WANSTEAD HOUSE COMMUNITY ASSOCIATION

England & Wales · Charity number 303190

Details

Other names	WANSTEAD AND WOODFORD COMMUNITY CENTRE
Status	Registered
Legal form	Trust
Registered	1963-05-03
Register	View on the Charity Commission register

Contact

Address	21 The Green Wanstead London E11 2NT
Phone	02889893693
Email	office@wansteadhouse.co.uk
Website	www.wansteadhouse.co.uk

Activities

Objects: COMMUNITY CENTRE

Activities: Provision of adult education classes, family learning courses, clubs, groups, activities for junior, teenage and adult members of the local community together with functions, social events, fund raising and workshops. Partnerships with local authority, education centre, community police, counselling groups, workskill workshops and other community groups.

Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Education/training, Disability, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** WANSTEAD AND WOODFORD
- Redbridge

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£172,460	£174,264	-	-
2024-03-31	£135,294	£138,890	-	-
2023-03-31	£132,189	£124,734	-	-
2022-03-31	£0	£113,551	£333,274	0
2021-03-31	£115,400	£114,363	-	-

Trustees

Name	Role	Appointed
Anna Tucker		2025-09-09
BERNARD JAMES HARTE		2017-10-25
Colin Whitehead		2025-11-24
David Gibbs		
JANET FOX		2013-10-29
Jeremy Tarling		2025-11-24
MARK ROBERT ARTHUR MURRELL		
MAUREEN ENEBERI		
Maria Coyle		2024-03-11
PATTIE PATRICIA		2023-11-13
Ray Muna		2025-09-09
SANDRA NICHOLS		2019-11-18

Accounts

WANSTEAD HOUSE COMMUNITY ASSOCIATION

An Association established by trust deed

Charity registration number 303190

Wanstead House, 21 The Green, London E11 2NT

Financial statements
for the year ended
31 March 2025

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Legal and Administrative information

Legal status:	The Charity is an unincorporated association
Governing document:	Trust deed
Principal address:	Wanstead House 21 The Green London E11 2NT
Bankers:	Barclays Bank plc 130 George Lane South Woodford London E18 1AZ
Auditors:	Samuels LLP Chartered Accountants & Registered Auditors 3 Locks Yard High Street Sevenoaks Kent TN13 1LT

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report
for the year ended 31 March 2025

The Trustees present their report with the financial statements of the Charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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 2015.)

Registered Charity Number
303190

Registered Office
Wanstead House, 21 The Green, London, E11 2NT.

Structure, Governance and management
The Charity is governed by its Constitution adopted at a Special General Meeting on 30th November 2009.

Current Trustees:

Mrs Maureen Eneberi	President
Mr David Norman Gibbs	Chairman
Mrs Janet Fox	Vice Chairman
Mrs Anna Bisset	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mr Ray Muna	
Mr Ben Harte	
Mr Colin Whitehead	
Mrs Sandra Nicholls	
Mrs Pat Pattie	
Mrs Brenda Coyle	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Management Trustees who served during the year are as shown below:

Mr Ron Filer	President
Mrs Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mrs Pat Pattie	
Mrs Brenda Coyle	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Association had no requirement for a Custodian Trustee.

Appointment and Training of Trustees

Trustees are appointed by the membership of the Association as prescribed by the Constitution by election at the Association's Annual General Meeting and retire at the following Annual General Meeting. Trustees are permitted to stand for re-election. The Trustees have the power to co-opt to fill any unelected vacancies. All Trustees are provided with the Association's Constitution. No specific training is provided by the Association save that from time to time individual Trustees may undertake training commensurate with their specific roles. No training was undertaken.

Organisation Structure

Certain authority from the trustees is delegated to the Centre manager, Ms Kathy Stangaard, in dealing with the day to day management of the charity.

Achievements and performance

The principal activities of the Charity are: (a) to improve the conditions of life of the Community resident in Wanstead and Woodford and surrounding areas by associating with local authorities, voluntary organisations and residents in providing facilities for physical and mental training recreation, including the opportunity for social intercourse, and other leisure-time occupation, for the residents and (b) to co-operate with the local authorities in the maintenance and management of a community centre for activities promoted by the Association and its constituent bodies, in furtherance of the above activities.

The Association has continued to serve its local community in providing educational and recreational activity supplemented by community health and wellbeing services. A full range of accommodation and services, including social activities for all ages was offered throughout the year, with an expanded programme and increased usage. Constituent bodies have continued to engage with the House and membership of the House has been encouraged.

The Charity's principal funding source of rental income increased significantly over the year despite rental rates being frozen, which, with the increased grant from the London Borough of Redbridge (through its leisure arm Vision) to partly fund the centre manager post, offset the significant increase in the cost of operations. The Charity did not engage in any substantive fundraising activities during the current year. Expenditure throughout the year supported its key objective of running activities at Wanstead House for the benefit of all members of the local community.

Future strategy

The Association will continue to seek expansion of its activities and facilities to members of the local community by encouraging new groups and organisations to use the Centre. This will be achieved by increasing public awareness and local advertising in addition to looking to continue to attract providers from the Institute as it reduces its class provision and for new classes where there is a demand. The Association is the last remaining community centre in the Borough that provides a wide variety of educational and social classes. In the mid term, the Charity is looking to consolidate reserves ahead of its leasehold renewal, which have grown notwithstanding the challenges of covid-19, escalation of energy costs and becming fully operationally independent. The reserving policy has ensured that the House was and continues to be well placed to absorb operational losses through difficult operating conditions with increasing liquidity.

Trustees' report (continued)
for the year ended 31 March 2025

Financial Review
The Charity adopts a policy of ensuring that its free reserves are sufficient to meet its day to day operation should income levels unexpectedly diminish and to provide for unexpected items of expenditure primarily concerned with the upkeep of the Hall and the internal maintenance of the House and its entrances and windows in accordance with its leasehold obligations. With rising costs and the intention to incur additional expenditure supporting management. Income levels are expected to be rise in 2025/26 following the increase in room rates for the new academic year. In the longer term the policy is to increase reserves when conditions permit to enable the Charity to renew its leasehold of Wanstead House as a community centre. From time to time the Trustees designate funds from reserves for specific expenditure.

The free reserve stands at £312,964 for the reasons stated above. In addition to which there are available designated funds totalling £22,365 for the specific purposes of replacement of remaining windows and the emergency repairs contingency as noted in the accounts.

The Charity has made a seemless transition to being fully operational independent of the London Borough of Redbridge after its decision to withdraw the part time post of centre manager, with an increased grant to cover some of the additional staffing costs the charity has had to incur as a result. To minimise risk, the Trustees intend to engage external advice and training to support managers. To meet these additional costs and the cotinuing rise in costs of operations, room rents will rise on a staggered basis, supported as necessary in the short term by cash reserves.

Reserves policy
The Trustees consider that the free reserves held by the Charity are sufficient for the coming financial year notwithstanding the uncertainty occasioned by the economic downturn and energy costs and the additional costs the Charity intends to incur to support its management through training, policy advice and its implementation.

Investment policy
The Trustees have considered the most appropriate policy for investing funds and has found that Barclays Tracker account meets their requirements. In the absence of any other investments the Trustees did not consider it necessary to appoint a Custodian Trustee. These matters will be reviewed periodically.

Risk review
The Trustees have conducted a review of the major risks to which the Charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity. Additional meetings are held from time to time to meet particular operational challenges as they arise. The cash reserve provides sufficient protection against unpredictable rises in expenditure in the short term.

Public Benefit
The trustees confirm that they have complied with the duty in s17(5) of the Charities Act 2011 and to have due regard to the guidance issued by the Charity Commission on public benefit. See the principal activities section above as to the main activities undertaken by the Charity to further its purposes for public benefit.

Auditors
A resolution will be placed before the annual general meeting to reappoint Samuels LLP, Chartered Accountants and Registered Auditors, as auditors for the ensuing year.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to Charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 24 November 2025 and signed on its behalf by:

D.N. Gibbs
....
David Norman Gibbs (Chairman)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Report of the Independent Auditors to the Trustees of Wanstead House Community Association

Opinion

We have audited the financial statements of Wanstead House Community Association (the 'Charity') for the year ended 31 March 2025 on pages eight to fourteen. 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).

This report is made solely to the Charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and the regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:
-give a true and fair view of the state of the Charity's affairs as at 31 March 2025 and of its incoming resources and application of sources for the year then ended;
-have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:
-The Trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
-The Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Trustees are responsible for the other information. The other information comprises the information in the Trustees' Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
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 Trustee's Annual Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
-sufficient accounting records have not been kept; or
-the financial statements are not in agreement with the accounting records; or
-we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustees
As explained more fully in the Statement of Trustee's Responsibilities set out on page five, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Our 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Samuels LLP

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Samuels LLP (Statutory Auditor)
3 Locks Yard
High Street
Sevenoaks
Kent
TN13 1LT

Date: 24th November 2025

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Financial Activities
for the year ended 31 March 2025

	Notes	Year ended 31.03.25 Total funds £	Year ended 31.03.24 Total funds £
Income and expenditure			
Income from			
Charitable activities:			
Other Grants	12	23,272	7,110
Rents		140,605	123,705
Subscriptions		1,835	1,456
Other trading activities:			
Bar/Cafe surplus	8	637	46
Sundry income		2,209	10
Investment income:			
Interest received		3,902	2,967
Total incoming resources		172,460	135,294
Expenditure on			
Charitable activities:			
Costs of generating funds	9	136,027	106,686
Management and administration	9a	38,237	32,204
Total resources expended		174,264	138,890
Net expenditure		(1,804)	(3,596)
Reconciliation of Funds			
Total Funds brought forward		337,133	340,729
Total Funds carried forward	10	335,329	337,133

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet
At 31 March 2025

	Notes	31.03.25 Total funds £	31.03.24 Total funds £
Fixed assets			
Tangible assets	2	47,133	75,340
Current assets			
Stock	3	439	457
Debtors	4	7,562	9,726
Cash at bank and in hand		291,094	258,178
		299,095	268,361
Liabilities: Amounts falling due within one year	5	(10,899)	(6,568)
Net current assets		288,196	261,793
Total assets less current liabilities		335,329	337,133
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	312,964	314,768
Total funds		335,329	337,133

The financial statements were approved by the Board of Trustees on 24th November 2025 and were signed on its behalf by:

D.M. Gibbs

....

David Gibbs (Chairman)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements
for the year ended 31 March 2025

1. Accounting policies

a) Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' EFA and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

b) Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

c) Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

d) Tangible fixed assets
Depreciation is provided at the following rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	3 years
Other furniture and equipment	3 years
Leasehold building improvements	over the lease term

e) Stocks
Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

f) Taxation
The charity is exempt from tax on its charitable activities.

Notes to the financial statements (continued)
for the year ended 31 March 2025

1. Accounting policies

g) Fund Accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.
Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
Further explanation of each fund is included in the notes to the financial statements.

h) Grants
Income from grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

2. Tangible fixed assets

The following are included in the net book value of tangible fixed assets:

	2025	2024
	£	£
Other furniture and equipment	929	2,713
Office furniture and equipment	-	209
Leasehold building improvements	46,204	72,418
	47,133	75,340

The movement in the period was as follows:

	Other furniture/ equipment	Office furniture/ equipment	Leasehold building improvements
	£	£	£
Cost			
Beginning of year	6,884	30,740	311,878
Additions	-	-	-
	6,884	30,740	311,878
Depreciation/amortisation			
Beginning of year	4,171	30,531	239,460
Charge	1,784	209	26,214
End of year	5,955	30,740	265,674
Net book value			
End of year	929	-	46,204

Notes to the financial statements (continued)
for the year ended 31 March 2025

3. Stock

	2025	2024
The following are included in the net book value of stock:		
Bar/café	£439	£457

4. Debtors

The following amounts are included in the net book value of debtors:

Amounts falling due within one year:

	2025	2024
	£	£
Trade debtors	5,175	7,275
Prepayments and other debtors	2,387	2,451
	7,562	9,726

5. Liabilities: amounts falling due within one year

The following are included in liabilities falling due within one year:

	2025	2024
	£	£
VAT	304	196
Accruals	10,595	6,372
	10,899	6,568

6. Emoluments of employees

The total emoluments for the year of the Charity's employees amounted to:

	2025	2024
Wages & salaries (including social security and pensions costs)	£87,621	£67,583
The average number of employees for the year was	8	8

No employees received emoluments in excess of £60,000.
2 (2024- 1) employees are members of an auto-enrolment pension scheme. Employer contributions for the period were £1,423 (2024- £390).

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2025

7. Designated funds

The Emergency Repairs Contingency Fund was set up with the intention of setting aside monies for unexpected future repair expenditure.
The Replacement windows fund was set up to set aside monies to replace the old windows.
The first phase of window replacements started in April 2015.

	Balance 01/04/2024	New designations	(Utilised)	Balance 31/03/2025
	£	£	£	£
Emergency Repairs Contingency	10,000	-	-	10,000
Replacement windows	12,365	-	-	12,365
	22,365	-	-	22,365

8. Bar/Cafe account

	2025	2024
	£	£
Sales	8,185	7,455
Less: Cost of goods sold	3,559	3,273
Gross profit/(loss)	4,626	4,182
Wages	3,989	4,136
Surplus	637	46

9. Costs of generating funds

	£	£
Staff costs (including social security and pensions costs)	68,044	51,070
Depreciation/amortisation	22,566	20,254
Other running costs	42,743	33,955
Advertising	2,674	1,407
	136,027	106,686

9a. Management and administration

	£	£
Staff costs (including social security and pensions costs)	17,011	12,767
Auditors' fee for audit services	4,900	4,800
Depreciation/amortisation	5,641	5,063
Other running costs	10,685	9,574
	38,237	32,204

10. Movement in Funds

	At 01.04.24	Net movement in funds	At 31.03.25
	£	£	£
General fund	314,768	(1,804)	312,964
	314,768	(1,804)	312,964
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	22,365	-	22,365
Total Unrestricted Funds	337,133	(1,804)	335,329

11. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2025 (2024 £Nil).
The trustees did not receive any remuneration and no trustee expenses were incurred in the year ended 31 March 2025 (2024 £Nil).

12. Grants

	2025	2024
Other grants comprised:		
LBR Vision	£23,272	£7,110

WANSTEAD HOUSE COMMUNITY ASSOCIATION

General income and expenditure account

for the year ended 31 March 205

	2025		2024	
	£	£	£	£
Income				
Other grants		23,272		7,110
Interest received		3,902		2,967
Sundry income- donations		2,209		10
Subscriptions		1,835		1,456
Other rental income		140,605		123,705
Bar/Cafe account		637		46
		172,460		135,294
Expenditure				
Clerical salaries	45,206		26,950	
Caretakers' salaries	31,302		30,502	
Cleaners' salaries	6,601		5,995	
Social security costs	523		-	
Pension costs	1,423		390	
Amortisation- leasehold building improvements	26,214		22,717	
Depreciation- office furniture & equipment	209		554	
Depreciation- other furniture & equipment	1,784		2,046	
Accountancy and audit	5,790		5,675	
Payroll service	900		540	
Office costs and rates	5,334		5,662	
Light and heat	17,473		10,222	
Cleaning materials	1,612		906	
Repairs and decorations	12,642		12,379	
Insurance	2,382		2,280	
Minor equipment	401		482	
Telephone	4,051		2,301	
Postage, stationery and printing	242		241	
Advertising	2,674		1,407	
General expenses	1,663		2,303	
Socials	93		-	
Card fees	30		-	
Irrecoverable VAT	5,715		5,338	
		174,264		138,890
Deficit for the year		(1,804)		(3,596)

Accounts

WANSTEAD HOUSE COMMUNITY ASSOCIATION

An Association established by trust deed

Charity registration number 303190

Wanstead House, 21 The Green, London E11 2NT

Financial statements
for the year ended
31 March 2024

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Legal and Administrative Information

Legal status:	The Charity is an unincorporated association
Governing document:	Trust deed
Principal address:	Wanstead House 21 The Green London E11 2NT
Bankers:	Barclays Bank plc 130 George Lane South Woodford London E18 1AZ
Auditors:	Samuels LLP Chartered Accountants & Registered Auditors 3 Locks Yard High Street Sevenoaks Kent TN13 1LT

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report
for the year ended 31 March 2024

The Trustees present their report with the financial statements of the Charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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 2015.)

Registered Charity Number
303190

Registered Office
Wanstead House, 21 The Green, London, E11 2NT.

Structure, Governance and management

The Charity is governed by its Constitution adopted at the Annual General Meeting held on 30 November 2009.

Current Trustees:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Anna Tucker	
Mrs Brenda Coyle	
Mr Ben Harte	
Mrs Sandra Nicholls	
Mrs Pat Pattie	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Management Trustees who served during the year are as shown below:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
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Mrs Sandra Nicholls	
Mrs Pat Pattie	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Association had no requirement for a Custodian Trustee.

Appointment and Training of Trustees

Trustees are appointed by the membership of the Association as prescribed by the Constitution by election at the Association's Annual General Meeting and retire at the following Annual General Meeting. Trustees are permitted to stand for re-election. The Trustees have the power to co-opt to fill any unelected vacancies. All Trustees are provided with the Association's Constitution. No specific training is provided by the Association save that from time to time individual Trustees may undertake training commensurate with their specific roles. No training was undertaken.

Organisation Structure

Certain authority from the trustees is delegated to the Centre manager, Mrs Ann Brockway (resigned 28.03.2024) and since Ms Kathy Stangaard in dealing with the day to day management of the charity.

Achievements and performance

The principal activities of the Charity are: (a) to improve the conditions of life of the Community resident in Wanstead and Woodford and surrounding areas by associating with local authorities, voluntary organisations and residents in providing facilities for physical and mental training recreation, including the opportunity for social intercourse, and other leisure-time occupation, for the residents and (b) to co-operate with the local authorities in the maintenance and management of a community centre for activities promoted by the Association and its constituent bodies, in furtherance of the above activities.

The Association has continued to serve its local community in providing educational and recreational activity supplemented by community health and wellbeing services. A full range of accommodation and services, including social activities for all ages was offered throughout the year. Constituent bodies have continued to engage with the House and membership of the House has been encouraged.

The Charity's principal funding source of rental income increased slightly over the year despite rental rates being frozen and confirming for the second consecutive financial year that the loss of the previously longstanding Redbridge Institute block payments has had no detrimental effect on income levels. The Association has continued to receive a grant from London Borough of Redbridge (through its leisure arm Vision). The Charity did not engage in any substantive fundraising activities during the current year. Expenditure throughout the year supported its key objective of running activities at Wanstead House for the benefit of all members of the local community.

Future strategy

The Association will continue to seek expansion of its activities and facilities to members of the local community by encouraging new groups and organisations to use the Centre. This will be achieved by increasing public awareness and local advertising in addition to looking to continue to attract providers from the Institute as it reduces its class provision and for new classes where there is a demand. The Association is the last remaining community centre in the Borough that provides a wide variety of educational and social classes. In the mid term, the Charity is looking to consolidate reserves ahead of its leasehold renewal, which have grown notwithstanding the challenges of covid-19 and the more recent escalation of energy costs. The reserving policy has ensured that the House was and continues to be well placed to absorb operational losses through difficult operating conditions with increasing liquidity.

Financial Review

The Charity adopts a policy of ensuring that its free reserves are sufficient to meet its day to day operation should income levels unexpectedly diminish and to provide for unexpected items of expenditure primarily concerned with the upkeep of the Hall and the internal maintenance of the House and its entrances and windows in accordance with its leasehold obligations. Income levels are expected to be at least maintained in 2024/25 with rents having once again been frozen to mitigate the effects of the economic downturn. Utility expenditure is expected to fall following a review of providers. Other costs are expected to rise and are expected to be managed from reserves in the short term, which through careful management have yet to be called upon despite the pandemic and economic downturn. In the longer term the policy is to increase reserves when conditions permit to enable the Charity to renew its leasehold of Wanstead House as a community centre. From time to time the Trustees designate funds from reserves for specific expenditure.

Financial Review

The free reserve stands at £314,768 for the reasons stated above. In addition to which there are available designated funds totalling £22,365 for the specific purposes of replacement of remaining windows and the emergency repairs contingency as noted in the accounts.

The Charity has been able to absorb the effects of the econommic downturn, soaring energy costs and the loss of a long standing hirer such that the Association has greater confidence of continuing to make the House available to the Community in continued challenging circumstances.

Reserves policy

The Trustees consider that the free reserves held by the Charity are sufficient for the coming financial year notwithstanding the uncertainty occasioned by the economic downturn and energy costs.

Investment policy

The Trustees have considered the most appropriate policy for investing funds and has found that Barclays Tracker account meets their requirements. In the absence of any other investments the Trustees did not consider it necessary to appoint a Custodian Trustee. These matters will be reviewed periodically.

Risk review

The Trustees have conducted a review of the major risks to which the Charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity. Additional meetings are held from time to time to meet particular operational challenges as they arise. The cash reserve provides sufficient protection against unpredictable rises in expenditure in the short term.

Public Benefit

The trustees confirm that they have complied with the duty in s17(5) of the Charities Act 2011 and to have due regard to the guidance issued by the Charity Commission on public benefit. See the principal activities section above as to the main activities undertaken by the Charity to further its purposes for public benefit.

Auditors

A resolution will be placed before the annual general meeting to reappoint Samuels LLP, Chartered Accountants and Registered Auditors, as auditors for the ensuing year.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Trustees' Responsibilities
for the year ended 31 March 2024

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to Charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 4 November 2024 and signed on its behalf by:

J L Fox ....

Janet Fox (Chairman)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Report of the Independent Auditors to the Trustees of Wanstead House Community Association
for the year ended 31 March 2024

Opinion
We have audited the financial statements of Wanstead House Community Association (the 'Charity') for the year ended 31 March 2024 on pages nine to fifteen. 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 Charity's affairs as at 31 March 2024 and of its incoming resources and application of sources for the year then ended;
-have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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
We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:
-The Trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
-The Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information
The Trustees are responsible for the other information. The other information comprises the information in the Trustees' Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Report of the Independent Auditors to the Trustees of Wanstead House Community Association (Contd.)

Responsibilities of the Trustees
As explained more fully in the Statement of Trustees' Responsibilities set out on page five, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our audit report
This report is made solely to the Charity's Trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and the regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Samuels LLP

Samuels LLP, Statutory Auditor
3 Locks Yard
High Street
Sevenoaks
Kent
TN13 1LT

Date: 4th November 2024

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Financial Activities
for the year ended 31 March 2024

	Notes	Year ended 31.03.24 Total funds £	Year ended 31.03.23 Total funds £
Income and expenditure			
Income from			
Charitable activities:			
Other Grants	12	7,110	7,110
Rents		123,705	120,994
Subscriptions		1,456	1,258
Other trading activities:			
Bar/Cafe surplus	8	46	259
Sundry income		10	2,067
Investment income:			
Interest received		2,967	501
Total incoming resources		135,294	132,189
Expenditure on			
Charitable activities:			
Costs of generating funds	9	106,686	96,317
Management and administration	9a	32,204	28,417
Total resources expended		138,890	124,734
Net (expenditure)/income		(3,596)	7,455
Reconciliation of Funds			
Total Funds brought forward		340,729	333,274
Total Funds carried forward	10	337,133	340,729

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet
At 31 March 2024

	Notes	31.03.24 Total funds £	31.03.23 Total funds £
Fixed assets			
Tangible assets	2	75,340	93,672
Current assets			
Stock	3	457	589
Debtors	4	9,726	5,299
Cash at bank and in hand		258,178	247,470
		268,361	253,358
Liabilities: Amounts falling due within one year	5	(6,568)	(6,301)
Net current assets		261,793	247,057
Total assets less current liabilities		337,133	340,729
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	314,768	318,364
Total funds		337,133	340,729

The financial statements were approved by the Board of Trustees on 4th November 2024 and were signed on its behalf by:

.........J. L. Fox.........
Janet Fox (Chairman)

Notes to the financial statements
for the year ended 31 March 2024

1. Accounting policies

a) Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' EFA and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

b) Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

c) Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

d) Tangible fixed assets
Depreciation is provided at the following rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	3 years
Other furniture and equipment	3 years
Leasehold building improvements	over the lease term

e) 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 impairement 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).

f) Stocks
Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

g) Taxation
The charity is exempt from tax on its charitable activities.

1. Accounting policies

h) Cash and cash equivalents
Cash and cash equivalents are basic financial assets and 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. Bank overdrafts are shown within borrowings in current liabilities.

i) Financial instruments
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.

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 and bank loans 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.

j) Judgements and key sources of estimation uncertainty
In the application of the Charity's accounting policies, the members 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.

Notes to the financial statements (continued)
for the year ended 31 March 2024

1. Accounting policies

k) Fund Accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.
Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
Further explanation of each fund is included in the notes to the financial statements.

l) Grants
Income from grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

2. Tangible fixed assets

The following are included in the net book value of tangible fixed assets:

	2024	2023
	£	£
Other furniture and equipment	2,713	3,467
Office furniture and equipment	209	763
Leasehold building improvements	72,418	89,442
	75,340	93,672

The movement in the period was as follows:

	Other furniture/ equipment	Office furniture/ equipment	Leasehold building improvements
Cost	£	£	£
Opening balance	5,592	30,740	306,185
Additions	1,292	-	5,693
Year-ended 31 March 2024	6,884	30,740	311,878
Depreciation/amortisation			
Opening balance	2,125	29,977	216,743
Charge	2,046	554	22,717
Year-ended 31 March 2024	4,171	30,531	239,460
Net book value			
Year-ended 31 March 2023	3,467	763	89,442
Year-ended 31 March 2024	2,713	209	72,418

Notes to the financial statements (continued)
for the year ended 31 March 2024

3. Stock

The following are included in the net book value of stock:

	2024	2023
Bar/café	£457	£589

4. Debtors

The following amounts are included in the net book value of debtors:

Amounts falling due within one year:

	£	£
Trade debtors	7,275	3,034
Prepayments and other debtors	2,451	2,265
	9,726	5,299

5. Liabilities: amounts falling due within one year

The following are included in liabilities falling due within one year:

	£	£
VAT	196	135
Accruals	6,372	6,166
	6,568	6,301

6. Emoluments of employees

The total emoluments for the year of the Charity's employees amounted to:

Wages & salaries	£67,583	£63,619
The average number of employees for the year was	8	8

No employees received emoluments in excess of £60,000.
One employee is a member of an auto-enrolment pension scheme. Employer contributions for the period were £390 (2023 - £344).

7. Designated funds

The Emergency Repairs Contingency Fund was set up with the intention of setting aside monies for unexpected future repair expenditure.

The Replacement windows fund was set up to set aside monies to replace the old windows.
The first phase of window replacements started in April 2015.

	Balance 01/04/2023	New designations	(Utilised)	Balance 31/03/2024
	£	£	£	£
Emergency Repairs Contingency	10,000	-	-	10,000
Replacement windows	12,365	-	-	12,365
	22,365	-	-	22,365

8. Bar/Cafe account

	2024	2023
	£	£
Sales	7,455	7,723
Less: Cost of goods sold	3,273	3,489
Gross profit/(loss)	4,182	4,234
Wages	4,136	3,975
Surplus	46	259

9. Costs of generating funds

	£	£
Staff costs	51,070	47,991
Depreciation/amortisation	20,254	19,206
Other running costs	33,955	27,671
Advertising	1,407	1,449
	106,686	96,317

9a. Management and administration

	£	£
Staff costs	12,767	11,998
Auditors' fee for audit services	4,800	4,700
Depreciation/amortisation	5,063	4,801
Other running costs	9,574	6,918
	32,204	28,417

10. Movement in Funds

	At 01.04.23	Net movement in funds	At 31.03.24
	£	£	£
General fund	318,364	(3,596)	314,768
	318,364	(3,596)	314,768
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	22,365	-	22,365
Total Unrestricted Funds	340,729	(3,596)	337,133

11. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2024 (2023 £Nil).
The trustees did not receive any remuneration and no trustee expenses were incurred in the year ended 31 March 2024 (2023 £Nil).

12. Grants

	2024	2023
Other grants comprised:		
LBR Vision	£7,110	£7,110

WANSTEAD HOUSE COMMUNITY ASSOCIATION

General income and expenditure account
for the year ended 31 March 2024

	2024		2023	
	£	£	£	£
Income				
Other grants		7,110		7,110
Interest received		2,967		501
Sundry income- donations		10		2,067
Subscriptions		1,456		1,258
Other rental income		123,705		120,994
Bar/Cafe account		46		259
		135,294		132,189
Expenditure				
Clerical salaries	26,950		25,425	
Accountancy and audit	5,675		5,560	
Payroll service	540		520	
Office costs and rates	5,662		3,961	
Light and heat	10,222		15,150	
Caretakers' salaries	30,502		28,572	
Cleaners' salaries	5,995		5,647	
Pension costs	390		344	
Cleaning materials	906		1,243	
Repairs and decorations	12,379		2,774	
Insurance	2,280		2,081	
Amortisation- leasehold building improvements	22,717		21,840	
Depreciation- office furniture & equipment	554		554	
Depreciation- other furniture & equipment	2,046		1,614	
Minor equipment	482		-	
Telephone	2,301		1,646	
Postage, stationery and printing	241		160	
Advertising	1,407		1,449	
General expenses	2,303		3,444	
Irrecoverable VAT	5,338		2,750	
		138,890		124,734
(Deficit)/surplus for the year		(3,596)		7,455

Accounts

WANSTEAD HOUSE COMMUNITY ASSOCIATION

An Association established by trust deed

Charity registration number 303190

Wanstead House, 21 The Green, London E11 2NT

Financial statements
for the year ended
31 March 2023

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Legal and Administrative information

Legal status:	The Charity is an unincorporated association
Governing document:	Trust deed
Principal address:	Wanstead House 21 The Green London E11 2NT
Bankers:	Barclays Bank plc 130 George Lane South Woodford London E18 1AZ
Auditors:	Samuels LLP Chartered Accountants & Registered Auditors 3 Locks Yard High Street Sevenoaks Kent TN13 1LT

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report
for the year ended 31 March 2023

The Trustees present their report with the financial statements of the Charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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 2015.)

Registered Charity Number
303190

Registered Office
Wanstead House, 21 The Green, London, E11 2NT.

Structure, Governance and management
The Charity is governed by its Constitution adopted at a Special General Meeting on 30th November 2009.

Current Trustees:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Management Trustees who served during the year are as shown below:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Association had no requirement for a Custodian Trustee.

Appointment and Training of Trustees

Trustees are appointed by the membership of the Association as prescribed by the Constitution by election at the Association's Annual General Meeting and retire at the following Annual General Meeting. Trustees are permitted to stand for re-election. The Trustees have the power to co-opt to fill any unelected vacancies. All Trustees are provided with the Association's Constitution. No specific training is provided by the Association save that from time to time individual Trustees may undertake training commensurate with their specific roles. No training was undertaken.

Organisation Structure

Certain authority from the trustees is delegated to the Centre manager, Mrs Ann Brockway in dealing with the day to day management of the charity.

Achievements and performance

The principal activities of the Charity are: (a) to improve the conditions of life of the Community resident in Wanstead and Woodford and surrounding areas by associating with local authorities, voluntary organisations and residents in providing facilities for physical and mental training recreation, including the opportunity for social intercourse, and other leisure-time occupation, for the residents and (b) to co-operate with the local authorities in the maintenance and management of a community centre for activities promoted by the Association and its constituent bodies, in furtherance of the above activities.

The Association has continued to serve its local community in providing educational and recreational activity. It has widened its range of activities to include community health and wellbeing. Through continued careful planning the House was able to offer its full range of accommodation and services, including social activities. Additional users of the House were found to replace those lost by the Redbridge Institute of Adult Education. Constituent bodies have continued to engage with the House and membership of the House has been encouraged.

The Charity's principal funding source of rental income held up remarkably well following the rent increases to compensate for several years of frozen rates to mitigate the effects of Covid-19. New rentals offset the loss of the Redbridge Institute block payments following a restructing of the classes they offer and withdrawal from satellite sites. The grant from London Borough of Redbridge (Vision) increased fractionally. The Charity did not engage in any substantive fundraising activities during the current year. Expenditure throughout the year supported its key objective of running activities at Wanstead House for the benefit of all members of the local community.

Future strategy

The Association will continue to seek expansion of its activities and facilities to members of the local community by encouraging new groups and organisations to use the Centre. This will be achieved by increasing public awareness and local advertising. In the mid term, the Charity is looking to consolidate reserves ahead of its leasehold renewal, which have grown notwithstanding the challenges of covid-19 and the more recent escallation of energy costs. The reserving policy has ensured that the House was and continues to be well placed to absorb operational losses through difficult operating conditions.

Financial Review

The Charity adopts a policy of ensuring that its free reserves are sufficient to meet its day to day operation should income levels unexpectedly diminish and to provide for unexpected items of expenditure primarily concerned with the upkeep of the Hall and the internal maintenance of the House and its entrances and windows in accordance with its leasehold obligations. Income levels are expected to be maintained in 2023/24 with rents once again frozen to mitigate the effects of the economic downturn. Fixed pricing was entered into to offset wild fluctuations in energy costs.

Other costs are expected to rise and are expected to be managed from reserves in the short term, which through careful management have yet to be called upon despite the pandemic and econmic downturn. In the longer term the policy is to increase reserves when conditions permit to enable the Charity to renew its leasehold of Wanstead House as a community centre. From time to time the Trustees designate funds from reserves for specific expenditure.

The free reserve stands at £318,364 for the reasons stated above. In addition to which there are available designated funds totalling £22,365 for the specific purposes of replacement of remaining windows and the emergency repairs contingency as noted in the accounts.

The Charity has been able to absorb the effects of the econommic downturn, soaring energy costs and the loss of a long standing hirer such that the Association has greater confidence of continuing to make the House available to the Community in continued challenging circumstances.

Reserves policy
The Trustees consider that the free reserves held by the Charity are sufficient for the coming financial year notwithstanding the uncertainty occasioned by the econmic downturn and energy costs.

Investment policy
The Trustees have considered the most appropriate policy for investing funds and has found that Barclays Tracker account meets their requirements. In the absence of any other investments the Trustees did not consider it necessary to appoint a Custodian Trustee. These matters will be reviewed periodically.

Risk review
The Trustees have conducted a review of the major risks to which the Charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity. Additional meetings, maybe held to further monitor the affects of the economic downturn, energy crisis and potential affects of covid-19 variants particularly over the winter months on operations and financial liquidity. The cash reserve provides sufficient protection against unpredictable rises in expenditure in the short term.

Risk review
The trustees confirm that they have complied with the duty in s17(5) of the Charities Act 2011 and to have due regard to the guidance issued by the Charity Commission on public benefit. See the principal activities section above as to the main activities undertaken by the Charity to further its purposes for public benefit.

Auditors
A resolution will be placed before the annual general meeting to reappoint Samuels LLP, Chartered Accountants and Registered Auditors, as auditors for the ensuing year.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice. statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice.)

The law applicable to Charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the Board of Trustees on 13 November 2023 and signed on its behalf by:

J L Fox

Janet Fox (Chairman)

Report of the Independent Auditors to the Trustees of Wanstead House Community Association

Opinion
We have audited the financial statements of Wanstead House Community Association (the ‘Charity’) for the year ended 31 March 2023 on pages eight to fifteen. 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 Charity’s affairs as at 31 March 2023 and of its incoming resources and application of sources for the year then ended;
-have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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
We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:
-The Trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
-The Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity’s ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information
The Trustees are responsible for the other information. The other information comprises the information in the Trustees’ Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
- the information given in the Trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Report of the Independent Auditors to the Trustees of Wanstead House Community Association (Contd.)

Responsibilities of the Trustees
As explained more fully in the Statement of Trustees' Responsibilities set out on page five, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our audit report
This report is made solely to the Charity's Trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and the regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Samuels LLP

Samuels LLP, Statutory Auditor
3 Locks Yard
High Street
Sevenoaks
Kent
TN13 1LT

Date: 13th November 2023

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Financial Activities
for the year ended 31 March 2023

	Notes	Year ended 31.03.23 Total funds £	Year ended 31.03.22 Total funds £
Income and expenditure			
Income from			
Charitable activities:			
Other Grants	12	7,110	6,900
HMRC Job Retention Scheme Grants		-	2,570
Rents		120,994	103,492
Subscriptions		1,258	1,368
Other trading activities:			
Bar/Cafe surplus	8	259	183
Sundry income		2,067	4,502
Investment income:			
Interest received		501	19
Total incoming resources		132,189	119,034
Expenditure on			
Charitable activities:			
Costs of generating funds	9	96,317	87,506
Management and administration	9a	28,417	26,045
Total resources expended		124,734	113,551
Net income		7,455	5,483
Reconciliation of Funds			
Total Funds brought forward		333,274	327,791
Total Funds carried forward	10	340,729	333,274

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet
At 31 March 2023

	Notes	31.03.23 Total funds £	31.03.22 Total funds £
Fixed assets			
Tangible assets	2	93,672	116,680
Current assets			
Stock	3	589	301
Debtors	4	5,299	9,767
Cash at bank and in hand		247,470	212,677
		253,358	222,745
Liabilities: Amounts falling due within one year	5	(6,301)	(6,151)
Net current assets		247,057	216,594
Total assets less current liabilities		340,729	333,274
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	318,364	310,909
Total funds		340,729	333,274

The financial statements were approved by the Board of Trustees on 13 November 2023 and were signed on its behalf by:

J.L.Fox
Janet Fox (Chairman)

Notes to the financial statements
for the year ended 31 March 2023

1. Accounting policies

a) Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland' EFA and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

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

b) Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

c) Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

d) Tangible fixed assets

Depreciation is provided at the following rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	3 years
Leasehold building improvements	over the lease term

e) 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 impairement 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).

f) Stocks

Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

g) Taxation

The charity is exempt from tax on its charitable activities.

Notes to the financial statements
for the year ended 31 March 2023

1. Accounting policies

h) Cash and cash equivalents

Cash and cash equivalents are basic financial assets and 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. Bank overdrafts are shown within borrowings in current liabilities.

i) Financial instruments

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.

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 and bank loans 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.

j) Judgements and key sources of estimation uncertainty

In the application of the Charity's accounting policies, the members 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.

Notes to the financial statements (continued)
for the year ended 31 March 2023

1. Accounting policies

k) Fund Accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.
Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
Further explanation of each fund is included in the notes to the financial statements.

l) Grants
Income from grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

2. Tangible fixed assets

	2023	2022
	£	£
The following are included in the net book value of tangible fixed assets:		
Other furniture and equipment	3,467	4,081
Office furniture and equipment	763	1,317
Leasehold building improvements	89,442	111,282
	93,672	116,680

The movement in the period was as follows:

	Other furniture/ equipment		Office furniture/ equipment	Leasehold building improvements
Cost	£		£	£
Beginning of year	4,592		30,740	306,185
Additions	1,000			
	5,592	0	30,740	306,185
Depreciation/amortisation				
Beginning of year	511		29,423	194,903
Charge	1,614		554	21,840
End of year	2,125		29,977	216,743
Net book value				
End of year	3,467	0	763	89,442

Notes to the financial statements (continued)
for the year ended 31 March 2023

	2023	2022

3. Stock

The following are included in the net book value of stock:

	£	£
Bar/café	589	301

4. Debtors

The following amounts are included in the net book value of debtors:

Amounts falling due within one year:

	£	£
Trade debtors	3,034	6,577
Prepayments and other debtors	2,265	3,190
	5,299	9,767

5. Liabilities: amounts falling due within one year

The following are included in liabilities falling due within one year:

	£	£
VAT	135	168
Accruals	6,166	5,983
	6,301	6,151

6. Emoluments of employees

The total emoluments for the year of the Charity's employees amounted to:

	£	£
Wages & salaries	63,619	59,832
The average number of employees for the year was	8	8

No employees received emoluments in excess of £60,000.
One employee is a member of an auto-enrolment pension scheme. Employer contributions for the period were £344 (2022- £340).

Notes to the financial statements (continued)
for the year ended 31 March 2023

7. Designated funds

The Emergency Repairs Contingency Fund was set up with the intention of setting aside monies for unexpected future repair expenditure.
The Replacement windows fund was set up to set aside monies to replace the old windows.
The first phase of window replacements started in April 2015.

	Balance 01/04/2022	New designations	(Utilised)	Balance 31/03/2023
	£	£	£	£
Emergency Repairs Contingency	10,000	-	-	10,000
Replacement windows	12,365	-	-	12,365
	22,365	-	-	22,365

8. Bar/Cafe account

	2023	2022
	£	£
Sales	7,723	5,739
Less: Cost of goods sold	3,489	2,041
Gross profit/(loss)	4,234	3,698
Wages	3,975	3,515
Surplus	259	183

9. Costs of generating funds

	£	£
Staff costs	47,991	45,325
Depreciation/amortisation	19,206	18,665
Other running costs	27,671	22,192
Advertising	1,449	1,324
	96,317	87,506

9a. Management and administration

	£	£
Staff costs	11,998	11,331
Auditors' fee for audit services	4,700	4,500
Depreciation/amortisation	4,801	4,666
Other running costs	6,918	5,548
	28,417	26,045

10. Movement in Funds

	At 01.04.22	Net movement in funds	At 31.03.23
	£	£	£
General fund	310,909	7,455	318,364
	310,909	7,455	318,364
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	22,365	-	22,365
Total Unrestricted Funds	333,274	7,455	340,729

11. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2023 (2022 £Nil).
The trustees did not receive any remuneration and no trustee expenses were incurred in the year ended 31 March 2023 (2022 £Nil).

12. Grants

	2023	2022
Other grants comprised:	£	£
LBR Vision	£7,110	£6,900

13. RIAE Income

RIAE income of £Nil (2022- £10,000) is included within the rental income figure.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

General income and expenditure account

for the year ended 31 March 2023

	2023		2022	
	£	£	£	£
Income				
Room rental- ESOL & C/care		-		10,000
Other grants		7,110		6,900
HMRC Job Retention Scheme Grants		-		2,570
Interest received		501		19
Sundry income- donations		2,067		4,502
Subscriptions		1,258		1,368
Other rental income		120,994		93,492
Bar/Cafe account		259		183
		132,189		119,034
Expenditure				
Clerical salaries	25,425		24,078	
Accountancy and audit	5,560		5,350	
Payroll service	520		480	
Office costs and rates	3,961		1,633	
Light and heat	15,150		9,152	
Caretakers' salaries	28,572		27,284	
Cleaners' salaries	5,647		4,954	
Pension costs	344		340	
Cleaning materials	1,243		995	
Repairs and decorations	2,774		5,480	
Insurance	2,081		1,871	
Amortisation- leasehold building improvements	21,840		22,631	
Depreciation- office furniture & equipment	554		189	
Depreciation- other furniture & equipment	1,614		511	
Minor equipment	-		321	
Telephone	1,646		1,563	
Postage, stationery and printing	160		211	
Advertising	1,449		1,324	
General expenses	3,444		1,960	
Irrecoverable VAT	2,750		3,224	
		124,734		113,551
Surplus for the year		7,455		5,483

Accounts

WANSTEAD HOUSE COMMUNITY ASSSOCIATION
ANNUAL REPORT
1 APRIL 2020 – 31 MARCH 2021

Wanstead House was closed shortly before 1 April as per Government Covid-19 legislation preventing indoor meetings except for Osteopathy sessions which were deemed essential services. It remained closed for most of the financial year which spanned two periods of HMG lockdowns. Our dedicated staff agreed to furlough contract variations and other financial support was provided through central and local government schemes.

During August 2020 various steps were taken to prepare the House for controlled re-opening for those groups and classes there were able and permitted to meet under the "Tiers" restrictions that applied in the short two month window between the the two lockdowns. This planning ensured safe conditions in the House and achieved HMG "covid secure" status. These steps included closure to the public, room limits, face coverings, hand sanitisers, screens for the office and café/bar and ppe equipment available for all staff.

From 1st September 2020 to 5th November 2021 the House was able to host groups of six and educational classes as the country moved through the "tiers", operating at very reduced capacity.

The House was once again forced to close from 5th November 2020 for the remainder of the financial year.

On 12 April 2021 under Step 2 guidelines children's groups were allowed to return and all clubs and groups were issued with our policies and procedures. Under Step 3 from 17th May all remaining clubs and groups were allowed to return and in September the House returned to almost normal operations but not quite full capacity. Some clubs did not return and others had reduced numbers. 2021/22 will be another uncertain and challenging year on all fronts as our community adapts to living with the virus.

All staff, supported by the management committee which met through monthly video conferencing during the Covid-19 crisis, have worked tirelessly and with total dedication throughout this difficult year, ensuring that Wanstead House has been able to offer facilities in line with Government guidelines. Many of the clubs and groups have been very grateful for all the efforts made by everyone to enable Wanstead House to ride out an existential crisis and emerge well placed to continue to serve its local community.

Janet Fox
Chairman

WANSTEAD HOUSE COMMUNITY ASSOCIATION

An Association established by trust deed

Charity registration number 303190

Wanstead House, 21 The Green, London E11 2NT

Financial statements
for the year ended
31 March 2021

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Legal and Administrative information

Legal status:	The Charity is an unincorporated association
Governing document:	Trust deed
Principal address:	Wanstead House 21 The Green London E11 2NT
Bankers:	Barclays Bank plc 130 George Lane South Woodford London E18 1AZ
Auditors:	Samuels LLP Chartered Accountants & Registered Auditors 3 Locks Yard High Street Sevenoaks Kent TN13 1LT

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report
for the year ended 31 March 2021

The Trustees present their report with the financial statements of the Charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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 2015.)

Registered Charity Number
303190

Registered Office
Wanstead House, 21 The Green, London, E11 2NT.

Structure, Governance and management

The Charity is governed by its Constitution adopted at a Special General Meeting on 30th November 2009.

Current Trustees:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Management Trustees who served during the year are as shown below:

Mr Ron Filer	President
Mr David Norman Gibbs	Chairman (until 26 October 2020)/ Vice Chairman
Mrs Janet Fox	Vice Chairman (until 26 October 2020)/ Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	
Mr David Tachauer	(Resigned 26 October 2020)

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Association had no requirement for a Custodian Trustee.

Appointment and Training of Trustees

Trustees are appointed by the membership of the Association as prescribed by the Constitution by election at the Association's Annual General Meeting and retire at the following Annual General Meeting. Trustees are permitted to stand for re-election. The Trustees have the power to co-opt to fill any unelected vacancies. All Trustees are provided with the Association's Constitution. No specific training is provided by the Association save that from time to time individual Trustees may undertake training commensurate with their specific roles. No training was undertaken.

Organisation Structure

Certain authority from the trustees is delegated to the Centre manager, Mrs Ann Brockway in dealing with the day to day management of the charity.

Achievements and performance

The principal activities of the Charity are: (a) to improve the conditions of life of the Community resident in Wanstead and Woodford and surrounding areas by associating with local authorities, voluntary organisations and residents in providing facilities for physical and mental training recreation, including the opportunity for social intercourse, and other leisure-time occupation, for the residents and (b) to co-operate with the local authorities in the maintenance and management of a community centre for activities promoted by the Association and its constituent bodies, in furtherance of the above activities.

The Association has continued to serve its local community in providing educational and recreational activity when permitted to open by HMG emergency legislation during the Covid-19 pandemic, supported by public funding. It has contended with two lock-downs in this period with restrictions on the extent of activities for the remainder of the year. Through careful planning the House achieved "covid secure" status, which it maintained during the financial year. Notwithstanding an enforced reduction in capacity, the House was able to offer facilities to those classes and groups that were able to reconvene after lockdown and to assist them with their return and managing their distinct activities through clear guidance and support from the Office staff. The approach was an effective one, with no outbreaks of infection having been associated with the House and no call upon Track & Trace data. Constituent bodies have continued to engage with the House.

The Charity's principal funding sources of rental income and Redbridge Institute payments in respect of their classes held on site were substantially reduced by the covid-19 pandemic lockdowns and operating restrictions. The grant from London Borough of Redbridge (Vision) was however augmented by public funding through the Furlough scheme to support wages, business support grants and business rates relief. The Charity did not engage in any substantive fundraising activities during the current year. Expenditure throughout the year supported its key objectives by paying for with the assistance of public funding of the retention of staff and running of activities at Wanstead House for the benefit of all members of the local community in a "covid secure" environment.

Future strategy

In the event that Corvid-19 pandemic restrictions allow, will continue to seek expansion of its activities and facilities to members of the local community by encouraging new groups and organisations to use the Centre. This will be achieved by increasing public awareness and local advertising. In the mid term, the Charity is looking to consolidate reserves ahead of its leasehold renewal. In the short term, the Charity is expected to draw significantly on those reserves in the coming financial year in the expectation of no further support from public funding and continuing operational restrictions occasioned by the Covid-19 pandemic. The reserving policy has ensured that the House is well placed to absorb the operational losses in the coming year whilst providing the community services expected of the Association following a substantial investment of public funding from various governmental Covid-19 pandemic support schemes in 2020/2021.

Financial Review

The Charity adopts a policy of ensuring that its free reserves are sufficient to meet its day to day operation should income levels unexpectedly diminish and to provide for unexpected items of expenditure primarily concerned with the upkeep of the Hall and the internal maintenance of the House and its entrances and windows in accordance with its leasehold obligations. Income levels are expected to be diminished in 2021/22 as the effects of the Covid-19 pandemic continue to be felt with operations likely to be affected for at least 12 months. In the longer term the policy is to increase reserves to enable the Charity to renew its leasehold of Wanstead House as a community centre. From time to time the Trustees designate funds from reserves for specific expenditure.

The free reserve stands at £305,426 for the reasons stated above. In addition to which there are available designated funds totalling £22,365 for the specific purposes of replacement of remaining windows and the emergency repairs contingency as noted in the accounts.

The financial year began under the Covid-19 HM Government Closure Order of 24th March 2020 with the House not re-opening until it was "covid secure" which coincided with the start of the academic year in September. Following the second lockdown in mid December, the Spring roadmap prevented the House from re-opening save for limited exempted purposes for the remainder of the financial year. The expected impact on the Charity's reserve levels due to the Covid-19 pandemic envisaged in our last report has been deferred by 12 months due to the public funding received. Accordingly, the Charity has greater confidence of being able to repay that investment by making the House available to the Community whenever possible within the varying health & safety operating constraints that are expected to apply throughout the coming financial year.

Reserves policy

The Trustees consider that the free reserves held by the Charity are sufficient for the coming finanical year notwithstanding the uncertainty occasioned by the Covid-19 pandemic.

Investment policy

The Trustees have considered the most appropriate policy for investing funds and has found that Barclays Tracker account meets their requirements. In the absence of any other investments the Trustees did not consider it necessary to appoint a Custodian Trustee. These matters will be reviewed periodically.

Risk review

The Trustees have conducted a review of the major risks to which the Charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity. Additional meetings, including Board meetings, were held to monitor the affects of the Covid-19 pandemic on operations and financial liquidity as well as reviewing the precautions in place to manage the risk of infection.

The trustees confirm that they have complied with the duty in s17(5) of the Charities Act 2011 and to have due regard to the guidance issued by the Charity Commission on public benefit. See the principal activities section above as to the main activities undertaken by the Charity to further its purposes for public benefit.

Auditors

A resolution will be placed before the annual general meeting to reappoint Samuels LLP, Chartered Accountants and Registered Auditors, as auditors for the ensuing year.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice. statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice.)

The law applicable to Charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the Board of Trustees on 25 October 2021 and signed on its behalf by:

J L Fox

Janet Fox (Chairman)

Report of the Independent Auditors to the Trustees of Wanstead House Community Association

Opinion
We have audited the financial statements of Wanstead House Community Association (the 'Charity') for the year ended 31 March 2021 on pages eight to fourteen. 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).

This report is made solely to the Charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and the regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:
- give a true and fair view of the state of the Charity's affairs as at 31 March 2021 and of its incomin resources and application of sources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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
We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:
- The Trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- The Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information
The Trustees are responsible for the other information. The other information comprises the information in the Trustees' Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
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 Trustee's Annual Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
-sufficient accounting records have not been kept; or
-the financial statements are not in agreement with the accounting records; or
-we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustees
As explained more fully in the Statement of Trustee's Responsibilities set out on page five, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Our 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Samuels LLP
3 Locks Yard
High Street
Sevenoaks
Kent
TN13 1LT

Date: 25th Oct 2021

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Financial Activities

for the year ended 31 March 2021

	Notes	Year ended 31.03.21 Total funds £	Year ended 31.03.20 Total funds £
Income and expenditure			
Income from			
Charitable activities:			
Business Support Grants	12	54,079	-
Other Grants	12	6,900	6,900
HMRC Job Retention Scheme Grants		34,384	-
Rents		22,337	109,864
Subscriptions		726	1,501
Other trading activities:			
Bar/Cafe (deficit)/surplus	8	(3,456)	2,463
Sundry income		300	146
Investment income:			
Interest received		130	393
Total incoming resources		115,400	121,267
Expenditure on			
Charitable activities:			
Costs of generating funds	9	88,222	95,045
Management and administration	9a	26,141	27,886
Total resources expended		114,363	122,931
Net income/(expenditure)		1,037	(1,664)
Reconciliation of Funds			
Total Funds brought forward		326,754	328,418
Total Funds carried forward	10	327,791	326,754

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet

At 31 March 2021

	Notes	31.03.21 Total funds £	31.03.20 Total funds £
Fixed assets			
Tangible assets	2	133,692	155,557
Current assets			
Stock	3	73	452
Debtors	4	13,991	4,014
Cash at bank and in hand		186,695	172,861
		200,759	177,327
Liabilities: Amounts falling due within one year	5	(6,660)	(6,130)
Net current assets		194,099	171,197
Total assets less current liabilities		327,791	326,754
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	305,426	304,389
Total funds		327,791	326,754

The financial statements were approved by the Board of Trustees on 25 October 2021 and were signed on its behalf by:

............J. L. Fox......................

Janet Fox (Chairman)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements
for the year ended 31 March 2021

1. Accounting policies

a) Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' EFA and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

b) Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

c) Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

d) Tangible fixed assets
Depreciation is provided at the following rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	3 years
Leasehold building improvements	over the lease term

e) Stocks
Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

f) Taxation
The charity is exempt from tax on its charitable activities.

Notes to the financial statements (continued)
for the year ended 31 March 2021

1. Accounting policies

g) Fund Accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.
Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
Further explanation of each fund is included in the notes to the financial statements.

h) Grants
Income from grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

2. Tangible fixed assets

The following are included in the net book value of tangible fixed assets:

	2021	2020
	£	£
Office furniture and equipment	311	466
Leasehold building improvements	133,381	155,091
	133,692	155,557

The movement in the period was as follows:

	Office furniture/ equipment	Leasehold building improvements
Cost	£	£
Beginning of year	29,545	304,875
Additions	-	778
	29,545	305,653
Depreciation/amortisation		
Beginning of year	29,079	149,784
Charge	155	22,488
End of year	29,234	172,272
Net book value		
End of year	311	133,381

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

	2021	2020

3. Stock

The following are included in the net book value of stock:

Bar/café	£73	£452

4. Debtors

The following amounts are included in the net book value of debtors:

Amounts falling due within one year:

	£	£
Trade debtors	577	2,758
Prepayments	1,410	1,256
Grants receivable	12,000	-
VAT	4	-
	13,991	4,014

5. Liabilities: amounts falling due within one year

The following are included in liabilities falling due within one year:

	£	£
VAT	-	393
Accruals	6,660	5,737
	6,660	6,130

6. Emoluments of employees

The total emoluments for the year of the Charity's employees amounted to:

Wages & salaries	£56,631	£58,844
The average number of employees for the year was	7	9

No employees received emoluments in excess of £60,000.
One employee is a member of an auto-enrolment pension scheme. Employer contributions for the period were £325 (2020- £321).

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

7. Designated funds

The Emergency Repairs Contingency Fund was set up with the intention of setting aside monies for unexpected future repair expenditure.
The Replacement windows fund was set up to set aside monies to replace the old windows.
The first phase of window replacements started in April 2015.

	Balance 01/04/2020	New designations	(Utilised)	Balance 31/03/2021
	£	£	£	£
Emergency Repairs Contingency	10,000	-	-	10,000
Replacement windows	12,365	-	-	12,365
	22,365	-	-	22,365

8. Bar/Cafe account

	2021	2020
	£	£
Sales	199	9,982
Less: Cost of goods sold	897	3,942
Gross (loss)/profit	(698)	6,040
Wages	2,758	3,577
(Deficit)/surplus	(3,456)	2,463

9. Costs of generating funds

	£	£
Staff costs	43,358	40,975
Depreciation/amortisation	18,114	18,318
Other running costs	25,491	34,853
Advertising	1,259	899
	88,222	95,045

9a. Management and administration

	£	£
Staff costs	10,839	10,244
Auditors' fee for audit services	4,400	4,350
Depreciation/amortisation	4,529	4,579
Other running costs	6,373	8,713
	26,141	27,886

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

10. Movement in Funds

	At 01.04.20	Net movement in funds	At 31.03.21
	£	£	£
General fund	304,389	1,037	305,426
	304,389	1,037	305,426
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	22,365	-	22,365
Total Unrestricted Funds	326,754	1,037	327,791

11. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2021 (2020 £Nil).
The trustees did not receive any remuneration and no trustee expenses were incurred in the year ended 31 March 2021 (2020 £Nil).

12. Grants

Covid- 19 Business Support Grants received from the London Borough of Redbridge were:

	£
19/05/2020	25,000
16/03/2020	17,079
07/04/2021	12,000
	54,079

Other grants comprised:

15/05/2020 LBR Vision	6,900

13. RIAE Income

RIAE income is included within the rental income figure.
Only 1/3 of the London Borough of Redbridge Institute of Adult Education instalments were received during the year (£3,333). The Association believes that the other 2 term's instalments (£6,667) will not be received due to the extended period of closure of both the House and the Institute. Therefore, this amount has not been accrued for.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

General income and expenditure account

for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Income				
Room rental- ESOL & C/care		3,333		10,000
Other grants		6,900		6,900
Business Support Grants		54,079		-
HMRC Job Retention Scheme Grants		34,384		-
Interest received		130		393
Sundry income		300		146
Subscriptions		726		1,501
Other rental income		19,004		99,864
Bar/Cafe account		(3,456)		2,463
		115,400		121,267
Expenditure				
Clerical salaries	22,950		23,260	
Accountancy and audit	5,240		5,190	
Payroll service	480		480	
Office costs and rates	5,917		13,051	
Light and heat	7,746		9,786	
Caretakers' salaries	26,442		27,637	
Cleaners' salaries	4,481		4,369	
Pension costs	325		321	
Cleaning materials	647		1,135	
Repairs and decorations	7,088		4,061	
Insurance	1,671		1,544	
Amortisation-leasehold building improvements	22,488		22,606	
Depreciation- office furniture & equipment	155		291	
Minor equipment	1,188		773	
Telephone	1,490		1,516	
Postage, stationery and printing	161		267	
Advertising	1,259		899	
General expenses	1,439		1,212	
Irrecoverable VAT	3,196		4,533	
		114,363		122,931
Surplus/(deficit) for the year		1,037		(1,664)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

An Association established by trust deed

Charity registration number 303190

Wanstead House, 21 The Green, London E11 2NT

Financial statements
for the year ended
31 March 2021

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Legal and Administrative information

Legal status:	The Charity is an unincorporated association
Governing document:	Trust deed
Principal address:	Wanstead House 21 The Green London E11 2NT
Bankers:	Barclays Bank plc 130 George Lane South Woodford London E18 1AZ
Auditors:	Samuels LLP Chartered Accountants & Registered Auditors 3 Locks Yard High Street Sevenoaks Kent TN13 1LT

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report
for the year ended 31 March 2021

The Trustees present their report with the financial statements of the Charity for the year ended 31 March 2021. The trustees have adopted the provisions of 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 2015.)

Registered Charity Number
303190

Registered Office
Wanstead House, 21 The Green, London, E11 2NT.

Structure, Governance and management

The Charity is governed by its Constitution adopted at a Special General Meeting on 30th November 2009.

Current Trustees:

Mr Ron Filer	President
Mrs. Janet Fox	Chairman
Mr David Norman Gibbs	Vice Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Management Trustees who served during the year are as shown below:

Mr Ron Filer	President
Mr David Norman Gibbs	Chairman (until 26 October 2020)/ Vice Chairman
Mrs Janet Fox	Vice Chairman (until 26 October 2020)/ Chairman
Mrs Maureen Eneberi	Honorary Secretary
Mr Mark Murrell	Honorary Treasurer
Mrs Barbara Bishop	
Mr Ben Harte	
Mrs Patricia Marriott	
Mrs Sandra Nicholls	
Mr Christopher Saunders	
Mr David Tachauer	(Resigned 26 October 2020)

London Borough of Redbridge Representatives:
Cllr Sheila Bain
Cllr Daniel Morgan-Thomas

The Association had no requirement for a Custodian Trustee.

Appointment and Training of Trustees

Trustees are appointed by the membership of the Association as prescribed by the Constitution by election at the Association's Annual General Meeting and retire at the following Annual General Meeting. Trustees are permitted to stand for re-election. The Trustees have the power to co-opt to fill any unelected vacancies. All Trustees are provided with the Association's Constitution. No specific training is provided by the Association save that from time to time individual Trustees may undertake training commensurate with their specific roles. No training was undertaken.

Organisation Structure

Certain authority from the trustees is delegated to the Centre manager, Mrs Ann Brockway in dealing with the day to day management of the charity.

Achievements and performance

The principal activities of the Charity are: (a) to improve the conditions of life of the Community resident in Wanstead and Woodford and surrounding areas by associating with local authorities, voluntary organisations and residents in providing facilities for physical and mental training recreation, including the opportunity for social intercourse, and other leisure-time occupation, for the residents and (b) to co-operate with the local authorities in the maintenance and management of a community centre for activities promoted by the Association and its constituent bodies, in furtherance of the above activities.

The Association has continued to serve its local community in providing educational and recreational activity when permitted to open by HMG emergency legislation during the Covid-19 pandemic, supported by public funding. It has contended with two lock-downs in this period with restrictions on the extent of activities for the remainder of the year. Through careful planning the House achieved "covid secure" status, which it maintained during the financial year. Notwithstanding an enforced reduction in capacity, the House was able to offer facilities to those classes and groups that were able to reconvene after lockdown and to assist them with their return and managing their distinct activities through clear guidance and support from the Office staff. The approach was an effective one, with no outbreaks of infection having been associated with the House and no call upon Track & Trace data. Constituent bodies have continued to engage with the House.

The Charity's principal funding sources of rental income and Redbridge Institute payments in respect of their classes held on site were substantially reduced by the covid-19 pandemic lockdowns and operating restrictions. The grant from London Borough of Redbridge (Vision) was however augmented by public funding through the Furlough scheme to support wages, business support grants and business rates relief. The Charity did not engage in any substantive fundraising activities during the current year. Expenditure throughout the year supported its key objectives by paying for with the assistance of public funding of the retention of staff and running of activities at Wanstead House for the benefit of all members of the local community in a "covid secure" environment.

Future strategy

In the event that Corvid-19 pandemic restrictions allow, will continue to seek expansion of its activities and facilities to members of the local community by encouraging new groups and organisations to use the Centre. This will be achieved by increasing public awareness and local advertising. In the mid term, the Charity is looking to consolidate reserves ahead of its leasehold renewal. In the short term, the Charity is expected to draw significantly on those reserves in the coming financial year in the expectation of no further support from public funding and continuing operational restrictions occasioned by the Covid-19 pandemic. The reserving policy has ensured that the House is well placed to absorb the operational losses in the coming year whilst providing the community services expected of the Association following a substantial investment of public funding from various governmental Covid-19 pandemic support schemes in 2020/2021.

Financial Review

The Charity adopts a policy of ensuring that its free reserves are sufficient to meet its day to day operation should income levels unexpectedly diminish and to provide for unexpected items of expenditure primarily concerned with the upkeep of the Hall and the internal maintenance of the House and its entrances and windows in accordance with its leasehold obligations. Income levels are expected to be diminished in 2021/22 as the effects of the Covid-19 pandemic continue to be felt with operations likely to be affected for at least 12 months. In the longer term the policy is to increase reserves to enable the Charity to renew its leasehold of Wanstead House as a community centre. From time to time the Trustees designate funds from reserves for specific expenditure.

The free reserve stands at £305,426 for the reasons stated above. In addition to which there are available designated funds totalling £22,365 for the specific purposes of replacement of remaining windows and the emergency repairs contingency as noted in the accounts.

The financial year began under the Covid-19 HM Government Closure Order of 24th March 2020 with the House not re-opening until it was "covid secure" which coincided with the start of the academic year in September. Following the second lockdown in mid December, the Spring roadmap prevented the House from re-opening save for limited exempted purposes for the remainder of the financial year. The expected impact on the Charity's reserve levels due to the Covid-19 pandemic envisaged in our last report has been deferred by 12 months due to the public funding received. Accordingly, the Charity has greater confidence of being able to repay that investment by making the House available to the Community whenever possible within the varying health & safety operating constraints that are expected to apply throughout the coming financial year.

Reserves policy

The Trustees consider that the free reserves held by the Charity are sufficient for the coming finanical year notwithstanding the uncertainty occasioned by the Covid-19 pandemic.

Investment policy

The Trustees have considered the most appropriate policy for investing funds and has found that Barclays Tracker account meets their requirements. In the absence of any other investments the Trustees did not consider it necessary to appoint a Custodian Trustee. These matters will be reviewed periodically.

Risk review

The Trustees have conducted a review of the major risks to which the Charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the Charity. These procedures are periodically reviewed to ensure that they still meet the needs of the Charity. Additional meetings, including Board meetings, were held to monitor the affects of the Covid-19 pandemic on operations and financial liquidity as well as reviewing the precautions in place to manage the risk of infection.

The trustees confirm that they have complied with the duty in s17(5) of the Charities Act 2011 and to have due regard to the guidance issued by the Charity Commission on public benefit. See the principal activities section above as to the main activities undertaken by the Charity to further its purposes for public benefit.

Auditors

A resolution will be placed before the annual general meeting to reappoint Samuels LLP, Chartered Accountants and Registered Auditors, as auditors for the ensuing year.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice. statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice.)

The law applicable to Charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue to operate.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the Board of Trustees on 25 October 2021 and signed on its behalf by:

J L Fox

Janet Fox (Chairman)

Report of the Independent Auditors to the Trustees of Wanstead House Community Association

Opinion
We have audited the financial statements of Wanstead House Community Association (the 'Charity') for the year ended 31 March 2021 on pages eight to fourteen. 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).

This report is made solely to the Charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011 and the regulations made under Section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:
- give a true and fair view of the state of the Charity's affairs as at 31 March 2021 and of its incomin resources and application of sources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
-have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion
We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' 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
We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:
- The Trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- The Trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information
The Trustees are responsible for the other information. The other information comprises the information in the Trustees' Report, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception
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 Trustee's Annual Report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:
-sufficient accounting records have not been kept; or
-the financial statements are not in agreement with the accounting records; or
-we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustees
As explained more fully in the Statement of Trustee's Responsibilities set out on page five, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Our 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Samuels LLP

Samuels LLP
3 Locks Yard
High Street
Sevenoaks
Kent
TN13 1LT

Date: 25th Oct 2021

WANSTEAD HOUSE COMMUNITY ASSOCIATION
Statement of Financial Activities
for the year ended 31 March 2021

	Notes	Year ended 31.03.21 Total funds £	Year ended 31.03.20 Total funds £
Income and expenditure			
Income from			
Charitable activities:			
Business Support Grants	12	54,079	-
Other Grants	12	6,900	6,900
HMRC Job Retention Scheme Grants		34,384	-
Rents		22,337	109,864
Subscriptions		726	1,501
Other trading activities:			
Bar/Cafe (deficit)/surplus	8	(3,456)	2,463
Sundry income		300	146
Investment income:			
Interest received		130	393
Total incoming resources		115,400	121,267
Expenditure on			
Charitable activities:			
Costs of generating funds	9	88,222	95,045
Management and administration	9a	26,141	27,886
Total resources expended		114,363	122,931
Net income/(expenditure)		1,037	(1,664)
Reconciliation of Funds			
Total Funds brought forward		326,754	328,418
Total Funds carried forward	10	327,791	326,754

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet

At 31 March 2021

	Notes	31.03.21 Total funds £	31.03.20 Total funds £
Fixed assets			
Tangible assets	2	133,692	155,557
Current assets			
Stock	3	73	452
Debtors	4	13,991	4,014
Cash at bank and in hand		186,695	172,861
		200,759	177,327
Liabilities: Amounts falling due within one year	5	(6,660)	(6,130)
Net current assets		194,099	171,197
Total assets less current liabilities		327,791	326,754
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	305,426	304,389
Total funds		327,791	326,754

The financial statements were approved by the Board of Trustees on 25 October 2021 and were signed on its behalf by:

..........J. M. Fox..........
Janet Fox (Chairman)

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements
for the year ended 31 March 2021

1. Accounting policies

a) Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' EFA and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

b) Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

c) Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

d) Tangible fixed assets
Depreciation is provided at the following rates in order to write off each asset over its estimated useful life.

Office furniture and equipment	3 years
Leasehold building improvements	over the lease term

e) Stocks
Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

f) Taxation
The charity is exempt from tax on its charitable activities.

Notes to the financial statements (continued)
for the year ended 31 March 2021

1. Accounting policies

g) Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.
Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.
Further explanation of each fund is included in the notes to the financial statements.

h) Grants

Income from grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

2. Tangible fixed assets

The following are included in the net book value of tangible fixed assets:

	2021	2020
	£	£
Office furniture and equipment	311	466
Leasehold building improvements	133,381	155,091
	133,692	155,557

The movement in the period was as follows:

	Office furniture/ equipment	Leasehold building improvements
Cost	£	£
Beginning of year	29,545	304,875
Additions	-	778
	29,545	305,653
Depreciation/amortisation		
Beginning of year	29,079	149,784
Charge	155	22,488
End of year	29,234	172,272
Net book value		
End of year	311	133,381

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

3. Stock

The following are included in the net book value of stock:

	2021	2020
Bar/café	£73	£452

4. Debtors

The following amounts are included in the net book value of debtors:

Amounts falling due within one year:

	£	£
Trade debtors	577	2,758
Prepayments	1,410	1,256
Grants receivable	12,000	-
VAT	4	-
	13,991	4,014

5. Liabilities: amounts falling due within one year

The following are included in liabilities falling due within one year:

	£	£
VAT	-	393
Accruals	6,660	5,737
	6,660	6,130

6. Emoluments of employees

The total emoluments for the year of the Charity's employees amounted to:

Wages & salaries	£56,631	£58,844
The average number of employees for the year was	7	9

No employees received emoluments in excess of £60,000.
One employee is a member of an auto-enrolment pension scheme. Employer contributions for the period were £325 (2020- £321).

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

7. Designated funds

The Emergency Repairs Contingency Fund was set up with the intention of setting aside monies for unexpected future repair expenditure.
The Replacement windows fund was set up to set aside monies to replace the old windows.
The first phase of window replacements started in April 2015.

	Balance 01/04/2020	New designations	(Utilised)	Balance 31/03/2021
	£	£	£	£
Emergency Repairs Contingency	10,000	-	-	10,000
Replacement windows	12,365	-	-	12,365
	22,365	-	-	22,365

8. Bar/Cafe account

	2021	2020
	£	£
Sales	199	9,982
Less: Cost of goods sold	897	3,942
Gross (loss)/profit	(698)	6,040
Wages	2,758	3,577
(Deficit)/surplus	(3,456)	2,463

9. Costs of generating funds

	£	£
Staff costs	43,358	40,975
Depreciation/amortisation	18,114	18,318
Other running costs	25,491	34,853
Advertising	1,259	899
	88,222	95,045

9a. Management and administration

	£	£
Staff costs	10,839	10,244
Auditors' fee for audit services	4,400	4,350
Depreciation/amortisation	4,529	4,579
Other running costs	6,373	8,713
	26,141	27,886

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Notes to the financial statements (continued)
for the year ended 31 March 2021

10. Movement in Funds

	At 01.04.20	Net movement in funds	At 31.03.21
	£	£	£
General fund	304,389	1,037	305,426
	304,389	1,037	305,426
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	22,365	-	22,365
Total Unrestricted Funds	326,754	1,037	327,791

11. Related Party Disclosures

There were no related party transactions for the year ended 31 March 2021 (2020 £Nil).
The trustees did not receive any remuneration and no trustee expenses were incurred in the year ended 31 March 2021 (2020 £Nil).

12. Grants

Covid- 19 Business Support Grants received from the London Borough of Redbridge were:

	£
19/05/2020	25,000
16/03/2020	17,079
07/04/2021	12,000
	54,079

Other grants comprised:

15/05/2020 LBR Vision	6,900

13. RIAE Income

RIAE income is included within the rental income figure.
Only 1/3 of the London Borough of Redbridge Institute of Adult Education instalments were received during the year (£3,333). The Association believes that the other 2 term's instalments (£6,667) will not be received due to the extended period of closure of both the House and the Institute. Therefore, this amount has not been accrued for.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

General income and expenditure account

for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Income				
Room rental- ESOL & C/care		3,333		10,000
Other grants		6,900		6,900
Business Support Grants		54,079		-
HMRC Job Retention Scheme Grants		34,384		-
Interest received		130		393
Sundry income		300		146
Subscriptions		726		1,501
Other rental income		19,004		99,864
Bar/Cafe account		(3,456)		2,463
		115,400		121,267
Expenditure				
Clerical salaries	22,950		23,260	
Accountancy and audit	5,240		5,190	
Payroll service	480		480	
Office costs and rates	5,917		13,051	
Light and heat	7,746		9,786	
Caretakers' salaries	26,442		27,637	
Cleaners' salaries	4,481		4,369	
Pension costs	325		321	
Cleaning materials	647		1,135	
Repairs and decorations	7,088		4,061	
Insurance	1,671		1,544	
Amortisation-leasehold building improvements	22,488		22,606	
Depreciation- office furniture & equipment	155		291	
Minor equipment	1,188		773	
Telephone	1,490		1,516	
Postage, stationery and printing	161		267	
Advertising	1,259		899	
General expenses	1,439		1,212	
Irrecoverable VAT	3,196		4,533	
		114,363		122,931
Surplus/(deficit) for the year		1,037		(1,664)