

WANSTEAD HOUSE COMMUNITY ASSOCIATION
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.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report (continued) for the year ended 31 March 2021

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 Covid-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

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report (continued) for the year ended 31 March 2021

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 financial 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

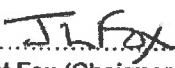
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice, statements in accordance with applicable law and United Kingdom Accounting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


.....
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 income resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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

		Year ended 31.03.21 Total funds	Year ended 31.03.20 Total funds
	Notes	£	£
Income and expenditure			
Income from			
<i>Charitable activities:</i>			
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
<i>Other trading activities:</i>			
Bar/Cafe (deficit)/surplus	8	(3,456)	2,463
Sundry income		300	146
<i>Investment income:</i>			
Interest received		130	393
Total incoming resources		<u>115,400</u>	<u>121,267</u>
Expenditure on			
<i>Charitable activities:</i>			
Costs of generating funds	9	88,222	95,045
Management and administration	9a	<u>26,141</u>	<u>27,886</u>
Total resources expended		<u>114,363</u>	<u>122,931</u>
Net income/(expenditure)		1,037	(1,664)
Reconciliation of Funds			
Total Funds brought forward		326,754	328,418
Total Funds carried forward	10	<u><u>327,791</u></u>	<u><u>326,754</u></u>

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet

At 31 March 2021

		31.03.21 Total funds	31.03.20 Total funds
	Notes	£	£
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		<u>186,695</u>	<u>172,861</u>
		200,759	177,327
Liabilities: Amounts falling due within one year	5	<u>(6,660)</u>	<u>(6,130)</u>
Net current assets		<u>194,099</u>	<u>171,197</u>
Total assets less current liabilities		<u>327,791</u>	<u>326,754</u>
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	305,426	304,389
		<u>327,791</u>	<u>326,754</u>
Total funds		<u>327,791</u>	<u>326,754</u>

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

.....
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.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

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.

	2021	2020
	£	£
2. Tangible fixed assets		
The following are included in the net book value of tangible fixed assets:		
Office furniture and equipment	311	466
Leasehold building improvements	133,381	155,091
	<u>133,692</u>	<u>155,557</u>
The movement in the period was as follows:		
	Office furniture/ equipment	Leasehold building improvements
Cost	£	£
Beginning of year	29,545	304,875
Additions	-	778
	<u>29,545</u>	<u>305,653</u>
Depreciation/amortisation		
Beginning of year	29,079	149,784
Charge	155	22,488
	<u>29,234</u>	<u>172,272</u>
Net book value		
End of year	<u>311</u>	<u>133,381</u>

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	<u>£73</u>	<u>£452</u>

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	-
	<u>13,991</u>	<u>4,014</u>

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
	<u>6,660</u>	<u>6,130</u>

6. Emoluments of employees

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

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

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
	<u>22,365</u>	<u>-</u>	<u>-</u>	<u>22,365</u>

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
	<u>88,222</u>	<u>95,045</u>

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
	<u>26,141</u>	<u>27,886</u>

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
	<u>304,389</u>	<u>1,037</u>	<u>305,426</u>
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	<u>22,365</u>	<u>-</u>	<u>22,365</u>
Total Unrestricted Funds	<u>326,754</u>	<u>1,037</u>	<u>327,791</u>

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	<u>12,000</u>
	<u>54,079</u>

Other grants comprised:

15/05/2020 LBR Vision	<u>6,900</u>
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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		<u>(3,456)</u>		<u>2,463</u>
		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	<u>3,196</u>		<u>4,533</u>	
		<u>114,363</u>		<u>122,931</u>
Surplus/(deficit) for the year		<u><u>1,037</u></u>		<u><u>(1,664)</u></u>

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
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3 Locks Yard
High Street
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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.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report (continued) for the year ended 31 March 2021

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 Covid-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

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Trustees' report (continued) for the year ended 31 March 2021

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 financial 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:


.....
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 income resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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

		Year ended 31.03.21 Total funds	Year ended 31.03.20 Total funds
	Notes	£	£
Income and expenditure			
Income from			
<i>Charitable activities:</i>			
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
<i>Other trading activities:</i>			
Bar/Cafe (deficit)/surplus	8	(3,456)	2,463
Sundry income		300	146
<i>Investment income:</i>			
Interest received		130	393
Total incoming resources		<u>115,400</u>	<u>121,267</u>
Expenditure on			
<i>Charitable activities:</i>			
Costs of generating funds	9	88,222	95,045
Management and administration	9a	<u>26,141</u>	<u>27,886</u>
Total resources expended		<u>114,363</u>	<u>122,931</u>
Net income/(expenditure)		1,037	(1,664)
Reconciliation of Funds			
Total Funds brought forward		326,754	328,418
Total Funds carried forward	10	<u><u>327,791</u></u>	<u><u>326,754</u></u>

All income and expenditure has arisen from continuing operations.

All funds are unrestricted funds.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

Balance sheet

At 31 March 2021

		31.03.21 Total funds	31.03.20 Total funds
	Notes	£	£
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		<u>186,695</u>	<u>172,861</u>
		200,759	177,327
Liabilities: Amounts falling due within one year	5	<u>(6,660)</u>	<u>(6,130)</u>
Net current assets		<u>194,099</u>	<u>171,197</u>
Total assets less current liabilities		<u>327,791</u>	<u>326,754</u>
The funds of the Charity			
Unrestricted funds			
- Designated funds	7	22,365	22,365
- General funds	10	305,426	304,389
		<u>327,791</u>	<u>326,754</u>
Total funds		<u>327,791</u>	<u>326,754</u>

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

.....
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.

WANSTEAD HOUSE COMMUNITY ASSOCIATION

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.

	2021	2020
	£	£
2. Tangible fixed assets		
The following are included in the net book value of tangible fixed assets:		
Office furniture and equipment	311	466
Leasehold building improvements	133,381	155,091
	<u>133,692</u>	<u>155,557</u>
The movement in the period was as follows:		
	Office furniture/ equipment	Leasehold building improvements
Cost	£	£
Beginning of year	29,545	304,875
Additions	-	778
	<u>29,545</u>	<u>305,653</u>
Depreciation/amortisation		
Beginning of year	29,079	149,784
Charge	155	22,488
	<u>29,234</u>	<u>172,272</u>
Net book value		
End of year	<u>311</u>	<u>133,381</u>

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	<u>£73</u>	<u>£452</u>

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	-
	<u>13,991</u>	<u>4,014</u>

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
	<u>6,660</u>	<u>6,130</u>

6. Emoluments of employees

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

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

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
	<u>22,365</u>	<u>-</u>	<u>-</u>	<u>22,365</u>

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
	<u>88,222</u>	<u>95,045</u>

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
	<u>26,141</u>	<u>27,886</u>

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
	<u>304,389</u>	<u>1,037</u>	<u>305,426</u>
Designated funds			
Emergency Repairs	10,000	-	10,000
Replacement Windows	12,365	-	12,365
	<u>22,365</u>	<u>-</u>	<u>22,365</u>
Total Unrestricted Funds	<u>326,754</u>	<u>1,037</u>	<u>327,791</u>

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	<u>12,000</u>
	<u>54,079</u>

Other grants comprised:

15/05/2020 LBR Vision	<u>6,900</u>
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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		<u>(3,456)</u>		<u>2,463</u>
		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	<u>3,196</u>		<u>4,533</u>	
		<u>114,363</u>		<u>122,931</u>
Surplus/(deficit) for the year		<u><u>1,037</u></u>		<u><u>(1,664)</u></u>