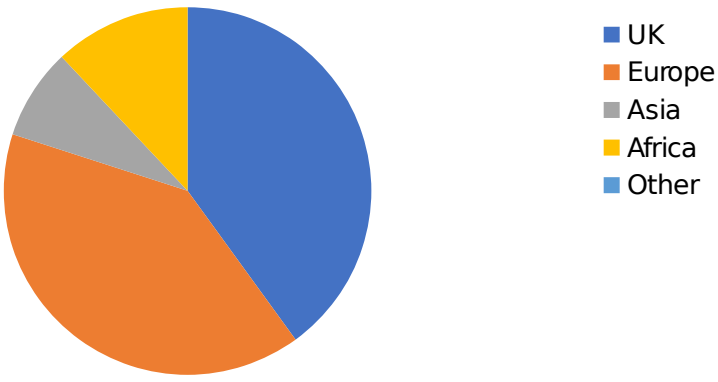
We would also like to thank the following organizations with whom we regularly cooperate:

Andrews Computers; The Benefits Agency; St Mungo’s; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Groundswell; St Mungo’s Clearing House Team; EASL; The Lodge; Furnival Press - TKO Print and Design Ltd; 4-5 Gray’s Inn Square Chambers; CMHT (Central Locality Team); Ruth Miller (Diabetes Nurse Consultant); North West London Transformation; Ros Johnson (Counsellor); Heather Lane (Community Nurse Specialist at St John's Hospice); FES Electrical repairs and maintenance; TL Heating and Plumbing; CASS Arts.

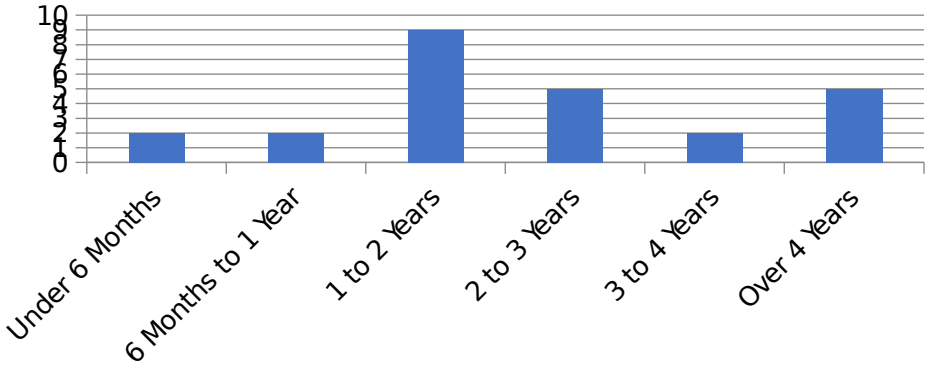
Age Range 2020/21



Ethnicity 2020/21



Length of Stay 2020/21



INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds General £	Unrestricted funds Designated £	Restricted funds £	Total 2021 £	Total 2020 £
Income and endowments from:						
Donations and legacies	3	11,985	-	-	11,985	5,230
Charitable activities	4	275,670	-	-	275,670	273,775
Investments	5	-	-	-	-	171
Other income	6	2,470	-	-	2,470	-
Total income		290,125	-	-	290,125	279,176
Expenditure on:						
Charitable activities	7	268,036	33,349	22,539	323,924	406,601
Net incoming/(outgoing) resources before transfers		22,089	(33,349)	(22,539)	(33,799)	(127,425)
Gross transfers between funds		(37,438)	37,438	-	-	-
Net expenditure for the year/ Net movement in funds		(15,349)	4,089	(22,539)	(33,799)	(127,425)
Fund balances at 1 April 2020		195,543	22,358	473,157	691,058	818,483
Fund balances at 31 March 2021		180,194	26,447	450,618	657,259	691,058

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	13		457,065		484,121
Current assets					
Debtors	15	10,104		8,275	
Cash at bank and in hand		202,394		210,150	
		212,498		218,425	
Creditors: amounts falling due within one year	16	(12,304)		(11,488)	
Net current assets			200,194		206,937
Total assets less current liabilities			657,259		691,058
Income funds					
Restricted funds	18		450,618		473,157
Unrestricted funds - Designated	19		26,447		22,358
Unrestricted funds - general			180,194		195,543
			657,259		691,058

The accounts were approved by the Council Of Management on 13/12/21

P Barry MBA (Cass), FCCA, Dip.M, MBCS, FIoD
Trustee

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company Registration No. 01777775
Charity Registration No. 289328

Charity Registration No. 289328

Company Registration No. 01777775 (England and Wales)

WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENTS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2021

WYTHAM HALL LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Council Of Management	P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP Dr P Reid BA, MB, BS, MRCP, DRCOG C Moore, BA (Oxon) S Fish, BA (Cantab)
Secretary	Dr P Reid BA, MB, BS, MRCP, DRCOG
Charity number	289328
Company number	01777775
Registered office	117 Sutherland Avenue London W9 2QJ
Auditor	Alliotts LLP Imperial House 8 Kean Street London WC2B 4AS

WYTHAM HALL LIMITED

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Balance sheet	12
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WYTHAM HALL LIMITED

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The Council of Management present their annual report and financial statements for the year ended 31 March 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)".

Objectives and activities

Objects of the Charitable Company

i) The provision at Wytham Hall of supported housing for men and women and assistance given in seeking appropriate medical and psychological support for those who through poverty, homelessness or age cannot readily obtain such care;

ii) to promote, undertake and sponsor research into the special medical needs of the poor, the homeless and the aged in order to improve the nature and standard of the support given to such persons; and

iii) the training and education in particular but not only in connection with such matters of medical students and persons intending to become medical students.

Aims

We aim to reduce the numbers of homeless on the streets by housing them in the community and supporting them in their accommodation.

Objectives

Our objective is to achieve the highest occupancy possible and to break even financially.

The Council of Management have paid due regard to guidance on public benefit issued by the Charity Commission in deciding what activities the charity should undertake.

Volunteers

The charity relies on its voluntary resident staff for cover otherwise it would not be financially viable,

- Volunteers provide overnight and weekend emergency managerial cover,
- Volunteers provide part-time managerial cover in the week.
- There is also some voluntary administrative input.

The value of work done by unpaid volunteers is estimated at £50,949 (2019: £50,445), representing amounts for overnight cover, weekend on call managerial cover and daytime managerial cover.

Achievements and performance

The charity now exclusively provides sheltered housing accommodation for 25 homeless people. Income is earned from rent and housing benefit and from supporting people grants from City of Westminster for providing support to tenants.

24 residents were housed in our sheltered housing over the year at a cost of £7,881 each (2020: 27 at £7,810 each) for an average of 9.2 months each.

82% occupancy (2020: 85% occupancy) was achieved for the supported accommodation. Our target is always 100% but is difficult to achieve if residents move on and it takes time to fill the void rooms.

Financial review

A deficit of £33,799 (2020 - £127,425) was made for the year, from income of £290,125 (2020 - £279,176) and expenses of £323,924 (2020 - £406,601). The charity is sound financially with short term cash deposits of £174,767 (2020 - £174,810).

Reserves policy

It is the policy of the charity to maintain unrestricted funds, which are free reserves of the charity, at a level which equates to 6-12 months of unrestricted expenditure. This provides sufficient funds to cover management and administration as well as the provision of sheltered accommodation in the event of cash flow problems and any abrupt changes in funding sources. It is recognised that none of the funding sources for Wytham Hall are guaranteed although at present no substantial changes in funders' policies is predicted. Should reserves fall below or exceed these levels this will be brought to the trustees attention to take appropriate action.

At 31 March 2021, the charity held £180,195 of free reserves. This represents approximately seven months of unrestricted expenditure.

Investment policy

The Council of Management has considered the most appropriate policy for investing funds. Accounts are currently held with HSBC, Lloyds, and Santander.

The charity has short term investments as a precaution due to the uncertainty of future income in community care. The charity is empowered by the Memorandum of Association to invest the monies of the charity not immediately required for its purposes in or upon such investments, securities or property as may be thought fit.

Covid 19 Impact

The pandemic has had limited impact in the charity in the financial year and post year end. The need for accommodation provided by the charity remains strong and financially the charity has adequate reserves to meet its requirements the foreseeable future.

Risk statement

Major risks to which Wytham Hall is exposed, as identified by the Council of Management, have been reviewed over the course of the last year following consultation with an external advisor and systems have been established to mitigate those risks.

Governance

The Council of Management regularly review the skills mix to ensure that there is an appropriate range of relevant experience and expertise on the Council to cover the operational, management and financial requirements of the charity.

Operational Risk

Wytham Hall exclusively runs 25 supported housing rooms over 4 properties. A rough sleeper's grant of £25,000 is received for 5 bed spaces. A Supporting People grant of £39,696 is received for 16 bed spaces.

There is currently a full staff team of 4 and a part-time cleaner, management and co-ordinator responsibility falls within this team.

Wytham Hall currently has in excess of 85 policies covering a variety of issues, such as Protection of Vulnerable adults (POVA), Equality and Diversity, Confidentiality, Health & Safety, Infection Control Procedures, RIDDOR and Dealing with Violence. The Executive Committee regularly reviews these. Health and Safety regulations are complied with as laid down by law and the Westminster Environmental Health Services carry out regularly inspections.

Finance Risk

Measures to ensure adequate income are regularly reviewed and occupancy is regularly monitored. Wytham Hall has insurance policies including Employers Liability for £5 million and Loss of Income for £2 million. The financial situation is reviewed eight times per year and there is an annual external audit. All investments are held in low risk deposits, and there has been no investment in the Stock Market.

Environmental and External Risk

Supporting People, City of Westminster, visit regularly to inspect the support plans etc of residents. 117 Sutherland Avenue and 40 Lanhill Road are registered as Houses in Multiple Occupation (HMO). Regular checks are made by gas, electricity, fire alarm, fire extinguisher, personal alarm, pest control, extractor fan and boiler professionals and safety certificates issued. The fire risk assessment is reviewed bi-annually. There is a fire safety policy and for each of the properties a fire emergency plan. Wytham Hall is a smoke-free building as required by UK law. A Computer Management Policy covering areas of risk such as viruses and loss of data is in place. The Executive Committee visits the supported housing units annually to ensure that they are well maintained.

Reputational Risk

A Media Policy to safeguard the good name of Wytham Hall and protect against reputational risk has been developed. A confidentiality clause stating agreement to observe absolute confidentiality of the business both during employment at Wytham Hall and thereafter has been added to staff contracts. The present terms and conditions state that all written policies and procedures should be considered part of the conditions of employment.

Law and Regulation Compliance Risk

Professional advice is sought regarding employment law whenever necessary. Staff contracts have been reviewed in the last year and all staff receive regular appraisals. Annual Returns to Companies House and the Charity Commission are made as required and the General Data Protection Regulation is complied with.

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

Plans for future periods

We are aiming for 100% occupancy for our sheltered accommodation.

We are continuing to develop the AQA (Assessment and Qualifications Alliance) scheme to enhance the personal development of our residents during their time at Wytham Hall and better equip them for independent living.

Structure, governance and management

The governing document of the Charitable Company is the Memorandum and Articles of Association. The Charitable Company is limited by guarantee.

The Council of Management, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

P Barry MBA (Cass), FCCA, Dip.M, MBCS, FIoD
Dr D El Kabir MBE, MA, DM, MB, B Chir, FRCGP
Sir B Jarman OBE, MA, PhD, MB, BS, FRCP, FRCGP
Dr P Reid BA, MB, BS, MRCP, DRCOG
Lady J Reid MA (Oxon), MA (Cape Town) (Resigned 18 January 2021)
C Moore, BA (Oxon)
S Fish, BA (Cantab)

None of the Council of Management has any beneficial interest in the company. All of the Council of Management are members of the company and guarantee to contribute £1 in the event of a winding up.

COUNCIL OF MANAGEMENT'S REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

The Charitable Company is run by the Council of Management (who are also the Trustees and directors for Companies Act purposes). The Executive Committee reports to the Council of Management. On a day to day basis the support staff report to the resident staff who report to the Chairman or the Company Secretary. A weekly meeting is held to review all residents.

Approximately 5% of senior staff time is spent on trustee and executive meetings.

One third of the Trustees resign annually in rotation. Prospective Trustees are nominated and a vote is then taken by the Council.

There have been no material changes in policy in the last year.

Wytham Hall has a commitment of currently seven Trustees from various professional backgrounds with a vast range of relevant skills. Four Council of Management meetings and four Executive Committee meetings are held annually, at which all aspects of the business are reported and discussed. In addition weekly and monthly staff meetings are held to address the day-to-day running. Records are kept of all decisions.

Dr Philip Reid is the company secretary. Mr Stephen Tufnell is the bursar and runs the finances, reporting to the Executive Committee.

Trustees are chosen so as to provide a range of suitable skills and experience to support the charity's aims and development. Future trustees are proposed by current Trustees. They are then approached and asked if they would like to become a trustee. New Trustees are given a detailed tour of the charity and its properties, a detailed explanation of its activities and any relevant reports and literature.

Charity Commission newsletters are circulated to keep Trustees up to date and they are informed of any new developments. We are currently looking at new ways of training our Trustees.

Auditor

In accordance with the company's articles, a resolution proposing that Alliotts LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Council of Management has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Council of Management's report was approved by the Council.

.....

P Barry MBA (Cass), FCCA, Dip.M, MBCS, FIoD

Trustee

Date: 13 DEC 2021

WYTHAM HALL LIMITED

STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2021

The Council of Management, who are also the directors of Wytham Hall Limited for the purpose of company law, are responsible for preparing the Council Of Management's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Council of Management to prepare accounts 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, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the Council of Management 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and

- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Council of Management are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Companies Act 2006. 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.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE COUNCIL OF MANAGEMENT OF WYTHAM HALL LIMITED

Opinion

We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2021 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 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 Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Council of Management's report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE COUNCIL OF MANAGEMENT OF WYTHAM HALL LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE COUNCIL OF MANAGEMENT OF WYTHAM HALL LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

20/12/21

Chartered Accountants
Statutory Auditor

Imperial House
8 Kean Street
London
WC2B 4AS

WYTHAM HALL LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds General £	Unrestricted funds Designated £	Restricted funds £	Total 2021 £	Total 2020 £
Income and endowments from:						
Donations and legacies	**3**	11,985	-	-	11,985	5,230
Charitable activities	**4**	275,670	-	-	275,670	273,775
Investments	**5**	-	-	-	-	171
Other income	**6**	2,470	-	-	2,470	-
Total income		290,125	-	-	290,125	279,176
Expenditure on:						
Charitable activities	**7**	268,036	33,349	22,539	323,924	406,601
Net incoming/(outgoing) resources before transfers		22,089	(33,349)	(22,539)	(33,799)	(127,425)
Gross transfers between funds		(37,438)	37,438	-	-	-
Net expenditure for the year/ Net movement in funds		(15,349)	4,089	(22,539)	(33,799)	(127,425)
Fund balances at 1 April 2020		195,543	22,358	473,157	691,058	818,483
Fund balances at 31 March 2021		180,194	26,447	450,618	657,259	691,058

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

WYTHAM HALL LIMITED

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	13		457,065		484,121
Current assets					
Debtors	15	10,104		8,275	
Cash at bank and in hand		202,394		210,150	
		212,498		218,425	
Creditors: amounts falling due within one year	16	(12,304)		(11,488)	
Net current assets			200,194		206,937
Total assets less current liabilities			657,259		691,058
Income funds					
Restricted funds	18		450,618		473,157
Unrestricted funds - Designated	19		26,447		22,358
Unrestricted funds - general			180,194		195,543
			657,259		691,058

The accounts were approved by the Council Of Management on 13/12/21

P Barry MBA (Cass), FCCA, Dip.M, MBCS, FIoD
Trustee

Dr P Reid BA, MB, BS, MRCP, DRCOG
Trustee

Company Registration No. 01777775
Charity Registration No. 289328

1 Accounting policies

Charity information

Wytham Hall Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 117 Sutherland Avenue, London, W9 2QJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's memorandum and articles of association, the Companies Act 2006 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) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Council of Management have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Council of Management continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Council of Management in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Grant income is recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected.

Incoming resources are the amounts derived from the provision of charitable services, and stated after applicable discounts.

1 Accounting policies **(Continued)**

1.5 Expenditure

Resources expended are accounted for an accruals basis. Certain expenditure is allocated and apportioned between costs of generating funds and charitable expenditure by allocating costs on a fair basis, based on a specific review of the expenditure incurred.

Cost of generating funds comprises costs which are associated with raising funds from all the possible sources of incoming resources. Support costs comprise costs for the training of staff, and have been allocated to sheltered accommodation in line with the nature of the training. Governance costs comprise costs incurred in connection with administration of the charity and compliance and constitutional and statutory requirements. Salary costs have been allocated on the basis of time engaged in each area of activity.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Fifty years straight line
Leasehold land and buildings	Fifty years straight line
Electrical appliances	Four years straight line
Fixtures and fittings	Four years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

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

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

1 Accounting policies **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Fund

The operating reserves are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the charity and which have not been designated for other purposes.

The capital reserve represents the net book value of freehold and leasehold land and buildings held by the charity.

1.13 Government job retention scheme

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

During the year the charity utilised the government coronavirus job retention scheme to support wage costs.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Council of Management are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Tangible fixed assets

Tangible fixed assets are recorded at cost less accumulated depreciation and impairment losses. Judgement is required to determine whether there are indicators of impairment of the company's property, plant and equipment. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the assets.

Key sources of estimation uncertainty

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Impairment of debtor balances

The charitable company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment management considers factors including the ageing profile of amount due and historical experience.

3 Donations and legacies

	Unrestricted funds £	Total 2021 £	Total 2020 £
Donations and gifts	11,985	11,985	5,230
For the year ended 31 March 2020	5,230		5,230

4 Charitable activities

	Supported housing	Total 2021	Total 2020
	£	£	£
Income from charitable activities	210,974	210,974	209,079
Grants received	64,696	64,696	64,696
	275,670	275,670	273,775
Analysis by fund			
Unrestricted funds - general	275,670	275,670	
For the year ended 31 March 2020			
Unrestricted funds - general	273,775		273,775
	273,775		273,775

5 Income from investments

	Unrestricted funds	Total 2021	Total 2020
	£	£	£
Interest receivable	-	-	171
For the year ended 31 March 2020	171		171

6 Other income

	Unrestricted funds general 2021	Total 2020
	£	£
Government job retention scheme grant	2,470	-

7 Charitable activities

	Supported housing	2021	2020
	£	£	£
Staff costs	159,922	159,922	165,468
Other costs	90,269	90,269	93,568
	250,191	250,191	259,036
Share of support costs (see note 8)	63,504	63,504	137,218
Share of governance costs (see note 8)	10,229	10,229	10,347
	323,924	323,924	406,601
Analysis by fund			
Unrestricted funds - general	268,036	268,036	
Unrestricted funds - Designated	33,349	33,349	
Restricted funds	22,539	22,539	
	323,924	323,924	
For the year ended 31 March 2020			
Unrestricted funds - general	269,383		269,383
Unrestricted funds - Designated	114,679		114,679
Restricted funds	22,539		22,539
	406,601		406,601

8 Support costs

	Support costs	Governance costs	2021	Support costs	Governance costs	2020
	£	£	£	£	£	£
Staff costs	-	3,629	3,629	-	3,891	3,891
Depreciation	27,056	-	27,056	27,454	-	27,454
Repairs and maintenance	36,448	-	36,448	109,764	-	109,764
Audit fees	-	6,600	6,600	-	6,456	6,456
	63,504	10,229	73,733	137,218	10,347	147,565
Analysed between						
Charitable activities	63,504	10,229	73,733	137,218	10,347	147,565

9 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

Fees payable to the charity's auditors:	**2021**	**2020**
	£	**£**
Audit of the annual accounts	6,600	6,456

10 Council Of Management

Except as detailed in note 21, none of the Council of Management (or any persons connected with them) received any remuneration or benefits from the charity during the year.

11 Employees

The average monthly number of employees during the year was:

	2021	**2020**
	Number	**Number**
	5	5

Employment costs	**2021**	**2020**
	£	**£**
Wages and salaries	144,918	148,084
Social security costs	9,137	11,186
Other pension costs	9,496	10,089
	163,551	169,359

There were no employees whose annual remuneration was more than £60,000.

12 Taxation

No provision for taxation arises on the income of the charitable company due to its charitable status.

13 Tangible fixed assets

	Freehold land and buildings	Leasehold land and buildings	Electrical appliances	Fixtures and fittings	Total
	£	£	£	£	£
Cost					
At 1 April 2020	919,284	207,656	42,306	71,069	1,240,315
At 31 March 2021	919,284	207,656	42,306	71,069	1,240,315
Depreciation and impairment					
At 1 April 2020	559,406	94,377	37,991	64,420	756,194
Depreciation charged in the year	18,386	4,153	1,806	2,711	27,056
At 31 March 2021	577,792	98,530	39,797	67,131	783,250
Carrying amount					
At 31 March 2021	341,492	109,126	2,509	3,938	457,065
At 31 March 2020	359,878	113,279	4,315	6,649	484,121

Freehold land and buildings comprise two properties: 117 Sutherland Avenue and 40 Lanhill Road.

On 24 December 1985, the Charitable Company acquired the freehold interest in the land and buildings of 117 Sutherland Avenue, London W9, which it previously held on lease. Consideration paid (inclusive of costs) for the property amounted to £238,806. The unamortised amount on the extinguished lease amounting to £10,800 was added to the cost.

40 Lanhill Road, London W9, has been included in freehold land and buildings at its cost of £392,791 and all other additions and improvements subsequent to March 1994 have also been included at cost.

Leasehold land and buildings comprises two properties:

11 Charfield Court was purchased in May 1996 and is included in leasehold land and buildings at cost of £75,000 plus additions and improvements.

7 Charfield Court was purchased in August 1997 and is included in leasehold land and buildings at its cost of £97,000 plus additions and improvements.

14 Financial instruments

	2021	2020
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	10,191	6,865
Carrying amount of financial liabilities		
Measured at amortised cost	12,304	11,488

15 Debtors

Amounts falling due within one year:	2021 £	2020 £
Trade debtors	9,732	6,089
Prepayments and accrued income	372	2,186
	10,104	8,275

16 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	2,551	-
Accruals and deferred income	9,753	11,488
	12,304	11,488

17 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to SOFA in respect of defined contribution schemes was £9,496 (2020 - £10,089).

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 April 2019	Outgoing resources	Balance at 1 April 2020	Outgoing resources	Balance at 31 March 2021
	£	£	£	£	£
Capital reserve	495,696	(22,539)	473,157	(22,539)	450,618

Capital reserve

This matches the net book value of the freehold and leasehold land and buildings at the financial year end acquired from restricted funds.

19 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2019	Incoming resources	Outgoing resources	Balance at 1 April 2020	Incoming resources	Outgoing resources	Balance at 31 March 2021
	£	£	£	£	£	£	£
Cyclical maintenance reserve	101,179	19,980	(109,765)	11,394	37,438	(28,832)	20,000
Fixed asset reserve	13,611	2,267	(4,914)	10,964	-	(4,517)	6,447
	114,790	22,247	(114,679)	22,358	37,438	(33,349)	26,447

Cyclical maintenance reserve

A cyclical maintenance reserve has been set up in respect of the external repairs and maintenance of 117 Sutherland Ave, 40 Lanhill Road and 11 Charfield Court. During the year a transfer has been made from the unrestricted general reserve to cover future expected maintenance and refurbishment costs.

Fixed asset reserve

This matches the net book value of the fixed assets at the financial year end excluding the freehold and leasehold properties.

20 Analysis of net assets between funds

	Unrestricted funds	Designated funds	Restricted funds	Total
	£	£	£	£
Fund balances at 31 March 2021 are represented by:				
Tangible assets	-	6,447	450,618	457,065
Current assets/(liabilities)	180,194	20,000	-	200,194
	180,194	26,447	450,618	657,259

21 Related party transactions

One council resident member receives accommodation at 117 Sutherland Avenue for a nominal service charge, in return for providing managerial and out of hours cover. These transactions have been approved by the board of Trustees.

WYTHAM HALL LIMITED

INDEPENDENT AUDITOR'S REPORT
TO THE COUNCIL OF MANAGEMENT OF WYTHAM HALL LIMITED

Opinion
We have audited the financial statements of Wytham Hall Limited (the 'charity') for the year ended 31 March 2021 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 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 Companies Act 2006.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the Council of Management's 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 Council of Management with respect to going concern are described in the relevant sections of this report.

Other information
The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Council of Management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of our audit:
- the information given in the Council of Management's report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Council of Management's report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the Council of Management's report.

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

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

Responsibilities of Council of Management

As explained more fully in the statement of Council of Management's responsibilities, the Council of Management, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Council of Management 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 Council of Management 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 Council of Management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Charity through discussions with Trustees and other management, and from our knowledge and experience of the not-for-profit sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Charities SORP, and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the Charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the Trustees and management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Council of Management;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the Charity's legal advisors.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE COUNCIL OF MANAGEMENT OF WYTHAM HALL LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Stephen Meredith

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)
for and on behalf of Alliotts LLP

20/12/21

Chartered Accountants
Statutory Auditor

Imperial House
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