

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. 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

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.

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:

The Eleanor Hamilton Trust

Individuals:

Dr. D. El Kabir

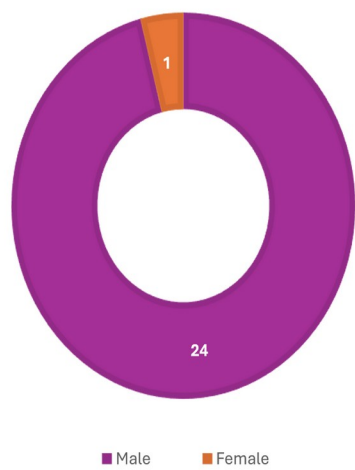
R. Dellal

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

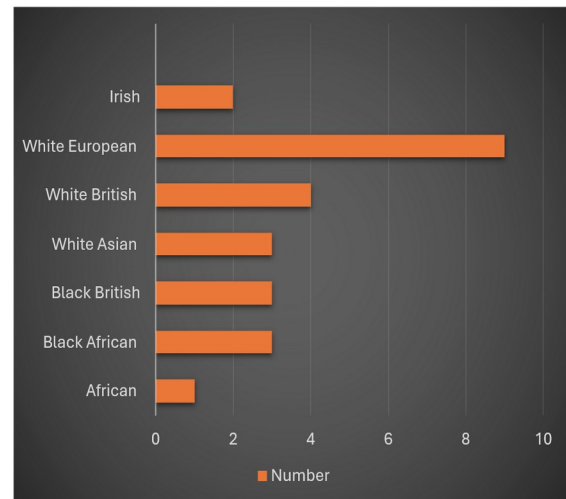
Andrews Computers; The Benefits Agency; St Mungo's; Chubb Securities; The Connection at St. Martin's; Great Chapel Street Medical Centre; The Metropolitan Police and Safer Neighborhood; The Passage Day Centre; The Rough Sleeping Team; Supporting People; Westminster Housing Benefit; Westminster City Council; 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

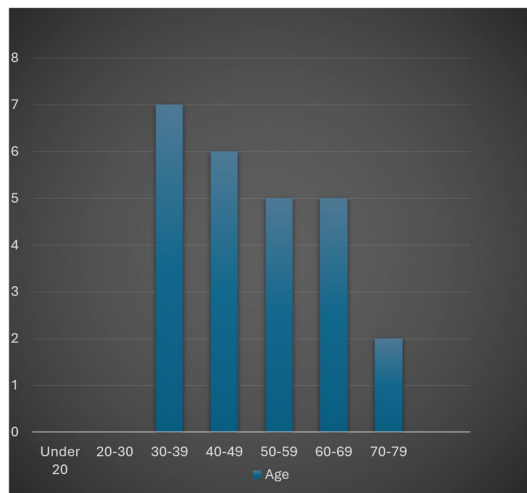
GENDER OF RESIDENTS
2024/2025



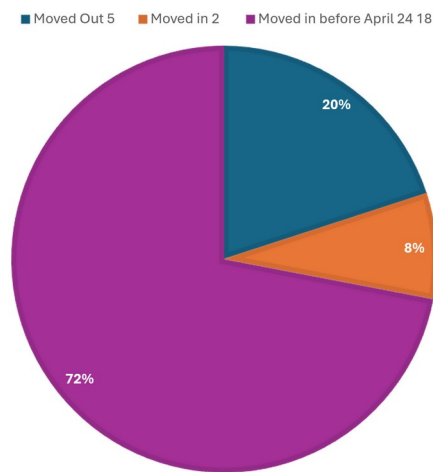
ETHNICITY OF RESIDENTS 2024/2025



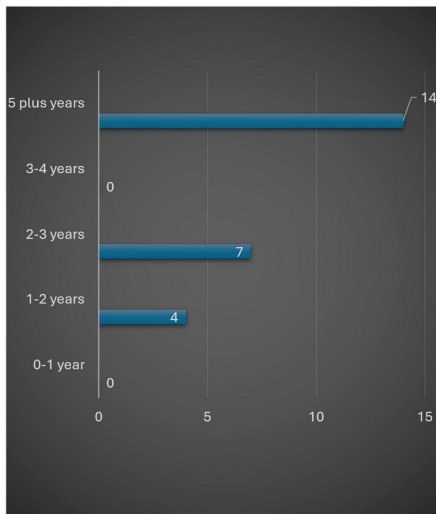
AGE RANGE OF RESIDENTS 2024/2025



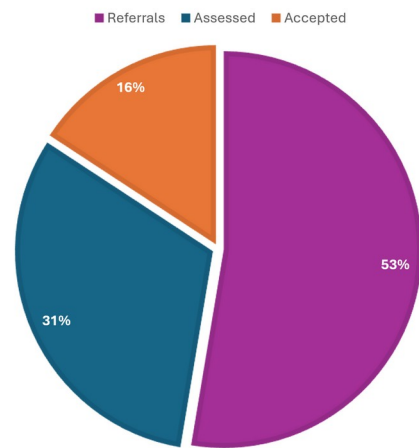
RESIDENT MOVE ON 2024/2025



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		Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
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 £	£	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

10 Oct 2025

The financial statements were approved by the Council of Management on



 Peter Barry (Oct 10, 2025, 5:22pm)
 P Barry MBA, FCCA, Dip.M, MBCS, FloD
 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, FloD 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.

WYTHAM HALL LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

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.

WYTHAM HALL LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

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.

WYTHAM HALL LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

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.

WYTHAM HALL LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

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, FloD
Trustee

10 Oct 2025
Date:

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.

WYTHAM HALL LIMITED

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.

WYTHAM HALL LIMITED

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.

Steve Meredith

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

Stephen Meredith BA FCA DChA (Senior Statutory Auditor)

For and on behalf of Alliot's 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		Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £	Total 2024 £
	Notes					
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		Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes				
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 £	£	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, FloD
Trustee



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

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 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.

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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 2025

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.

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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
	=====		=====

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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
	<u>468,915</u>	<u>468,915</u>	<u>310,577</u>
Analysis by fund			
Unrestricted funds - general	<u>468,915</u>	<u>468,915</u>	
For the year ended 31 March 2024			
Unrestricted funds - general	<u>310,577</u>		<u>310,577</u>
	<u>310,577</u>		<u>310,577</u>

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

5 Charitable activities

	Supported housing £	2025 £	2024 £
Staff costs	186,043	186,043	161,991
Other costs	159,961	159,961	163,864
	<u>346,004</u>	<u>346,004</u>	<u>325,855</u>
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
	<u>409,227</u>	<u>409,227</u>	<u>367,985</u>
Analysis by fund			
Unrestricted funds - general	351,869	351,869	
Unrestricted funds - Designated	34,820	34,820	
Restricted funds	22,538	22,538	
	<u>409,227</u>	<u>409,227</u>	
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
	<u>367,985</u>		<u>367,985</u>

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
	<u>63,223</u>	<u>42,131</u>

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6	Support costs allocated to activities	(Continued)	
		2025	2024
		£	£
	Governance costs comprise:		
	Staff costs	3,285	3,340
	Audit fees	9,000	9,000
		<u>12,285</u>	<u>12,340</u>
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
		<u>28,314</u>	<u>23,183</u>
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
		<u>9,000</u>	<u>9,000</u>
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	2024
		Number	Number
		4	5
		<u>4</u>	<u>5</u>
	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
		<u>189,328</u>	<u>165,331</u>

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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.

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

13 Debtors

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

14 Creditors: amounts falling due within one year

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

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
	<u>383,001</u>	<u>(22,538)</u>	<u>360,463</u>
Previous year:	At 1 April 2023 £	Resources expended £	At 31 March 2024 £
Capital reserve	405,540	(22,539)	383,001
	<u>405,540</u>	<u>(22,539)</u>	<u>383,001</u>

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.

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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
	<u>21,824</u>	<u>(34,820)</u>	<u>57,542</u>	<u>44,546</u>
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
	<u>22,468</u>	<u>(7,251)</u>	<u>6,607</u>	<u>21,824</u>

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
	<u>142,215</u>	<u>472,540</u>	<u>(351,869)</u>	<u>(57,542)</u>	<u>205,344</u>
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
	<u>170,440</u>	<u>316,577</u>	<u>(338,195)</u>	<u>(6,607)</u>	<u>142,215</u>

WYTHAM HALL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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
	<u>205,344</u>	<u>44,546</u>	<u>360,463</u>	<u>610,353</u>
	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
	<u>142,215</u>	<u>21,824</u>	<u>383,001</u>	<u>547,040</u>

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

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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 to obtain buildings insurance for its 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)	

	Fixed assets	27,797
	Depreciation	(5,012)
	Fire & Security	6,197
	Computing & Web	11,207
	Repairs & Maintenance	15,405
Capitalise various items		
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	<p>ISA (UK) 240 notes that there is a presumed significant risk resulting from the intentional misstatement of revenue.</p> <p>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.</p>	<p>Carry out a walkthrough of management's controls around the cut-off of revenue.</p> <p>Review any significant manual revenue journals around the year-end and obtain supporting documentation.</p> <p>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.</p>	<p>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.</p> <p>There are no other significant adjustments noted to revenue.</p> <p>We have reviewed and agreed amounts received in respect of the supporting people grant and noted no issues.</p>
Management override of controls	<p>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.</p> <p>We are required to consider this as a significant risk of material misstatement due to fraud.</p>	<p>Review a sample of journals placed.</p> <p>Discuss with management any actual or suspected instances of fraud in the period.</p>	<p>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.</p> <p>No instances of fraud have been reported or have been highlighted from our review.</p>

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			Outstanding
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.		This has not been resolved and therefore with continue to make this recommendation.
Credit card expenses not accrued			Outstanding
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.		This was the case again for the year ended 31 March 2025, and adjustment has been made to recognise these costs.
Bank reconciliations			Outstanding
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.		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	<p>Fixed asset capitalisation</p> <p>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.</p> <p>We also noted the fixed asset register has not been updated for adjustments in prior periods and therefore is not up to date.</p>	<p>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.</p>	<p>Significant purchases for capital items should be reviewed and capitalised appropriately.</p> <p>The fixed asset register should be reviewed and updated where necessary.</p>
Significant	<p>Cash counts / reliance on cash</p> <p>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.</p>	<p>Risk of misappropriation of cash balances or failure to track Charitable funds appropriately.</p>	<p>We recommend all cash counts are performed and checked by a second person to verify the funds and evidence is retained for review.</p> <p>We also recommend a review of the use of cash to minimise this where possible and use alternatives such as credit cards/charge cards.</p>

7.1. Current year recommendations

Risk	Issue reported	Potential consequence	Recommendation made
Med	<p>Employment contracts</p> <p>We noted from review one member of staff does not have an up to date signed contract of employment.</p>	<p>There is a risk of disputes or non agreement over contract terms where contracts are not maintained.</p>	<p>Review and ensure all staff have up to date contracts in place.</p>
High	<p>Accounting system</p> <p>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.</p> <p>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.</p>	<p>Risk that transactions are no recorded property which would lead to misstatement.</p>	<p>We recommend exploring the use of an off the shelf accounting package which has the required controls to help avoid this issues described.</p>

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 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 be an enhanced 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 drawing 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.

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Mon, 13th Oct 2025 9:36:30 BST	Stephen Meredith - Signer (9fd143edd0389d4e8170b3697e7610a0)
Mon, 13th Oct 2025 9:40:32 BST	Lewis Linton - Signer (0a4eadee2a96fa70847d14eda12f662f)
Mon, 13th Oct 2025 9:40:32 BST	CT Admin - Copied In (232a428efc4d64b179473115f3c5131b)
Mon, 13th Oct 2025 9:40:32 BST	Dolly Popat - Copied In (ab478e94b0711ce9500fd4af7f2846f2)
Mon, 13th Oct 2025 9:40:32 BST	Bharat Nagda - Copied In (a2dc9a1d48a1a51bd9b8f8746e03da78)

Audit history log

Date	Action
Tue, 7th Oct 2025 10:14:39 BST	Envelope generated by Alliotts London Support (94.228.44.8)
Tue, 7th Oct 2025 10:14:40 BST	Document generated with fingerprint b7cc6e39d76513b732e80d114beee2c1 (94.228.44.8)
Tue, 7th Oct 2025 10:14:40 BST	Document generated with fingerprint f40f73977e5d0d8e06bd47f81caf4a42 (94.228.44.8)
Tue, 7th Oct 2025 10:14:40 BST	Document generated with fingerprint a5226ee0f0b5e4340e16c05ede7d5243 (94.228.44.8)
Tue, 7th Oct 2025 10:14:40 BST	Document generated with fingerprint dfb0b345bc9037f5d039b5da35d86645 (94.228.44.8)
Tue, 7th Oct 2025 10:14:42 BST	Document generated with fingerprint ac3a916ba0a0b285a45721154c68ff3c (94.228.44.8)
Tue, 7th Oct 2025 10:20:39 BST	Document generated with fingerprint da2a80e1dd3564335872750206c81d41 (94.228.44.8)
Tue, 7th Oct 2025 10:25:12 BST	Sent the envelope to Stephen Meredith (stephen.meredith@alliotts.com) for signing (94.228.44.8)
Tue, 7th Oct 2025 10:25:14 BST	Document emailed to stephen.meredith@alliotts.com

Tue, 7th Oct 2025 12:01:50 BST	Stephen Meredith viewed the envelope (94.228.44.8)
Tue, 7th Oct 2025 12:02:35 BST	Stephen Meredith signed the envelope (94.228.44.8)
Tue, 7th Oct 2025 12:02:36 BST	Sent the envelope to Peter Barry (peterbarry@barringtons.net) for signing (94.228.44.8)
Tue, 7th Oct 2025 12:02:37 BST	Document emailed to peterbarry@barringtons.net
Fri, 10th Oct 2025 10:51:44 BST	Sent Peter Barry a reminder to sign the document. (94.228.44.8)
Fri, 10th Oct 2025 10:51:45 BST	Document emailed to peterbarry@barringtons.net
Fri, 10th Oct 2025 17:11:59 BST	Peter Barry opened the document email. (82.7.167.150)
Fri, 10th Oct 2025 17:12:15 BST	Peter Barry viewed the envelope (82.7.167.150)
Fri, 10th Oct 2025 17:22:58 BST	Peter Barry signed the envelope (82.7.167.150)
Fri, 10th Oct 2025 17:22:59 BST	Sent the envelope to Philip Reid (p.reid@doctors.org.uk) for signing (82.7.167.150)
Fri, 10th Oct 2025 17:23:00 BST	Document emailed to p.reid@doctors.org.uk
Fri, 10th Oct 2025 18:33:36 BST	Peter Barry opened the document email. (82.7.167.150)
Fri, 10th Oct 2025 19:46:14 BST	Philip Reid opened the document email. (172.226.134.15)
Fri, 10th Oct 2025 22:37:29 BST	Philip Reid opened the document email. (172.225.176.224)
Sat, 11th Oct 2025 11:46:53 BST	Philip Reid opened the document email. (208.127.199.134)
Sat, 11th Oct 2025 11:47:02 BST	Philip Reid viewed the envelope (208.127.199.135)
Sat, 11th Oct 2025 11:50:21 BST	Philip Reid signed the envelope (208.127.199.135)
Sat, 11th Oct 2025 11:50:22 BST	Sent the envelope to Stephen Meredith (stephen.meredith@alliotts.com) for signing (208.127.199.135)
Sat, 11th Oct 2025 11:50:22 BST	Document emailed to stephen.meredith@alliotts.com
Mon, 13th Oct 2025 9:35:46 BST	Stephen Meredith opened the document email. (62.232.24.98)
Mon, 13th Oct 2025 9:35:52 BST	Stephen Meredith viewed the envelope (62.232.24.98)
Mon, 13th Oct 2025 9:36:30 BST	Stephen Meredith signed the envelope (62.232.24.98)
Mon, 13th Oct 2025 9:36:30 BST	Sent the envelope to Lewis Linton (lewis.linton@alliotts.com) for signing (62.232.24.98)
Mon, 13th Oct 2025 9:36:30 BST	Document emailed to lewis.linton@alliotts.com
Mon, 13th Oct 2025 9:40:14 BST	Lewis Linton viewed the envelope (94.228.44.8)
Mon, 13th Oct 2025 9:40:32 BST	Lewis Linton signed the envelope (94.228.44.8)
Mon, 13th Oct 2025 9:40:32 BST	Sent the envelope to CT Admin (ctadmin@alliotts.com) for signing (94.228.44.8)
Mon, 13th Oct 2025 9:40:32 BST	Sent the envelope to Dolly Popat (Dolly.popat@alliotts.com) for signing (94.228.44.8)
Mon, 13th Oct 2025 9:40:32 BST	Sent the envelope to Bharat Nagda (bharat.nagda@alliotts.com) for signing (94.228.44.8)
Mon, 13th Oct 2025 9:40:32 BST	This envelope has been signed by all parties (94.228.44.8)
Mon, 13th Oct 2025 9:40:33 BST	Document emailed to ctadmin@alliotts.com
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

