

# WYTHAM HALL

ANNUAL REPORT 2023-2024



# **WYTHAM HALL ANNUAL REPORT**

**1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024**

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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. FloD 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 abstinence 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

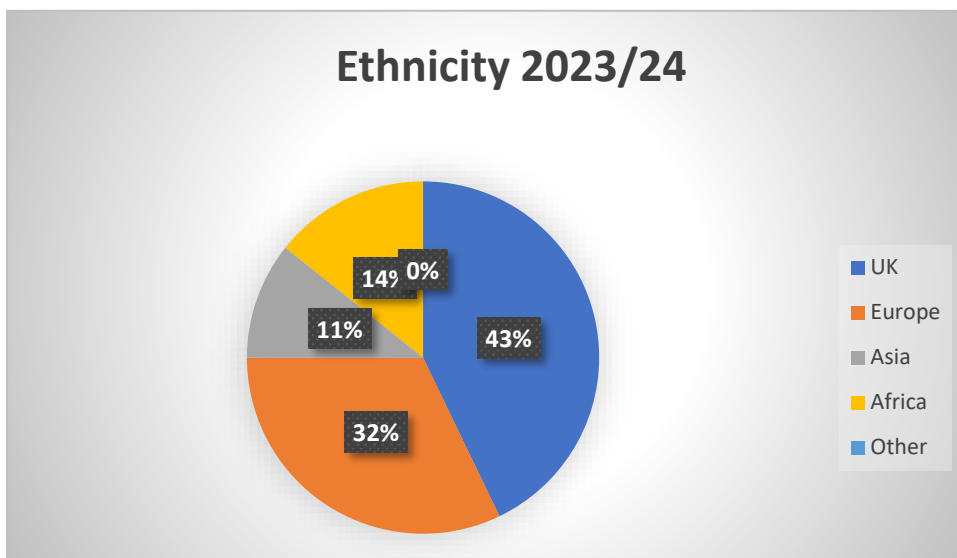
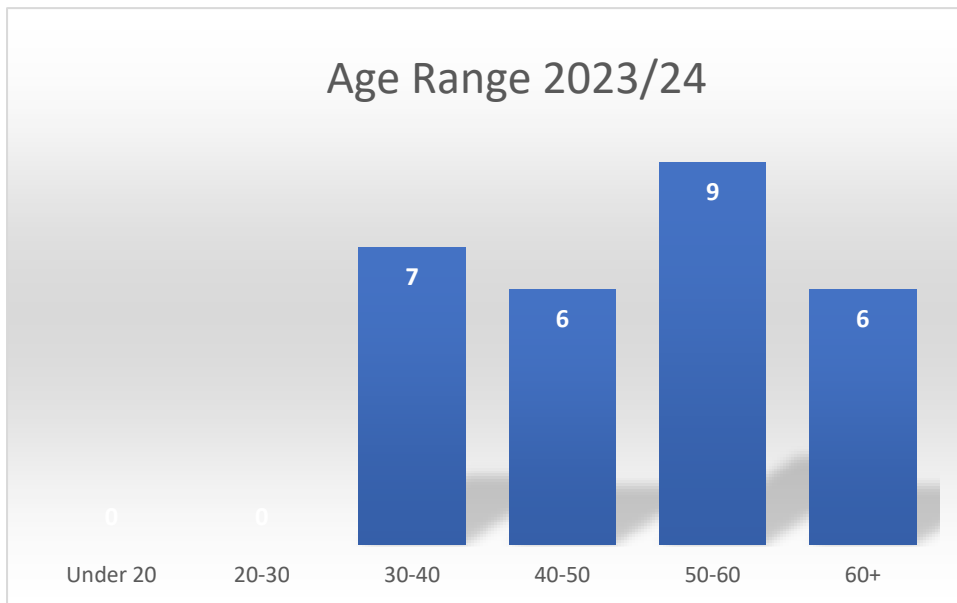
E. Glew

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



# WYTHAM HALL LIMITED

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2024**

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

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

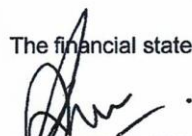
# WYTHAM HALL LIMITED

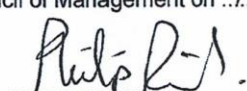
## BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	14		384,825		408,008
<b>Current assets</b>					
Debtors	15	15,633		19,943	
Cash at bank and in hand		165,508		195,223	
		181,141		215,166	
<b>Creditors: amounts falling due within one year</b>	16	(18,926)		(24,726)	
<b>Net current assets</b>			162,215		190,440
<b>Total assets less current liabilities</b>			547,040		598,448
<b>The funds of the charity</b>					
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 10 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

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<b>Council Of Management</b>	P Barry MBA, 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 S Fish, BA (Cantab)
<b>Secretary</b>	Dr P Reid BA, MB, BS, MRCP, DRCOG
<b>Charity number</b>	289328
<b>Company number</b>	01777775
<b>Registered office</b>	117 Sutherland Avenue London W9 2QJ
<b>Auditor</b>	Alliotts LLP Manfield House 1 Southampton Street London WC2R 0LR

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# 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

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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.

# WYTHAM HALL LIMITED

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

**FOR THE YEAR ENDED 31 MARCH 2024**

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### **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.

# **WYTHAM HALL LIMITED**

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

**FOR THE YEAR ENDED 31 MARCH 2024**

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### **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.

# WYTHAM HALL LIMITED

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

**FOR THE YEAR ENDED 31 MARCH 2024**

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### **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.



# WYTHAM HALL LIMITED

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

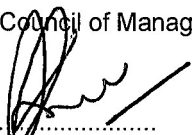
**FOR THE YEAR ENDED 31 MARCH 2024**

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### 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, FloD  
Trustee

Date: 10<sup>th</sup> Dec 2024

# **WYTHAM HALL LIMITED**

## **STATEMENT OF COUNCIL OF MANAGEMENT'S RESPONSIBILITIES FOR THE YEAR ENDED 31 MARCH 2024**

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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

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#### 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.

# WYTHAM HALL LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF WYTHAM HALL LIMITED

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### **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.

# WYTHAM HALL LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF WYTHAM HALL LIMITED

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

Chartered Accountants  
Statutory Auditor

10 December 2024

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

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



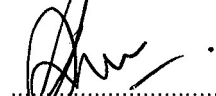
# WYTHAM HALL LIMITED

## BALANCE SHEET

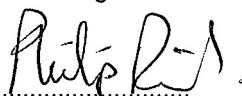
AS AT 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
<b>Fixed assets</b>					
Tangible assets	14		384,825		408,008
<b>Current assets</b>					
Debtors	15	15,633		19,943	
Cash at bank and in hand		165,508		195,223	
		181,141		215,166	
<b>Creditors: amounts falling due within one year</b>	16	(18,926)		(24,726)	
<b>Net current assets</b>			162,215		190,440
<b>Total assets less current liabilities</b>			547,040		598,448
<b>The funds of the charity</b>					
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 10<sup>th</sup> Dec 2024



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



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

Company registration number 01777775 (England and Wales)

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

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### 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.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Resources expended are accounted for on 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.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

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### 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.

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 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

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

#### 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
	<u>310,577</u>	<u>310,577</u>	<u>277,773</u>
<b>Analysis by fund</b>			
Unrestricted funds - general	<u>310,577</u>	<u>310,577</u>	
<b>For the year ended 31 March 2023</b>			
Unrestricted funds - general	<u>277,773</u>		<u>277,773</u>
	<u>277,773</u>		<u>277,773</u>

#### 5 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Insurance income	<u>-</u>	<u>33,880</u>

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 6 Charitable activities

	Supported housing £	2024 £	2023 £
Staff costs	161,991	161,991	169,103
Other costs	163,864	163,864	117,206
	<u>325,855</u>	<u>325,855</u>	<u>286,309</u>
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
	<u>367,985</u>	<u>367,985</u>	<u>336,343</u>
<b>Analysis by fund</b>			
Unrestricted funds - general	338,195	338,195	
Unrestricted funds - Designated	7,251	7,251	
Restricted funds	22,539	22,539	
	<u>367,985</u>	<u>367,985</u>	
<b>For the year ended 31 March 2023</b>			
Unrestricted funds - general	297,247		297,247
Unrestricted funds - Designated	16,557		16,557
Restricted funds	22,539		22,539
	<u>336,343</u>		<u>336,343</u>

### 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
	<u>42,131</u>	<u>50,034</u>



# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

<b>7</b>	<b>Support costs allocated to activities</b>	<b>(Continued)</b>	
		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	<b>Governance costs comprise:</b>		
	Staff costs	3,340	3,924
	Audit fees	9,000	7,013
		<u>12,340</u>	<u>10,937</u>
<b>8</b>	<b>Net movement in funds</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	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
		<u>23,183</u>	<u>24,919</u>
<b>9</b>	<b>Auditor's remuneration</b>		
	The analysis of auditor's remuneration is as follows:		
	<b>Fees payable to the charity's auditors:</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Audit of the annual accounts	9,000	7,013
		<u>9,000</u>	<u>7,013</u>
<b>10</b>	<b>Council Of Management</b>		
	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.		
<b>11</b>	<b>Employees</b>		
	The average monthly number of employees during the year was:		
		<b>2024</b>	<b>2023</b>
		<b>Number</b>	<b>Number</b>
		5	5
		<u>5</u>	<u>5</u>
	<b>Employment costs</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Wages and salaries	146,894	152,649
	Social security costs	8,937	10,293
	Other pension costs	9,500	10,085
		<u>165,331</u>	<u>173,027</u>

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 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 £
<b>Cost</b>					
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
<b>Depreciation and impairment</b>					
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
<b>Carrying amount</b>					
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

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 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 £
<b>Amounts falling due within one year:</b>		
Trade debtors	13,549	16,506
Prepayments and accrued income	2,084	3,437
	<u>15,633</u>	<u>19,943</u>

### 16 Creditors: amounts falling due within one year

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

### 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).

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2024

#### 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

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 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

# WYTHAM HALL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

### 21 Analysis of net assets between funds

(Continued)

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

### 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.

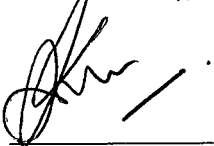
11. We confirm that all related party relationships and transactions have been accounted for and disclosed in accordance with the applicable financial reporting framework, FRS 102.
12. We confirm that the charitable company neither had, at any time during the year, any arrangement, transaction or agreement 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

