QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales · Charity number 312824

Details

Status	Registered
Legal form	Charitable company
Company number	00042575
Registered	1962-09-25
Register	View on the Charity Commission register

Contact

Address	Queen Alexandras House Kensington Gore London SW7 2QT
Phone	02075891120
Email	info@queenalex.com
Website	www.queenalex.com

Activities

Objects: A HOME FOR FEMALE STUDENTS WHO ARE ATTENDING, OR HAVE RECENTLY ATTENDED A COURSE OF INSTRUCTION AT THE ROYAL COLLEGE OF MUSIC, OR THE SCIENCE AND ART DEPARTMENTS CLASSES, OR AT ANY OTHER APPROPRIATE INSTITUTION AT SOUTH KENSINGTON. TO ASSIST FEMALE STUDENTS WITH GRANTS OF MONEY AND OTHER AID, AND TO FOUND SCHOLARSHIPS, EXHIBITIONS, AND PRIZES FOR SUCH STUDENTS.

Activities: Provision of accommodation to women students engaged in full time education

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Children/young People

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Geography

- Kensington And Chelsea

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,543,625	£1,435,250	£1,032,181	13
2023-12-31	£1,280,183	£1,306,874	£923,806	14
2022-12-31	£1,138,518	£1,085,149	£950,497	14
2021-12-31	£751,563	£980,252	£897,128	14
2020-12-31	£763,644	£1,078,539	£1,125,817	13

Trustees

Name	Role	Appointed
ADRIAN FITZGERALD HARVEY	Chair	
ADRIAN ROSE		
AIDA BERHAMOVIC		2019-06-18
ANGELA MAY GILLON GILLON		
Amina Hofri		2024-03-26
Jane Victoria Barker		2024-06-11
Jeremy Blake		2019-03-12
MARTIN HADLAND		2021-03-23
Nina Elizabeth MARTYN		2015-11-24
ROBIN GEOFFREY BELL		2022-03-29

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QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales - Charity number 312824

Accounts

QUEEN ALEXANDRA'S HOUSE ASSOCIATION
(A Registered Charity and a Company Limited by Guarantee)

REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2024

Company Registered No: 00042575
Charity Registered No: 312824

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

REPORT OF THE COUNCIL

YEAR ENDED 31 DECEMBER 2024

The Council present their annual report and financial statements for the year ended 31 December 2024 which are also prepared to meet the requirements for a directors' reports and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal Address and Registered Office
Bremner Road
Kensington Gore
London
SW7 2QT

President
H.R.H. PRINCESS ALEXANDRA, THE HON. LADY OGILVY, K.G., G.C.V.O.

Members of the Council
The members of the Council are the Charity Trustees of the Association and are listed below. The numbers after each Member signify their representative bodies as shown on page 2. Members of the Finance & Management Committee during the year are indicated with 'F' after their names:

A Harvey Esq (Chairman) – (1) F
A Rose Esq – (4) F
Mrs A M Gillon OBE – (4) F
S Corbyn Esq – (2)
M Hadland Esq – (3)
Ms Z Serageldin (1) – resigned 26 March 2024
Mrs A Hofri – (2) appointed 26 March 2024
Mrs N Martyn – (1)
Mrs J Barker (3) F – appointed 11 June 2024
J Blake Esq – (2)
Ms A Berhamovic – (3)
The Hon. R C Lyttelton -(3) F resigned 26 March 2024
R G Bell Esq – (4)

Members of the Council are appointed every fifth year on behalf of representative bodies.

House Committee, Principal and Professional Advisers

House Committee

Mrs N Martyn (Chairman)
Ms P Lisboa
Ms K Rosser – appointed December 2024
Ms Z Serageldin – resigned 26 March 2024
Mrs J Strangeways
Mr S Griffiths

Principal and Company Secretary
Ms S Brown

Auditors
HaysMac LLP
10 Queen Street Place
London EC4R 1AG

Bankers
Handelsbanken
2nd Floor, 125 Kensington High Street
London W8 5SF

Company Registration Number: 00042575

Charity Registration Number: 312824

STRUCTURE, GOVERNANCE AND MANAGEMENT

Status and administration
The organisation is a charitable company limited by guarantee, number 00042575. The charitable company is governed by its Memorandum and Articles of Association, dated 26 November 1894, and which are under review.

Recruitment, induction and training of Members of the Council
The directors of the company are also the charity trustees for the purposes of charity law, and under the company's articles are known as Members of the Council. In accordance with the Memorandum and Articles of Association the members of Council are appointed by HRH Princess Alexandra (1), the Commissioners for the Exhibition of 1851 (2), the Royal College of Music (3) and the Department for Education (4) and serve for five years and may be re-appointed every fifth year. All members give their time voluntarily and receive no benefits from the charity. They make the major decisions affecting the affairs of the charity. All new members are provided with information on the responsibility of being a Trustee and, from time to time, are sent details of courses and seminars which may be relevant to their responsibilities. The charity does not use volunteers. Members of the Council themselves are appointed with wide experience elsewhere which they bring to the benefit of the charity on a voluntary basis.

Organisational structure
Council meetings are held three times a year and are preceded by Finance and Management Committee meetings. The House Committee meets three times a year to discuss with the Principal matters relating to the running of the House, improvements, catering and residents' welfare. An invitation is sent to all residents to speak to the House Committee Chairman and the Principal before the meetings. Implementation of Council decisions is the responsibility of the Principal and her management team. The Principal reports at Council Meetings on operational matters. The Council sets the remuneration of key management personnel (KMP, comprising the Principal, the Head of Maintenance, and the Housekeeper) annually having regard to local and national pay levels and relevant pay indices.

OBJECTIVES AND ACTIVITIES

The principal activity of the Association is the provision of accommodation for women students engaged in full time education. As a result of the expansion of women's training in the 1870s there was a pressing need for more facilities for the accommodation of girls. The House was built in 1884 as a custom-built hostel from money provided by several benefactors, including Sir Francis Cook, Chairman of Cook's of St Paul's Churchyard, and Henry Doulton of Doulton & Co, the pottery and tilemaker. The beneficiaries of their largesse were from the very beginning girls in statu pupillari, priority being given to students of music. The aims were to provide reasonably priced and secure hostel places with full board for girls and young women coming to London from the provinces or from overseas. If this was a practical and necessary aim in the 1880s, it is even more important today, when the cost of accommodation limits severely the availability of safe and suitable places where students may lodge in central London. An added feature of the House is its design to give students of the arts a centre where they can practice, rehearse, and perform. This is a much needed benefit as there is very little practice and performance space available in central London. The President at the foundation was Princess Alexandra of Denmark, the Princess of Wales and later Queen Alexandra. Queen Mary and the Duchess of Kent succeeded to the presidency followed by the present president H.R.H Princess Alexandra. As the charity operates in the central London market for student accommodation, it continuously monitors developments in that sector and the potential effects of competition on its stated occupancy levels. Deposits are taken in advance for future letting periods, a waiting list is maintained, and fees are reviewed annually with reference to similar providers. Sound budgeting and financial plans are in place and are updated at least three times a year to further enable its aims to be achieved. The charity's principal short-term objectives are to provide a safe and happy environment for over 100 resident female students, and to optimise occupancy levels. The longer-term aim is to improve the quality of accommodation by upgrading the property both internally and externally within the parameters of a 5 year plan and as funds permit.

OBJECTIVES AND ACTIVITIES (Continued)

Public Benefit
We have paid due regard to the guidance on public benefit contained in the Charity Commission's literature when reviewing our aims and objectives, and in planning our future activities. We have set aside a bursary fund for residents who are in financial difficulty and need assistance with accommodation fees. Residents apply directly to their university who will then make the decision if they can be awarded the QAH Bursary.

What is the accommodation in Queen Alexandra's House?
When the house was built in 1884 there were rooms for 130 girls; in 1976 a large part of the building including most of the public rooms was leased to the English National Ballet (ENB) in order to fund extensive upgrading requirements, and that lease was assigned to the Royal College of Music in 2021. As a result of careful adaptation over a number of years, there are 108 rooms with good internet facilities available which frequently attain maximum levels of occupancy. From the very foundation of the House there have been many overseas students who have come to London to study and have discovered in QAH a safe place to reside and to attend their courses. In the 1960s there were students from many Commonwealth countries including Canada, Kenya and India; to these and to many students from all parts of the United Kingdom there have been added students from the Far East including China and Japan. The 2024 residents represented 32 different nationalities. It has always been the policy of the House to make no race, colour or religious distinction. All are welcome and this is very much to the public benefit.

The Charity's constitution makes provision to "assist female students with grants of money and other aid and to found scholarships, exhibitions and prizes for female students."

ACHIEVEMENTS AND PERFORMANCE

During the 2023/24 semesters 108 female students stayed at QAH. They were studying at the following institutions, numbering 31 from the Royal College of Music, 12 from the Royal College of Art, 64 from Imperial College, and 1 from Kings.

The Reception is operational 24 hours and pastoral care provided throughout the residents' stay at QAH, which is welcomed by the residents' parents and guardians alike. Residents have access to many forms of communication with the Principal and the senior management team. A suggestion box is provided and an open-door policy adopted.

Maintenance of the House

Queen Alexandra's House is a Grade II listed building in free Jacobean/Queen Anne revival style prominently located next to the Royal Albert Hall. Much effort and activity is directed towards its maintenance as a purpose–built hostel and part of London's heritage. The House has no endowment to fund short or long-term maintenance. Approximately £99,000 was spent on repair works and on the boiler systems, electrical works and fire equipment in the year. Queen Alexandra's House is held on a 999 year lease granted by the Commissioners of the 1851 Exhibition in 1894. The Trustees see no obvious benefit in valuing the lease. It is however a clear liability on the Trustees to keep the House in good repair.

The charity has not encountered any significant factors in 2024 that have affected the achievement of its objective.

FINANCIAL REVIEW

The main source of income is the fees received for student accommodation. Expenditure consists principally of the costs of maintaining the property and catering for the students. The Statement of Financial Activities discloses net income of £108,375 (2023: £26,691 net expenditure). Occupancy levels were at capacity in the year. The charity continued with its commitment to updating facilities with the refurbishments to the fire alarm and boiler systems.

The charity does not fundraise direct from members of the public.

FINANCIAL REVIEW (Continued)

Reserves Policy

The Council's current policy is to maintain 'free reserves' (Unrestricted general funds less net book value of fixed assets) at approximately the level of six months' recurring expenditure which amounted to around £720,000; free reserves were £508,539 at 31 December 2024. The target is not achieved at only 4.2 months (2023 – 4.0 months with a 6 month target). At 31 December 2024 general funds amounted to £557,181 (2023: £503,806). Designated funds, being amounts set aside to replace major plant and equipment (The Building Capital fund) and to assist residents in financial difficulty with accommodation fees (Bursary Fund), amounted to £475,000 (2023: £420,000), making total funds of £1,032,181 (2023: £923,806).

The Building Capital fund will ultimately be used to replace major plant such as the lift and boilers, at the end of their useful lives. The timing is estimated to be beyond 15 years (i.e. after 2030). Under the 5-year rolling plan, the fund balance was £450,000 by the end of 2024. The results for the year were a net income position, and the charity thus has sufficient reserves and income generating activities to ensure it can meet its financial obligations for the foreseeable future.

Risk Management

The Council has reviewed the major risks to which the Association is exposed, in particular those related to the operation and finances, and are satisfied that systems are in place to mitigate exposure to these risks. A compliance register is kept. The three principal risks identified as uncertainties that might confront the charity are i) a loss of income through a sudden fall in demand; ii) the need for any major unplanned capital spending; and iii) any medium-term social changes affecting the central London accommodation market.

These main risks are managed and for the most part mitigated by i) short-term ongoing income review and maintenance of a waiting list; ii) the regular monitoring of a 5-year rolling capital plan; and iii) regular liaison with other major providers of London student accommodation.

Policies and Procedures have been put into place at Queen Alexandra's House to ensure government statutes and guidelines are adopted. Occupancy levels are expected to continue being optimal and it is anticipated income will be consistent in 2024.

Investments Policy

The Council have the power to invest in such assets as they see fit. No investments were held.

FUTURE PLANS

As far as is possible, the Association plans to attain maximum levels of occupancy in future years. This it intends to achieve by maintaining its premises in a good state of repair and providing excellent catering and other facilities to ensure the House continues to meet the expectations of its present and future residents. In order to achieve the flexibility to make progress possible it is the Council's intention to keep reserves at the target level. In support of these policies, the Council has for a number of years now prepared a "Five-year capital improvement plan" which is reviewed at each meeting. The Members of the Council's stated aim now and for the foreseeable future is to continue the provision of female student accommodation on its original site and to oversee necessary improvement, as it has done since opening in 1884. At present they believe that that perspective will remain a constant in its future direction.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also the trustees of the charity for the purposes of charity law and also directors for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its income and expenditure for that period. In preparing these financial statements, the members of the Council are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the members of the Council are aware at the time the report is approved:

- there is no relevant audit information of which the company's auditors are unaware; and
- the members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

A resolution proposing the re-appointment of HaysMac LLP as auditors to the company will be put to the annual general meeting. On 18 November 2024 the company's auditor changed its name from haysmacintyre LLP to HaysMac LLP.

In preparing this report the Trustees have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

On behalf of the Board

25 March 2025

Kensington Gore
London SW7



A Harvey Esq (Chairman)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

Opinion

We have audited the financial statements of Queen Alexandra's House Association for the year ended 31 December 2024 which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Members of the Council's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information

The Members of the Council are responsible for the other information. The other information comprises the information included in the Report of the Council. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Council (which incorporates the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Report of the Council has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Council (which incorporates the directors' report).

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

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

Responsibilities of Members of the Council for the financial statements
As explained more fully in the Statement of Members of the Council Responsibilities set out on page 5, the Members of the Council (who are also the trustees of the charitable company for the purposes of charity law and directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Members of the Council determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Council are responsible for assessing the charitable company'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 Members of the Council either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law, health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to recognition of income and management bias in certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of Council meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end and with unusual descriptions; and
- Challenging assumptions and judgements made by management in their accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 auditor's report.

Use of our report

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

Tracey Young

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Tracey Young (Senior Statutory Auditor)
For and on behalf of HaysMac LLP, Statutory Auditors

10 Queen Street Place
London
EC4R 1AG

Date: 2 July 2025

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE)

YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2024 £	Unrestricted Funds Total 2023 £
INCOME FROM:					
Charitable activities - accommodation		1,455,850	-	1,455,850	1,245,693
Other trading activities - filming		40,500	-	40,500	-
Donations and legacies		3,155	-	3,155	2,250
Investments – bank deposit interest		35,573	-	35,573	16,293
Other		8,547	-	8,547	15,947
Total		1,543,625	-	1,543,625	1,280,183
EXPENDITURE ON:					
Charitable activity - provision of accommodation	2	1,435,250	-	1,435,250	1,306,874
Net income/(expenditure) before transfers		108,375	-	108,375	(26,691)
Transfers between funds	7	(55,000)	55,000	-	-
NET MOVEMENT IN FUNDS		53,375	55,000	108,375	(26,691)
RECONCILIATION OF FUNDS:					
TOTAL FUNDS BROUGHT FORWARD		503,806	420,000	923,806	950,497
TOTAL FUNDS CARRIED FORWARD		557,181	475,000	1,032,181	923,806

Income and expenditure account information is clearly identified above.

All income and expenditure derive from continuing activities.

The accompanying notes form part of these accounts.

The comparative Statement of Financial Activities for 2023 can be found in note 12 to these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION **COMPANY REGISTERED NO: 00042575**

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024 £	2024 £	2023 £	2023 £
FIXED ASSETS					
Tangible assets	4		48,642		66,481
CURRENT ASSETS					
Debtors	5	60,693		80,158	
Cash at bank and in hand		1,534,195		1,314,988	
		1,594,888		1,395,146	
CREDITORS - due within one year					
Other creditors	6	112,313		93,475	
Fees billed in advance		435,278		386,208	
Fee deposits		63,758		58,138	
		611,349		537,821	
NET CURRENT ASSETS			983,539		857,325
NET ASSETS			1,032,181		923,806
Represented by:					
UNRESTRICTED FUNDS					
General			557,181		503,806
Designated Funds	7		475,000		420,000
TOTAL CHARITY FUNDS			1,032,181		923,806

Approved and authorised for issue by the Council of Management on 25 March 2025 and signed on its behalf by:

.....
A Harvey Esq (Chairman)

The accompanying notes form part of these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2024

	2024 £	2023 £
Cash flows from operating activities:		
Net income/(expenditure) for the reporting period	108,375	(26,691)
Depreciation charges	17,839	17,839
Interest receivable	(35,573)	(16,293)
Decrease/(increase) in debtors	19,465	(65,676)
Increase/(decrease) in creditors	73,528	(24,703)
Net cash provided by/(used in) by operating activities	183,634	(115,524)
Cash flows from investing activities:		
Interest received	35,573	16,293
Purchase of tangible fixed assets	-	(35,037)
Net cash provided by/(used in) investing activities	35,573	(18,744)
Change in cash and cash equivalents in the year	219,207	(134,268)
Cash and cash equivalents at the beginning of the year	1,314,988	1,449,256
Cash and cash equivalents at the end of the year	1,534,195	1,314,988

Analysis of cash and cash equivalents	2024 £	2023 £
Cash at bank and in hand	1,034,195	460,037
Notice deposits	500,000	854,951
Total cash and cash equivalents	1,534,195	1,314,988

Analysis of changes in net funds

	At 1 January 2024 £	Cash flows £	Other non-cash changes £	At 31 December 2024 £
Cash and bank/deposits	1,314,988	219,207	-	1,534,195

1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements is as follows:

a. Basis of Accounting

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and the Companies Act 2006.

Queen Alexandra's House Association meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b. Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the Members of the Council confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future.

c. Estimation uncertainty

In the view of the members of the Council in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

d. Fixed assets

Expenditure on fixed assets is capitalised where the cost (or the value if donated) is in excess of £5,000; otherwise it is written off through the Statement of Financial Activities. Costs of replacements of major equipment and pianos are charged to designated funds set aside for that purpose by appropriations from Revenue.

Tangible fixed assets are depreciated at rates calculated to write off the cost, less estimated residual value of each asset evenly over its expected life, as follows:-

Long leasehold improvements	- 2% per annum
Furniture and fittings	- 33 1/3% per annum
Plant and equipment	- 10% per annum

e. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f. Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

g. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

h. VAT

The charity is registered for VAT but is unable to reclaim all of the input tax incurred. Irrecoverable VAT is charged to the expenditure heading for which it was incurred.

i. Operating leases

Rental charges are charged on a straight line basis over the life of the lease.

1 ACCOUNTING POLICIES (Continued)

j. Funds

The different funds are defined as follows:

Restricted funds are those funds which are to be used in accordance with specific instructions imposed by the donor or trust deed.

Unrestricted funds are those funds available to the charity for its general purposes. They include funds designated (Note 7) by the members of the Council for particular purposes where their use remains at the discretion of the members of the Council. Amounts may be set aside each year on the basis of expected requirements for major repairs to premises, replacement of major equipment and pianos for use by resident students. A transfer is made from General to Designated Funds and the cost of the repairs or replacements are charged against the fund as they arise. Amounts may also be set aside for the provision of bursaries to students who through hardship, would otherwise be unable to afford accommodation at the House. Transfers are made into this fund as required.

It is the policy of the members of the Council to retain in unrestricted funds, amounts which in their judgement, can help to mitigate the short term effects of income volatility and retain funds to generate sufficient income to meet current and future operational activities of the charity.

k. Income

This comprises fees receivable from the various House activities and investment income. All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Income from charitable activities is recognised as earned as the related services are provided.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is include when receivable and the amounts can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

l. Expenditure

Liabilities are recognised as expenditure as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required, and the amount of obligation can be measured reliably. Expenditure is recognised on an accruals basis as a liability is incurred, inclusive of VAT, which cannot be recovered. Charitable activities comprise mainly of the provision of accommodation including welfare and catering, premises and administrative costs.

Support costs have been allocated to charitable activities. Governance costs comprise those costs related to organisation and compliance with constitutional and statutory requirements. Costs include direct costs of external audit, legal fees and other professional advice.

m. Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

n. Pensions

The charity operates a defined contribution pension plan. Contributions are charged to the Statement of Financial Activities as they become payable. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

2. ANALYSIS OF EXPENDITURE

	Staff Costs £	Other Costs £	Depreciation £	Total 2024 £	Total 2023 £
Charitable Activity:					
Provision of accommodation:					
Welfare and catering	251,615	454,372	11,679	717,666	698,508
Premises costs	75,485	308,451	6,160	390,096	331,212
Support costs	176,131	126,474	-	302,605	247,370
Governance costs	-	24,883	-	24,883	29,784
	503,231	914,180	17,839	1,435,250	1,306,874

2023 COMPARATIVE

	Staff Costs £	Other Costs £	Depreciation £	Total 2023 £
Charitable Activity:				
Provision of accommodation:				
Welfare and catering	228,266	458,563	11,679	698,508
Premises costs	68,480	256,572	6,160	331,212
Support costs	159,786	87,584	-	247,370
Governance costs	-	29,784	-	29,784
	456,532	832,503	17,839	1,306,874

	2024 £	2023 £
Governance costs include:		
Audit fees	16,250	15,000
Other fees payable to the auditors	1,561	1,853

3. STAFF AND TRUSTEE REMUNERATION AND BENEFITS

Staff costs include:	2024 £	2023 £
Wages and salaries	375,409	320,911
National Insurance	35,988	28,962
Pension	7,305	7,839
	418,702	357,712
Agency staff	84,529	98,820
	503,231	456,532
The average number of employees during the year was	13	12
One employee earned over £60,000 in the year (2023 – none).		
£60,000 - £70,000	1	-

Total employee benefits paid to key management personnel post holders amounted to £155,122 (2023 - £140,574).

No Members of Council received any emoluments nor were reimbursed expenses during the year (2023: Nil).

4. FIXED ASSETS

	Improvements to Long Leasehold Property £	Furniture And Fittings £	Plant And Equipment £	Total £
Cost				
At 1 January 2024	22,355	53,119	218,694	294,168
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 December 2024	22,355	53,119	218,694	294,168
Depreciation				
At 1 January 2024	22,354	29,760	175,573	227,687
Charge for the year	-	11,679	6,160	17,839
Disposals	-	-	-	-
At 31 December 2024	22,354	41,439	181,733	245,526
Net Book Value				
At 31 December 2024	1	11,680	36,961	48,642
At 31 December 2023	1	23,359	43,121	66,481

5. DEBTORS

	2024 £	2023 £
Trade debtors - fees	19,217	17,166
VAT recoverable	28,093	58,372
Prepayments and accrued income	13,383	4,620
	60,693	80,158

6. OTHER CREDITORS

	2024 £	2023 £
Trade creditors	70,874	48,186
Accruals	34,096	45,289
Other taxes and social security	7,343	-
	112,313	93,475

7. DESIGNATED FUNDS

	Balance 1 January 2024 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2024 £
Building Capital Fund	400,000	-	-	50,000	450,000
Bursary Fund	20,000	-	-	5,000	25,000
	420,000	-	-	55,000	475,000

2023 COMPARATIVE

	Balance 1 January 2023 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2023 £
Building Capital Fund	381,312	-	-	18,688	400,000
Bursary Fund	20,000	-	-	-	20,000
	401,312	-	-	18,688	420,000

The purpose of the Building Capital Fund (BCF) is to build up a reserve for the ultimate replacement of major plant and equipment (lift, boilers, and roof coverings).

The Bursary Fund (BF) is for residents who are in financial difficulty and need assistance with accommodation fees. It was established in 2019.

8. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2024	General Funds £	Designated Funds £	Total Funds £
Fixed assets	48,642	-	48,642
Current assets	1,119,888	475,000	1,594,888
Current liabilities	(611,349)	-	(611,349)
	557,181	475,000	1,032,181

2023 COMPARATIVES	General Funds £	Designated Funds £	Total Funds £
Fixed assets	66,481	-	66,481
Current assets	975,146	420,000	1,395,146
Current liabilities	(537,821)	-	(537,821)
	503,806	420,000	923,806

9. OPERATING LEASES

At the year end, the charity had future minimum lease payments under non-cancellable operating leases as follows:

	2024 £ Equipment	2023 £ Equipment
Within one year	16,046	17,157
Within two to five years	18,456	30,341
	34,502	47,498

10. RELATED PARTIES

There were no related party transactions in either the current or prior year.

11. TAXATION

The Association is a registered charity and no taxation is payable on its income.

12. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES (2023)

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2023 £
INCOME FROM:				
Charitable activities - accommodation		1,245,693	-	1,245,693
Donations and legacies		2,250	-	2,250
Investments – bank deposit interest		16,293	-	16,293
Other		15,947	-	15,947
Total		1,280,183	-	1,280,183
EXPENDITURE ON:				
Charitable activity - provision of accommodation	2	1,306,874	-	1,306,874
Net (expenditure) before transfers		(26,691)	-	(26,691)
Transfers between funds	7	(18,688)	18,688	-
NET MOVEMENT IN FUNDS		(45,379)	18,688	(26,691)
RECONCILIATION OF FUNDS:				
TOTAL FUNDS BROUGHT FORWARD		549,185	401,312	950,497
TOTAL FUNDS CARRIED FORWARD		503,806	420,000	923,806

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales - Charity number 312824

Accounts

QUEEN ALEXANDRA'S HOUSE ASSOCIATION
(A Registered Charity and a Company Limited by Guarantee)

REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2023

Company Registered No: 00042575
Charity Registered No: 312824

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

REPORT OF THE COUNCIL

YEAR ENDED 31 DECEMBER 2023

The Council present their annual report and financial statements for the year ended 31 December 2023 which are also prepared to meet the requirements for a directors' reports and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal Address and Registered Office
Bremner Road
Kensington Gore
London SW7 2QT

President
H.R.H. PRINCESS ALEXANDRA, THE HON. LADY OGILVY, K.G., G.C.V.O.

Members of the Council
The members of the Council are the Charity Trustees of the Association and are listed below. The numbers after each Member signify their representative bodies as shown on page 2. Members of the Finance & Management Committee during the year are indicated with 'F' after their names:

A Harvey Esq (Chairman) – (1) F
A Rose Esq – (4) F
Mrs A M Gillon OBE – (4) F
S Corbyn Esq – (2)
M Hadland Esq – (3)
Ms Z Serageldin (1)
Mrs N Martyn – (1)
Ms P Lisboa – (2) resigned 14 November 2023
J Blake Esq – (2)
Ms A Berhamovic – (3)
The Hon. R C Lyttelton – (3) F
R G Bell Esq – (4) F

Members of the Council are appointed every fifth year on behalf of representative bodies.

House Committee, Principal and Professional Advisers

House Committee

Ms P Lisboa (Chairman)
Mrs S Dawson – Resigned Summer 2023
Mrs N Martyn
Ms Z Serageldin
Mrs J Strangeways
Mr S Griffiths

Principal and Company Secretary
Ms S Brown

Architects

Messrs Ansell & Bailey
London

Auditors
Haysmacintyre LLP
10 Queen Street Place
London EC4R 1AG

Bankers
NatWest plc (to November 2023)
55 Kensington High Street
London W8 5EQ

Handelsbanken (from April 2023)
2nd Floor, 125 Kensington High Street
London W8 5SF

Company Registration Number: 00042575

Charity Registration Number: 312824

STRUCTURE, GOVERNANCE AND MANAGEMENT

Status and administration
The organisation is a charitable company limited by guarantee, number 00042575. The charitable company is governed by its Memorandum and Articles of Association, dated 26 November 1894. The Trustees are currently conducting a governance review.

Recruitment, induction and training of Members of the Council
The directors of the company are also the charity trustees for the purposes of charity law, and under the company's articles are known as Members of the Council. In accordance with the Memorandum and Articles of Association the members of Council are appointed by HRH Princess Alexandra **(1),** the Commissioners for the Exhibition of 1851 **(2),** the Royal College of Music **(3)** and the Department for Education **(4)** and serve for five years and may be re-appointed every fifth year. All members give their time voluntarily and receive no benefits from the charity. They make the major decisions affecting the affairs of the charity. All new members are provided with information on the responsibility of being a Trustee and, from time to time, are sent details of courses and seminars which may be relevant to their responsibilities. The charity does not use volunteers. Members of the Council themselves are appointed with wide experience elsewhere which they bring to the benefit of the charity on a voluntary basis.

Organisational structure
Council meetings are held three times a year and are preceded by Finance and Management Committee meetings. The House Committee meets three times a year to discuss with the Principal matters relating to the running of the House, improvements, catering and residents' welfare. An invitation is sent to all residents to speak to the House Committee Chairman and the Principal before the meetings. Implementation of Council decisions is the responsibility of the Principal and her management team. The Principal reports at Council Meetings on operational matters. The Council sets the remuneration of key management personnel (KMP, comprising the Principal, the Head of Maintenance, and the Housekeeper) annually having regard to local and national pay levels and relevant pay indices.

OBJECTIVES AND ACTIVITIES

The principal activity of the Association is the provision of accommodation for women students engaged in full time education. As a result of the expansion of women's training in the 1870s there was a pressing need for more facilities for the accommodation of girls. The House was built in 1884 as a custom-built hostel from money provided by several benefactors, including Sir Francis Cook, Chairman of Cook's of St Paul's Churchyard, and Henry Doulton of Doulton & Co, the pottery and tilemaker. The beneficiaries of their largesse were from the very beginning girls in statu pupillari, priority being given to students of music. The aims were to provide reasonably priced and secure hostel places with full board for girls and young women coming to London from the provinces or from overseas. If this was a practical and necessary aim in the 1880s, it is even more important today, when the cost of accommodation limits severely the availability of safe and suitable places where students may lodge in central London. An added feature of the House is its design to give students of the arts a centre where they can practice, rehearse, and perform. This is a much needed benefit as there is very little practice and performance space available in central London. The President at the foundation was Princess Alexandra of Denmark, the Princess of Wales and later Queen Alexandra. Queen Mary and the Duchess of Kent succeeded to the presidency followed by the present president H.R.H Princess Alexandra. As the charity operates in the central London market for student accommodation, it continuously monitors developments in that sector and the potential effects of competition on its stated occupancy levels. Deposits are taken in advance for future letting periods, a waiting list is maintained, and fees are reviewed annually with reference to similar providers. Sound budgeting and financial plans are in place and are updated at least three times a year to further enable its aims to be achieved. The charity's principal short-term objectives are to provide a safe and happy environment for over 100 resident female students, and to optimise occupancy levels. The longer-term aim is to improve the quality of accommodation by up-grading the property both internally and externally within the parameters of a 5 year plan and as funds permit.

OBJECTIVES AND ACTIVITIES (Continued)

Public Benefit
We have paid due regard to the guidance on public benefit contained in the Charity Commission's literature when reviewing our aims and objectives, and in planning our future activities. We have set aside a bursary fund for residents who are in financial difficulty and need assistance with accommodation fees.

What is the accommodation in Queen Alexandra's House?
When the house was built in 1884 there were rooms for 130 girls; in 1976 a large part of the building including most of the public rooms was leased to the English National Ballet (ENB) in order to fund extensive upgrading requirements, and that lease was assigned to the Royal College of Music in 2021. As a result of careful adaptation over a number of years, there are 108 rooms with good internet facilities available which frequently attain maximum levels of occupancy. From the very foundation of the House there have been many overseas students who have come to London to study and have discovered in QAH a safe place to reside and to attend their courses. In the 1960s there were students from many Commonwealth countries including Canada, Kenya and India; to these and to many students from all parts of the United Kingdom there have been added students from the Far East including China and Japan. The 2023 residents represented 27 different nationalities. It has always been the policy of the House to make no race, colour or religious distinction. All are welcome and this is very much to the public benefit.

The Charity's constitution makes provision to "assist female students with grants of money and other aid and to found scholarships, exhibitions and prizes for female students."

ACHIEVEMENTS AND PERFORMANCE

During the 2022/23 semesters 108 female students stayed at QAH. They were studying at the following institutions, numbering 19 from the Royal College of Music, 8 from the Royal College of Art, 56 from Imperial College, 10 from the English National Ballet, 1 from the Royal Academy of Music, 2 from the Central School of Ballet, 3 from Kings, 2 from the Guildhall School of Music and 6 from MPW. 2 students came from other institutions.

The Reception is operational 24 hours and pastoral care provided throughout the residents' stay at QAH, which is welcomed by the residents' parents and guardians alike. Residents have access to many forms of communication with the Principal and the senior management team. A suggestion box is provided and an open-door policy adopted.

Maintenance of the House

Queen Alexandra's House is a Grade II listed building in free Jacobean/Queen Anne revival style prominently located next to the Royal Albert Hall. Much effort and activity is directed towards its maintenance as a purpose-built hostel and part of London's heritage. The House has no endowment to fund short or long-term maintenance. Approximately £109,000 was spent on replacing the fire alarm system and related maintenance. Other repair works were carried out on the boiler systems and kitchen facilities were updated to enhance catering facilities.

The charity has not encountered any significant factors in 2023 that have affected the achievement of its objective.

FINANCIAL REVIEW

The main source of income is the fees received for student accommodation. Expenditure consists principally of the costs of maintaining the property and catering for the students. The Statement of Financial Activities discloses net expenditure of £26,691 (2022: £53,369 net income). Occupancy levels saw a significant uplift in the Summer and Autumn terms with occupancy levels at capacity in the Autumn term. The charity continued with its commitment to updating facilities with the refurbishments to the fire alarm and boiler systems.

The charity does not fundraise direct from members of the public.

FINANCIAL REVIEW (Continued)

Reserves Policy
The Council's current policy is to maintain 'free reserves' (Unrestricted general funds less net book value of fixed assets) at approximately the level of six months' recurring expenditure which amounted to around £550,000; free reserves were £437,325 at 31 December 2023. The target is not achieved at only 4.0 months (2022 – 5.5 months with a 6 month target). At 31 December 2023 general funds amounted to £503,806 (2022: £549,185). Designated funds, being amounts set aside to replace major plant and equipment (The Building Capital fund) and to assist residents in financial difficulty with accommodation fees (Bursary Fund) amounted to £420,000 (2022: £401,312), making total funds of £923,806 (2022: £950,497).

The Building Capital fund will ultimately be used to replace major plant such as the lift and boilers, at the end of their useful lives. The timing is estimated to be beyond 15 years (i.e. after 2030). Under the 5-year rolling plan, the fund balance was £400,000 by the end of 2023. Although the results for the year were a net expenditure position, the charity has sufficient reserves and income generating activities to ensure it can meet its financial obligations for the foreseeable future.

Risk Management
The Council has reviewed the major risks to which the Association is exposed, in particular those related to the operation and finances, and are satisfied that systems are in place to mitigate exposure to these risks. A compliance register is kept. The three principal risks identified as uncertainties that might confront the charity are i) a loss of income through a sudden fall in demand; ii) the need for any major unplanned capital spending; and iii) any medium-term social changes affecting the central London accommodation market.

These main risks are managed and for the most part mitigated by i) short-term ongoing income review and maintenance of a waiting list; ii) the regular monitoring of a 5-year rolling capital plan; and iii) regular liaison with other major providers of London student accommodation.

Policies and Procedures has been put into place at Queen Alexandra's House to ensure government statutes and guidelines are adopted. Occupancy levels are expected to continue being optimal and it is anticipated income will be consistent in 2024.

Investments Policy
The Council have the power to invest in such assets as they see fit. No investments were held.

FUTURE PLANS

The Association plans to attain maximum levels of occupancy in future years. This it intends to achieve by maintaining its premises in a good state of repair and providing excellent catering and other facilities to ensure the House continues to meet the expectations of its present and future residents. In order to achieve the flexibility to make progress possible it is the Council's intention to keep reserves at the target level. In support of these policies, the Council has prepared a "Five-year capital improvement plan" which is reviewed at each meeting. The Members of the Council's stated aim now and for the foreseeable future is to continue the provision of female student accommodation on its original site and to oversee necessary improvement, as it has done since opening in 1884. At present they believe that that perspective will remain a constant in its future direction.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also the trustees of the charity for the purposes of charity law and also directors for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its income and expenditure for that period. In preparing these financial statements, the members of the Council are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the members of the Council are aware at the time the report is approved:

- there is no relevant audit information of which the company's auditors are unaware; and
- the members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

A resolution proposing the re-appointment of Haysmacintyre LLP as auditors to the company will be put to the annual general meeting.

In preparing this report the Trustees have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

On behalf of the Board

26 March 2024

Kensington Gore
London SW7



A Harvey Esq (Chairman)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

Opinion

We have audited the financial statements of Queen Alexandra's House Association for the year ended 31 December 2023 which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Members of the Council's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information

The Members of the Council are responsible for the other information. The other information comprises the information included in the Report of the Council. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Council (which incorporates the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Report of the Council has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Council (which incorporates the directors' report).

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

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

Responsibilities of Members of the Council for the financial statements
As explained more fully in the Statement of Members of the Council Responsibilities set out on page 5, the Members of the Council (who are also the trustees of the charitable company for the purposes of charity law and directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Members of the Council determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Council are responsible for assessing the charitable company'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 Members of the Council either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law, health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to recognition of income and management bias in certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of Council meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end and with unusual descriptions; and
- Challenging assumptions and judgements made by management in their accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 auditor's report.

Use of our report

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

Tracey Young

.....

Tracey Young (Senior Statutory Auditor)
For and on behalf of Haysmacintyre LLP, Statutory Auditors

14 March 2024

10 Queen Street Place
London
EC4R 1AG

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE)

YEAR ENDED 31 DECEMBER 2023

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2023 £	Unrestricted Funds Total 2022 £
INCOME FROM:					
Charitable activities - accommodation		1,245,693	-	1,245,693	1,085,484
Donations and legacies		2,250	-	2,250	15,593
Investment income – bank deposit interest		16,293	-	16,293	3,566
Other income		15,947	-	15,947	33,875
Total		1,280,183	-	1,280,183	1,138,518
EXPENDITURE ON:					
Charitable activity - provision of accommodation	2	1,306,874	-	1,306,874	1,085,149
Net (expenditure)/income before transfers		(26,691)	-	(26,691)	53,369
Transfers between funds	7	(18,688)	18,688	-	-
NET MOVEMENT IN FUNDS		(45,379)	18,688	(26,691)	53,369
RECONCILIATION OF FUNDS:					
TOTAL FUNDS BROUGHT FORWARD		549,185	401,312	950,497	897,128
TOTAL FUNDS CARRIED FORWARD		503,806	420,000	923,806	950,497

Income and expenditure account information is clearly identified above.

All income and expenditure derive from continuing activities.

The accompanying notes form part of these accounts.

The comparative Statement of Financial Activities for 2022 can be found in note 12 to these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION **COMPANY REGISTERED NO: 00042575**

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023 £	2023 £	2022 £	2022 £
FIXED ASSETS					
Tangible assets	4		66,481		49,283
CURRENT ASSETS					
Debtors	5	80,158		14,482	
Cash at bank and in hand		1,314,988		1,449,256	
		1,395,146		1,463,738	
CREDITORS - due within one year					
Other creditors	6	93,475		109,021	
Fees billed in advance		386,208		402,203	
Fee deposits		58,138		51,300	
		537,821		562,524	
NET CURRENT ASSETS			857,325		901,214
NET ASSETS			923,806		950,497
Represented by:					
UNRESTRICTED FUNDS					
General			503,806		549,185
Designated Funds	7		420,000		401,312
TOTAL CHARITY FUNDS			923,806		950,497

Approved and authorised for issue by the Council of Management on 26 March 2024 and signed on its behalf by:

.....
A Harvey Esq (Chairman)

The accompanying notes form part of these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	2023 £	2022 £
Cash flows from operating activities:		
Net (expenditure)/income for the reporting period	(26,691)	53,369
Depreciation charges	17,839	12,187
Dividends and interest	(16,293)	(3,566)
(Increase)/decrease in debtors	(65,676)	39,504
(Decease)/increase in creditors	(24,703)	93,033
Net cash (used in)/provided by operating activities	(115,524)	194,527
Cash flows from investing activities:		
Dividends and interest	16,293	3,566
Purchase of tangible fixed assets	(35,037)	-
Net cash (used in)/provided by investing activities	(18,744)	3,566
Change in cash and cash equivalents in the year	(134,268)	198,093
Cash and cash equivalents at the beginning of the year	1,449,256	1,251,163
Cash and cash equivalents at the end of the year	1,314,988	1,449,256

Analysis of cash and cash equivalents	**2023** **£**	**2022** **£**
Cash at bank and in hand	460,037	929,930
Notice deposits	854,952	519,326
Total cash and cash equivalents	1,314,988	1,449,256

Analysis of changes in net funds

	At 1 January 2023 **£**	**Cash flows** **£**	**Other non-cash changes** **£**	**At 31 December 2023** **£**
Cash and bank/deposits	1,449,256	(134,268)	-	1,314,988

1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements is as follows:

a. Basis of Accounting

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and the Companies Act 2006.

Queen Alexandra's House Association meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b. Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the Members of the Council confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future.

c. Estimation uncertainty

In the view of the members of the Council in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

d. Fixed assets

Expenditure on fixed assets is capitalised where the cost (or the value if donated) is in excess of £5,000; otherwise it is written off through the Statement of Financial Activities. Costs of replacements of major equipment and pianos are charged to designated funds set aside for that purpose by appropriations from Revenue.

Tangible fixed assets are depreciated at rates calculated to write off the cost, less estimated residual value of each asset evenly over its expected life, as follows:-

Long leasehold improvements	- 2% per annum
Furniture, fittings and equipment	- 33 1/3% per annum
Plant	- 10% per annum

e. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f. Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

g. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

h. VAT

The charity is registered for VAT but is unable to reclaim all of the input tax incurred. Irrecoverable VAT is charged to the expenditure heading for which it was incurred.

i. Operating leases

Rental charges are charged on a straight line basis over the life of the lease.

1 ACCOUNTING POLICIES (Continued)

j. Funds

The different funds are defined as follows:

Restricted funds are those funds which are to be used in accordance with specific instructions imposed by the donor or trust deed.

Unrestricted funds are those funds available to the charity for its general purposes. They include funds designated (Note 7) by the members of the Council for particular purposes where their use remains at the discretion of the members of the Council. Amounts may be set aside each year on the basis of expected requirements for major repairs to premises, replacement of major equipment and pianos for use by resident students. A transfer is made from General to Designated Funds and the cost of the repairs or replacements are charged against the fund as they arise. Amounts may also be set aside for the provision of bursaries to students who through hardship, would otherwise be unable to afford accommodation at the House. Transfers are made into this fund as required.

It is the policy of the members of the Council to retain in unrestricted funds, amounts which in their judgement, can help to mitigate the short term effects of income volatility and retain funds to generate sufficient income to meet current and future operational activities of the charity.

k. Income

This comprises fees receivable from the various House activities and investment income. All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Income from charitable activities is recognised as earned as the related services are provided.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is include when receivable and the amounts can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

l. Expenditure

Liabilities are recognised as expenditure as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required, and the amount of obligation can be measured reliably. Expenditure is recognised on an accruals basis as a liability is incurred, inclusive of VAT, which cannot be recovered. Charitable activities comprise mainly of the provision of accommodation including welfare and catering, premises and administrative costs.

Support costs have been allocated to charitable activities. Governance costs comprise those costs related to organisation and compliance with constitutional and statutory requirements. Costs include direct costs of external audit, legal fees and other professional advice.

m. Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

n. Pensions

The charity operates a defined contribution pension plan. Contributions are charged to the Statement of Financial Activities as they become payable. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

2. ANALYSIS OF EXPENDITURE

	Staff Costs £	Other Costs £	Depreciation £	Total 2023 £	Total 2022 £
Charitable Activity:					
Provision of accommodation:					
Welfare and catering	228,266	458,563	11,679	698,508	518,496
Premises costs	68,480	256,572	6,160	331,212	316,119
Support costs	159,786	87,584	-	247,370	219,779
Governance costs	-	29,784	-	29,784	30,755
	456,532	832,503	17,839	1,306,874	1,085,149

2022 COMPARATIVE

	Staff Costs £	Other Costs £	Depreciation £	Total 2022 £
Charitable Activity:				
Provision of accommodation:				
Welfare and catering	202,338	316,158	-	518,496
Premises costs	60,701	243,231	12,187	316,119
Support costs	141,637	78,142	-	219,779
Governance costs	-	30,755	-	30,755
	404,676	668,286	12,187	1,085,149

	2023 £	2022 £
Governance costs include:		
Audit fees	15,000	13,800
Other fees payable to the auditors	1,853	3,938

3. STAFF AND TRUSTEE REMUNERATION AND BENEFITS

Staff costs include:	2023 £	2022 £
Wages and salaries	320,911	323,939
National Insurance	28,962	24,899
Pension	7,839	6,839
Agency staff	98,820	48,999
	456,532	404,676
The average number of employees during the year was	14	14

No employee earned over £60,000 in the year (2022 – none).

Total employee benefits paid to key management personnel post holders amounted to £140,574 (2022 - £125,783).

In the prior year, the Treasurer Robin Bell received an honorarium of £6,000 for providing professional financial support and advisory services, prior to becoming a Trustee of the charity in March 2022. No other Members of Council received any emoluments nor were reimbursed expenses during the year (2022: Nil).

4. FIXED ASSETS

	Improvements to Long Leasehold Property £	Furniture And Fittings £	Plant And Equipment £	Total £
Cost				
At 1 January 2023	22,355	26,898	218,694	267,947
Additions	-	35,037	-	35,037
Disposals	-	(8,816)	-	(8,816)
At 31 December 2023	22,355	53,119	218,694	294,168
Depreciation				
At 1 January 2023	22,354	26,897	169,413	218,664
Charge for the year	-	11,679	6,160	17,839
Disposals	-	(8,816)	-	(8,816)
At 31 December 2023	22,354	29,760	175,573	227,687
Net Book Value				
At 31 December 2023	1	23,359	43,121	66,481
At 31 December 2022	1	1	49,281	49,283

5. DEBTORS

	2023 £	2022 £
Trade debtors	17,166	5,741
VAT recoverable	58,372	6,781
Prepayments	4,620	1,960
	80,158	14,482

6. OTHER CREDITORS

	2023 £	2022 £
Trade creditors	48,186	77,544
Accruals	45,289	24,391
Other taxes and social security	-	7,086
	93,475	109,021

7. DESIGNATED FUNDS

	Balance 1 January 2023 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2023 £
Building Capital Fund	381,312	-	-	18,688	400,000
Bursary Fund	20,000	-	-	-	20,000
	401,312	-	-	18,688	420,000

2022 COMPARATIVE

	Balance 1 January 2022 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2022 £
Building Capital Fund	447,787	-	(66,475)	-	381,312
Bursary Fund	20,000	-	-	-	20,000
	467,787	-	(66,475)	-	401,312

The purpose of the Building Capital Fund (BCF) is to build up a reserve for the ultimate replacement of major plant and equipment (lift, boilers, and roof coverings). It was established during 2013. Expenditure on major repair works in the prior year have been charged to this fund.

The Bursary Fund (BF) is for residents who are in financial difficulty and need assistance with accommodation fees. It was established in 2019.

8. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2023	General Funds £	Designated Funds £	Total Funds £
Fixed assets	66,481	-	66,481
Current assets	975,146	420,000	1,395,146
Current liabilities	(537,821)	-	(537,821)
	503,806	420,000	923,806

2022 COMPARATIVES	General Funds £	Designated Funds £	Total Funds £
Fixed assets	49,283	-	49,283
Current assets	1,062,426	401,312	1,463,738
Current liabilities	(562,524)	-	(562,524)
	549,185	401,312	950,497

9. OPERATING LEASES

At the year end, the charity had future minimum lease payments under non-cancellable operating leases as follows:

	2023 £	2022 £
Within one year	17,157	17,878
Within two to five years	30,341	47,498
	47,498	65,376

10. RELATED PARTIES

There were no related party transactions in either the current or prior year.

11. TAXATION

The Association is a registered charity and no taxation is payable on its income.

12. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES (2022)

	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2022 £
INCOME FROM:			
Charitable activities - accommodation	1,085,484	-	1,085,484
Donations and legacies	15,593	-	15,593
Investment income – bank deposit interest	3,566	-	3,566
Other income	33,875	-	33,875
Total	1,138,518	-	1,138,518
EXPENDITURE ON:			
Charitable activity - provision of accommodation	1,018,674	66,475	1,085,149
NET MOVEMENT IN FUNDS	119,844	(66,475)	53,369
RECONCILIATION OF FUNDS:			
TOTAL FUNDS BROUGHT FORWARD	429,341	467,787	897,128
TOTAL FUNDS CARRIED FORWARD	549,185	401,312	950,497

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales - Charity number 312824

Accounts

QUEEN ALEXANDRA'S HOUSE ASSOCIATION
(A Registered Charity and a Company Limited by Guarantee)

REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2022

Company Registered No: 00042575
Charity Registered No: 312824

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

REPORT OF THE COUNCIL

YEAR ENDED 31 DECEMBER 2022

The Council present their annual report and financial statements for the year ended 31 December 2022 which are also prepared to meet the requirements for a directors' reports and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal Address and Registered Office
Bremner Road
Kensington Gore
London SW7 2QT

President
H.R.H. PRINCESS ALEXANDRA, THE HON. LADY OGILVY, K.G., G.C.V.O.

Members of the Council
The members of the Council are the Charity Trustees of the Association and are listed below. The numbers after each Member signify their representative bodies as shown on page 2. Members of the Finance & Management Committee during the year are indicated with 'F' after their names:

A Harvey Esq (Chairman) – (1) F
A Rose Esq – (4) F
Mrs A M Gillon OBE – (4) F
S Corbyn Esq – (2)
M Hadland Esq – (3)
Ms Z Serageldin (1)
Mrs N Martyn – (1)
Ms P Lisboa – (2)
J Blake Esq – (2)
Ms A Berhamovic – (3)
The Hon. R C Lyttelton – (3) F
R G Bell Esq – (4) (appointed 29 March 2022) F

Members of the Council are appointed every fifth year on behalf of representative bodies.

House Committee, Principal and Professional Advisers

House Committee
Mrs H M Hart (Chairman)
Mrs S Dawson
Ms P Lisboa
Mrs N Martyn
Ms Z Serageldin
Mrs J Strangeways

Architects
Messrs Ansell & Bailey
London

Principal and Company Secretary
Ms S Brown

Auditors
Haysmacintyre LLP
10 Queen Street Place
London EC4R 1AG

Bankers
NatWest plc
55 Kensington High Street
London W8 5EQ

Company Registration Number: 00042575

Charity Registration Number: 312824

STRUCTURE, GOVERNANCE AND MANAGEMENT

Status and administration

The organisation is a charitable company limited by guarantee, number 00042575. The charitable company is governed by its Memorandum and Articles of Association, dated 26 November 1894. The Trustees are currently conducting a governance review.

Recruitment, induction and training of Members of the Council

The directors of the company are also the charity trustees for the purposes of charity law, and under the company's articles are known as Members of the Council. In accordance with the Memorandum and Articles of Association the members of Council are appointed by HRH Princess Alexandra **(1)**, the Commissioners for the Exhibition of 1851 **(2)**, the Royal College of Music **(3)** and the Department for Education **(4)** and serve for five years and may be re-appointed every fifth year. All members give their time voluntarily and receive no benefits from the charity. They make the major decisions affecting the affairs of the charity. All new members are provided with information on the responsibility of being a Trustee and, from time to time, are sent details of courses and seminars which may be relevant to their responsibilities. The charity does not use volunteers. Members of the Council themselves are appointed with wide experience elsewhere which they bring to the benefit of the charity on a voluntary basis.

Organisational structure

Council meetings are held three times a year and are preceded by Finance and Management Committee meetings. The House Committee meets three times a year to discuss with the Principal matters relating to the running of the House, improvements, catering and residents' welfare. An invitation is sent to all residents to speak to the House Committee Chairman and the Principal before the meetings. Implementation of Council decisions is the responsibility of the Principal and her management team. The Principal reports at Council Meetings on operational matters. The Council sets the remuneration of key management personnel (KMP, comprising the Principal, the Head of Maintenance, and the Housekeeper) annually having regard to local and national pay levels and relevant pay indices.

OBJECTIVES AND ACTIVITIES

The principal activity of the Association is the provision of accommodation for women students engaged in full time education. As a result of the expansion of women's training in the 1870s there was a pressing need for more facilities for the accommodation of girls. The House was built in 1884 as a custom-built hostel from money provided by several benefactors, including Sir Francis Cook, Chairman of Cook's of St Paul's Churchyard, and Henry Doulton of Doulton & Co, the pottery and tilemaker. The beneficiaries of their largesse were from the very beginning girls in statu pupillari, priority being given to students of music. The aims were to provide reasonably priced and secure hostel places with full board for girls and young women coming to London from the provinces or from overseas. If this was a practical and necessary aim in the 1880s, it is even more important today, when the cost of accommodation limits severely the availability of safe and suitable places where students may lodge in central London. An added feature of the House is its design to give students of the arts a centre where they can practice, rehearse, and perform. This is a much needed benefit as there is very little practice and performance space available in central London. The President at the foundation was Princess Alexandra of Denmark, the Princess of Wales and later Queen Alexandra. Queen Mary and the Duchess of Kent succeeded to the presidency followed by the present president H.R.H Princess Alexandra. As the charity operates in the central London market for student accommodation, it continuously monitors developments in that sector and the potential effects of competition on its stated occupancy levels. Deposits are taken in advance for future letting periods, a waiting list is maintained, and fees are reviewed annually with reference to similar providers. Sound budgeting and financial plans are in place and are updated at least three times a year to further enable its aims to be achieved. The charity's principal short-term objectives are to provide a safe and happy environment for over 100 resident female students, and to optimise occupancy levels. The longer-term aim is to improve the quality of accommodation by up-grading the property both internally and externally within the parameters of a 5 year plan and as funds permit.

OBJECTIVES AND ACTIVITIES (Continued)

Public Benefit

We have paid due regard to the guidance on public benefit contained in the Charity Commission's literature when reviewing our aims and objectives, and in planning our future activities. We have set aside a bursary fund for residents who are in financial difficulty and need assistance with accommodation fees.

What is the accommodation in Queen Alexandra's House?

When the house was built in 1884 there were rooms for 130 girls; in 1976 a large part of the building including most of the public rooms was leased to the English National Ballet (ENB) in order to fund extensive upgrading requirements, and that lease was assigned to the Royal College of Music in 2021. As a result of careful adaptation over a number of years, there are 109 rooms with good internet facilities available which frequently attain maximum levels of occupancy. From the very foundation of the House there have been many overseas students who have come to London to study and have discovered in QAH a safe place to reside and to attend their courses. In the 1960s there were students from many Commonwealth countries including Canada, Kenya and India; to these and to many students from all parts of the United Kingdom there have been added students from the Far East including China and Japan. The 2022 residents represented 19 different nationalities. It has always been the policy of the House to make no race, colour or religious distinction. All are welcome and this is very much to the public benefit.

The Charity's constitution makes provision to "assist female students with grants of money and other aid and to found scholarships, exhibitions and prizes for female students."

ACHIEVEMENTS AND PERFORMANCE

During the 2021/22 semesters 87 female students stayed at QAH. They were studying at the following institutions, numbering 18 from the Royal College of Music, 4 from the Royal College of Art, 41 from Imperial College, 16 from the English National Ballet, 1 from the Royal Academy of Music, 2 from the Central School of Ballet, 1 from Kings, 1 from Ashbourne, 1 from the Guildhall School of Music and 2 from MPW. During the Summer Term of 2022 QAH was approached by English National Ballet to see if we would be able to help house 2 Ukrainian refugees until they could find a suitable full-term placement.

The Reception is operational 24 hours and pastoral care provided throughout the residents' stay at QAH, which is welcomed by the residents' parents and guardians alike. Residents have access to many forms of communication with the Principal and the senior management team. A suggestion box is provided and an open-door policy adopted. During the year, like many organisations, the House was again impacted by the Covid-19 pandemic on both financial and social fronts and these were properly and adequately addressed.

Maintenance of the House

Queen Alexandra's House is a Grade II listed building in free Jacobean/Queen Anne revival style prominently located next to the Royal Albert Hall. Much effort and activity is directed towards its maintenance as a purpose–built hostel and part of London's heritage. The House has no endowment to fund short or long-term maintenance. A sum of £66,475 was expended on building works during the year to include the replacement and the upgrade to students' kitchens, and the major repairs to the Markova House facade. The charity has not encountered any significant factors in 2022 that have affected the achievement of its objective.

FINANCIAL REVIEW

The main source of income is the fees received for student accommodation. Expenditure consists principally of the costs of maintaining the property and catering for the students. The Statement of Financial Activities discloses net income of £53,369 (2021: £228,689 net expenditure). The negative financial impact of the Covid-19 pandemic began to turn around in 2022 with the lifting of Covid-19 restrictions. Occupancy levels saw a significant uplift in the Summer and Autumn terms with occupancy levels almost at capacity in the Autumn term. The charity continued with its commitment to completing substantial refurbishment works which in the year included works on the façade of Markova House and rolling maintenance works.

The charity does not fundraise direct from members of the public.

FINANCIAL REVIEW (Continued)

Reserves Policy

The Council's current policy is to maintain 'free reserves' (Unrestricted general funds less net book value of fixed assets) at approximately the level of six months' recurring expenditure which amounted to around £550,000; free reserves were £499,902 at 31 December 2022. The target is achieved at approximately 5.5 months (2021 – 4.4 months with a 12-month target). At 31 December 2022 general funds amounted to £549,185 (2021: £429,341). Designated funds, being amounts set aside to replace major plant and equipment (The Building Capital fund) and to assist residents in financial difficulty with accommodation fees (Bursary Fund) amounted to £401,312 (2021: £467,787), making total funds of £950,497 (2021 - £897,128).

The Building Capital fund will ultimately be used to replace major plant such as the lift and boilers, at the end of their useful lives. The timing is estimated to be beyond 15 years (i.e. after 2030). Under the 5-year rolling plan, the fund balance was £381,312 by the end of 2022. The trustees did consider the impact of the Covid-19 pandemic in formulating the charity's Reserves Policy and in assessing the charity's ability to continue as a going concern. Whilst occupancy levels remained below the maximum in the early part of the year, the charity has sufficient reserves to ensure it can meet its financial obligations for the foreseeable future.

Risk Management

The Council has reviewed the major risks to which the Association is exposed, in particular those related to the operation and finances, and are satisfied that systems are in place to mitigate exposure to these risks. A compliance register is kept. The three principal risks identified as uncertainties that might confront the charity are i) a loss of income through a sudden fall in demand; ii) the need for any major unplanned capital spending; and iii) any medium-term social changes affecting the central London accommodation market.

These main risks are managed and for the most part mitigated by i) short-term ongoing income review and maintenance of a waiting list; ii) the regular monitoring of a 5-year rolling capital plan; and iii) regular liaison with other major providers of London student accommodation.

Due to the Covid-19 Pandemic and a new Covid-19 Risk Assessment, policies and procedures were put in place to ensure that government guidelines were followed to mitigate / minimise the risk of Covid-19 outbreaks. There was a reduction in occupancy levels and fee income early in 2022, but nonetheless, it is anticipated that income will grow steadily in 2023.

Investments Policy

The Council have the power to invest in such assets as they see fit. No investments were held.

FUTURE PLANS

The Association plans to attain maximum levels of occupancy in future years. This it intends to achieve by maintaining its premises in a good state of repair and providing excellent catering and other facilities to ensure the House continues to meet the expectations of its present and future residents. In order to achieve the flexibility to make progress possible, it is the Council's intention to keep reserves at the target level. In support of these policies, the Council has prepared a "Five-year capital improvement plan" which is reviewed at each meeting. The Members of the Council's stated aim now and for the foreseeable future is to continue the provision of female student accommodation on its original site and to oversee necessary improvements, as it has done since opening in 1884. They believe that this view will continue to remain a constant.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also the trustees of the charity for the purposes of charity law and also directors for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its income and expenditure for that period. In preparing these financial statements, the members of the Council are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the members of the Council are aware at the time the report is approved:

- there is no relevant audit information of which the company's auditors are unaware; and
- the members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

A resolution proposing the re-appointment of Haysmacintyre LLP as auditors to the company will be put to the annual general meeting.

In preparing this report the Trustees have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

On behalf of the Board

28 March 2023

Kensington Gore
London SW7



A Harvey Esq (Chairman)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

Opinion

We have audited the financial statements of Queen Alexandra's House Association for the year ended 31 December 2022 which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Members of the Council's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information

The Members of the Council are responsible for the other information. The other information comprises the information included in the Report of the Council. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Council (which incorporates the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Report of the Council has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Council (which incorporates the directors' report).

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

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

Responsibilities of Members of the Council for the financial statements
As explained more fully in the Statement of Members of the Council Responsibilities set out on page 4, the Members of the Council (who are also the trustees of the charitable company for the purposes of charity law and directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Members of the Council determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Council are responsible for assessing the charitable company'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 Members of the Council either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law, health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to recognition of income and management bias in certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of Council meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end and with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 auditor's report.

Use of our report

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

Tracey Young

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Tracey Young (Senior Statutory Auditor)
For and on behalf of Haysmacintyre LLP, Statutory Auditors

28
..... April 2023

10 Queen Street Place
London
EC4R 1AG

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE)

YEAR ENDED 31 DECEMBER 2022

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2022 £	Unrestricted Funds Total 2021 £
INCOME FROM:					
Charitable activities - accommodation		1,085,484	-	1,085,484	740,984
Donations and legacies		15,593	-	15,593	1,400
Investment income – bank deposit interest		3,566	-	3,566	707
Other income		33,875	-	33,875	8,472
Total		1,138,518	-	1,138,518	751,563
EXPENDITURE ON:					
Charitable activity - provision of accommodation	2	1,018,674	66,475	1,085,149	980,252
NET MOVEMENT IN FUNDS		119,844	(66,475)	53,369	(228,689)
RECONCILIATION OF FUNDS:					
TOTAL FUNDS BROUGHT FORWARD		429,341	467,787	897,128	1,125,817
TOTAL FUNDS CARRIED FORWARD		549,185	401,312	950,497	897,128

Income and expenditure account information is clearly identified above.

All income and expenditure derive from continuing activities.

The accompanying notes form part of these accounts.

The comparative Statement of Financial Activities for 2021 can be found in note 12 to these accounts.

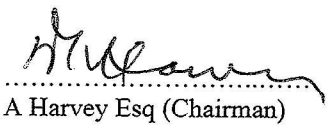
QUEEN ALEXANDRA'S HOUSE ASSOCIATION **COMPANY REGISTERED NO: 00042575**

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	2022 £	2021 £	2021 £
FIXED ASSETS					
Tangible assets	4		49,283		61,470
CURRENT ASSETS					
Debtors	5	14,482		53,986	
Cash at bank and in hand		1,449,256		1,251,163	
		1,463,738		1,305,149	
CREDITORS - due within one year					
Other creditors	6	109,021		67,286	
Fees billed in advance		402,203		342,605	
Fee deposits		51,300		59,600	
		562,524		469,491	
NET CURRENT ASSETS			901,214		835,658
NET ASSETS			950,497		897,128
Represented by:					
UNRESTRICTED FUNDS					
General			549,185		429,341
Designated Funds	7		401,312		467,787
TOTAL CHARITY FUNDS			950,497		897,128

Approved and authorised for issue by the Council of Management on 28 March 2023 and signed on its behalf by:



A Harvey Esq (Chairman)

The accompanying notes form part of these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 £	2021 £
Cash flows from operating activities:		
Net income/(expenditure) for the reporting period	53,369	(228,689)
Depreciation charges	12,187	12,187
Dividends and interest	(3,566)	(707)
Decrease in debtors	39,504	21,068
Increase in creditors	93,033	24,762
Net cash provided by/(used in) operating activities	194,527	(171,379)
Cash flows from investing activities:		
Dividends and interest	3,566	707
Net cash provided by investing activities	3,566	707
Change in cash and cash equivalents in the year	198,093	(170,672)
Cash and cash equivalents at the beginning of the year	1,251,163	1,421,835
Cash and cash equivalents at the end of the year	1,449,256	1,251,163

Analysis of cash and cash equivalents	2022 £	2021 £
Cash at bank and in hand	929,930	733,686
Notice deposits	519,326	517,477
Total cash and cash equivalents	1,449,256	1,251,163

Analysis of changes in net funds

	At 1 January 2022 £	Cash flows £	Other non-cash changes £	At 31 December 2022 £
Cash and bank/deposits	1,251,163	198,093	-	1,449,256

1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements is as follows:

a. Basis of Accounting

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and the Companies Act 2006.

Queen Alexandra's House Association meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b. Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the Members of the Council confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. In reaching this conclusion, the Members of Council have also given due consideration the impact of the Covid-19 pandemic on the activities of the charity where there have been significant reductions in occupancy levels.

c. Estimation uncertainty

In the view of the members of the Council in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

d. Fixed assets

Expenditure on fixed assets is capitalised where the cost (or the value if donated) is in excess of £5,000; otherwise it is written off through the Statement of Financial Activities. Costs of replacements of major equipment and pianos are charged to designated funds set aside for that purpose by appropriations from Revenue.

Tangible fixed assets are depreciated at rates calculated to write off the cost, less estimated residual value of each asset evenly over its expected life, as follows:-

Long leasehold improvements	- 2% per annum
Furniture, fittings and equipment	- 33 1/3% per annum
Plant	- 10% per annum

e. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f. Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

g. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

h. VAT

The charity is registered for VAT but is unable to reclaim all of the input tax incurred. Irrecoverable VAT is charged to the expenditure heading for which it was incurred.

i. Operating leases

Rental charges are charged on a straight line basis over the life of the lease.

1 ACCOUNTING POLICIES (Continued)

j. Funds

The different funds are defined as follows:

Restricted funds are those funds which are to be used in accordance with specific instructions imposed by the donor or trust deed.

Unrestricted funds are those funds available to the charity for its general purposes. They include funds designated (Note 7) by the members of the Council for particular purposes where their use remains at the discretion of the members of the Council. Amounts may be set aside each year on the basis of expected requirements for major repairs to premises, replacement of major equipment and pianos for use by resident students. A transfer is made from General to Designated Funds and the cost of the repairs or replacements are charged against the fund as they arise. Amounts may also be set aside for the provision of bursaries to students who through hardship, would otherwise be unable to afford accommodation at the House. Transfers are made into this fund as required.

It is the policy of the members of the Council to retain in unrestricted funds, amounts which in their judgement, can help to mitigate the short term effects of income volatility and retain funds to generate sufficient income to meet current and future operational activities of the charity.

k. Income

This comprises fees receivable from the various House activities and investment income. All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Income from charitable activities is recognised as earned as the related services are provided.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is include when receivable and the amounts can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

l. Expenditure

Liabilities are recognised as expenditure as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required, and the amount of obligation can be measured reliably. Expenditure is recognised on an accruals basis as a liability is incurred, inclusive of VAT, which cannot be recovered. Charitable activities comprise mainly of the provision of accommodation including welfare and catering, premises and administrative costs.

Support costs have been allocated to charitable activities. Governance costs comprise those costs related to organisation and compliance with constitutional and statutory requirements. Costs include direct costs of external audit, legal fees and other professional advice.

m. Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

n. Pensions

The charity operates a defined contribution pension plan. Contributions are charged to the Statement of Financial Activities as they become payable. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

2. ANALYSIS OF EXPENDITURE

	Staff Costs £	Other Costs £	Depreciation £	Total 2022 £	Total 2021 £
Charitable Activity:					
Provision of accommodation:					
Welfare and catering	202,338	316,158	-	518,496	459,034
Premises costs	60,701	243,231	12,187	316,119	300,389
Support costs	141,637	78,142	-	219,779	201,225
Governance costs	-	30,755	-	30,755	19,604
	404,676	668,286	12,187	1,085,149	980,252

2021 COMPARATIVE

	Staff Costs £	Other Costs £	Depreciation £	Total 2021 £
Charitable Activity:				
Provision of accommodation:				
Welfare and catering	186,131	272,903	-	459,034
Premises costs	55,839	232,363	12,187	300,389
Support costs	130,293	70,932	-	201,225
Governance costs	-	19,604	-	19,604
	372,263	595,802	12,187	980,252

	2022 £	2021 £
Governance costs include:		
Audit fees	13,850	11,750
Other fees payable to the auditors	3,938	1,200

3. STAFF AND TRUSTEE REMUNERATION AND BENEFITS

Staff costs include:	2022 £	2021 £
Wages and salaries	323,939	313,029
National Insurance	24,899	27,547
Pension	6,839	7,079
Agency staff	48,999	24,608
	404,676	372,263
The average number of employees during the year was	14	14

No employee earned over £60,000 in the year (2021 – none).

Total employee benefits paid to key management personnel post holders amounted to £125,783 (2021 - £132,047).

The Treasurer Robin Bell received an honorarium of £6,000 for providing professional financial support and advisory services, prior to becoming a Trustee of the charity in March 2022. No other members of the Members of Council received any emoluments nor were reimbursed expenses during the year (2021: Nil).

4. FIXED ASSETS

	Improvements to Long Leasehold Property £	Furniture And Fittings £	Plant And Equipment £	Total £
Cost				
At 1 January 2022	22,355	26,898	218,694	267,947
Additions	-	-	-	-
At 31 December 2022	22,355	26,898	218,694	267,947
Depreciation				
At 1 January 2022	22,354	20,870	163,253	206,477
Charge for the year	-	6,027	6,160	12,187
At 31 December 2022	22,354	26,897	169,413	218,664
Net Book Value				
At 31 December 2022	1	1	49,281	49,283
At 31 December 2021	1	6,028	55,441	61,470

5. DEBTORS

	2022 £	2021 £
Trade debtors	5,741	9,257
VAT recoverable	6,781	39,402
Prepayments	1,960	5,327
	14,482	53,986

6. OTIIER CREDITORS

	2022 £	2021 £
Trade creditors	77,544	26,086
Accruals	24,391	23,016
Other taxes and social security	7,086	18,184
	109,021	67,286

7. DESIGNATED FUNDS

	Balance 1 January 2022 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2022 £
Building Capital Fund	447,787	-	(66,475)	-	381,312
Bursary Fund	20,000	-	-	-	20,000
	467,787	-	(66,475)	-	401,312

2021 COMPARATIVE

	Balance 1 January 2021 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2021 £
Building Capital Fund	503,340	-	(55,553)	-	447,787
Bursary Fund	20,000	-	-	-	20,000
	523,340	-	(55,553)	-	467,787

The purpose of the Building Capital Fund (BCF) is to build up a reserve for the ultimate replacement of major plant and equipment (lift, boilers, and roof coverings). It was established during 2013. Expenditure on major repair works in the year have been charged to this fund.

The Bursary Fund (BF) is for residents who are in financial difficulty and need assistance with accommodation fees. It was established in 2019.

8. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2022	General Funds £	Designated Funds £	Total Funds £
Fixed assets	49,283	-	49,283
Current assets	1,062,426	401,312	1,463,738
Current liabilities	(562,524)	-	(562,524)
	549,185	401,312	950,497

2021 COMPARATIVES

	General Funds £	Designated Funds £	Total Funds £
Fixed assets	61,470	-	61,470
Current assets	837,362	467,787	1,305,149
Current liabilities	(469,491)	-	(469,491)
	429,341	467,787	897,128

9. OPERATING LEASES

At the year end, the charity had future minimum lease payments under non-cancellable operating leases as follows:

	2022 £	2021 £
Within one year	17,878	18,890
Within two to five years	47,498	65,376
	65,376	84,266

10. RELATED PARTIES

There were no related party transactions in either the current or prior year.

11. TAXATION

The Association is a registered charity and no taxation is payable on its income.

12. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES (2021)

	Unrestricted Funds		Total
	General £	Designated £	2021 £
INCOME FROM:			
Charitable activities - accommodation	740,984	-	740,984
Donations and legacies	1,400	-	1,400
Investments	707	-	707
Other income	8,472	-	8,472
Total	751,563	-	751,563
EXPENDITURE ON:			
Charitable activity - provision of accommodation	924,699	55,553	980,252
NET MOVEMENT IN FUNDS	(173,136)	(55,553)	(228,689)
RECONCILIATION OF FUNDS:			
TOTAL FUNDS BROUGHT FORWARD	602,477	523,340	1,125,817
TOTAL FUNDS CARRIED FORWARD	429,341	467,787	897,128

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales - Charity number 312824

Accounts

QUEEN ALEXANDRA'S HOUSE ASSOCIATION
(A Registered Charity and a Company Limited by Guarantee)

REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2021

Company Registered No: 00042575
Charity Registered No: 312824

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

REPORT OF THE COUNCIL

YEAR ENDED 31 DECEMBER 2021

The Council present their annual report and financial statements for the year ended 31 December 2021 which are also prepared to meet the requirements for a directors' reports and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal Address and Registered Office
Bremner Road
Kensington Gore
London SW7 2QT

President
H.R.H. PRINCESS ALEXANDRA, THE HON. LADY OGILVY, K.G., G.C.V.O.

Members of the Council
The members of the Council are the Charity Trustees of the Association and are listed below. The numbers after each Member signify their representative bodies as shown on page 2. Members of the Finance & Management Committee during the year are indicated with 'F' after their names:

A Harvey Esq (Chairman) – (1) F
A Rose Esq – (4) F
Mrs A M Gillon OBE – (4) F
Mrs H M Hart – (4) (resigned 16 November 2021)
S Corbyn Esq – (2)
Ms Z Serageldin (1)
Mrs N Martyn – (1)
Ms P Lisboa – (2)
J Blake Esq – (2)
Ms A Berhamovic – (3)
The Hon. R C Lyttelton – (3) F
M Hadland Esq – (3) (appointed 23 March 2021)
R Bell Esq – (1) (appointed 29 March 2022) F

Members of the Council are appointed every fifth year on behalf of representative bodies.

House Committee, Principal and Professional Advisers

House Committee
Mrs H M Hart (Chairman)
Ms Z Serageldin
Mrs J Strangeways
Mrs P McConnell

Architects
Messrs Ansell & Bailey
London

Principal and Company Secretary
Ms S Brown

Auditors
Haysmacintyre LLP
10 Queen Street Place
London EC4R 1AG

Bankers
NatWest plc
55 Kensington High Street
London W8 5EQ

Company Registration Number: 00042575

Charity Registration Number: 312824

STRUCTURE, GOVERNANCE AND MANAGEMENT

Status and administration

The organisation is a charitable company limited by guarantee, number 00042575. The charitable company is governed by its Memorandum and Articles of Association, dated 26 November 1894.

Recruitment, induction and training of Members of the Council

The directors of the company are also the charity trustees for the purposes of charity law, and under the company's articles are known as Members of the Council. In accordance with the Memorandum and Articles of Association the members of Council are appointed by HRH Princess Alexandra (**1**), the Commissioners for the Exhibition of 1851 (**2**), the Royal College of Music (**3**) and the Department for Education (**4**) and serve for five years and may be re-appointed every fifth year. All members give their time voluntarily and receive no benefits from the charity. They make the major decisions affecting the affairs of the charity. All new members are provided with information on the responsibility of being a Trustee and, from time to time, are sent details of courses and seminars which may be relevant to their responsibilities. The charity does not use volunteers. Members of the Council themselves are appointed with wide experience elsewhere which they bring to the benefit of the charity on a voluntary basis.

Organisational structure

Council meetings are held three times a year and are preceded by Finance and Management Committee meetings. The House Committee meets three times a year to discuss with the Principal matters relating to the running of the House, improvements, catering and residents' welfare. An invitation is sent to all residents to speak to the House Committee Chairman and the Principal before the meetings. Implementation of Council decisions is the responsibility of the Principal and her management team. The Principal reports at Council Meetings on operational matters. The Council sets the remuneration of key management personnel (KMP, comprising the Principal, the Head of Maintenance, and the Housekeeper) annually having regard to local and national pay levels and relevant pay indices.

OBJECTIVES AND ACTIVITIES

The principal activity of the Association is the provision of accommodation for women students engaged in full time education. As a result of the expansion of women's training in the 1870s there was a pressing need for more facilities for the accommodation of girls. The House was built in 1884 as a custom-built hostel from money provided by several benefactors, including Sir Francis Cook, Chairman of Cook's of St Paul's Churchyard, and Henry Doulton of Doulton & Co, the pottery and tilemaker. The beneficiaries of their largesse were from the very beginning girls in statu pupillari, priority being given to students of music. The aims were to provide reasonably priced and secure hostel places with full board for girls and young women coming to London from the provinces or from overseas. If this was a practical and necessary aim in the 1880s, it is even more important today, when the cost of accommodation limits severely the availability of safe and suitable places where students may lodge in central London. An added feature of the House is its design to give students of the arts a centre where they can practice, rehearse, and perform. This is a much needed benefit as there is very little practice and performance space available in central London. The President at the foundation was Princess Alexandra of Denmark, the Princess of Wales and later Queen Alexandra. Queen Mary and the Duchess of Kent succeeded to the presidency followed by the present president H.R.H Princess Alexandra. As the charity operates in the central London market for student accommodation, it continuously monitors developments in that sector and the potential effects of competition on its stated occupancy levels. Deposits are taken in advance for future letting periods, a waiting list is maintained, and fees are reviewed annually with reference to similar providers. Sound budgeting and financial plans are in place and are updated at least three times a year to further enable its aims to be achieved. The charity's principal short-term objectives are to provide a safe and happy environment for over 100 resident female students, and to optimise occupancy levels. The longer-term aim is to improve the quality of accommodation by up-grading the property both internally and externally within the parameters of a 5 year plan and as funds permit.

OBJECTIVES AND ACTIVITIES (Continued)

Public Benefit
We have paid due regard to the guidance on public benefit contained in the Charity Commission's literature when reviewing our aims and objectives, and in planning our future activities. We have set aside a bursary fund for residents who are in financial difficulty and need assistance with accommodation fees.

What is the accommodation in Queen Alexandra's House?
When the house was built in 1884 there were rooms for 130 girls; in 1976 a large part of the building including most of the public rooms was leased to the English National Ballet in order to fund extensive upgrading requirements. As a result of careful adaptation over a number of years, there are 109 rooms with good internet facilities available which frequently attain maximum levels of occupancy. From the very foundation of the House there have been many overseas students who have come to London to study and have discovered in QAH a safe place to reside and to attend their courses. In the 1960s there were students from many Commonwealth countries including Canada, Kenya and India; to these and to many students from all parts of the United Kingdom there have been added students from the Far East including China and Japan. The 2021 residents represented 19 different nationalities. It has always been the policy of the House to make no race, colour or religious distinction. All are welcome and this is very much to the public benefit.

The Charity's constitution makes provision to "assist female students with grants of money and other aid and to found scholarships, exhibitions and prizes for female students."

ACHIEVEMENTS AND PERFORMANCE

During the 2020/21 semesters 84 female students stayed at QAH. They were studying at the following institutions, numbering 22 from the Royal College of Music, 2 from the Royal College of Art, 30 from Imperial College, 17 from the English National Ballet, 4 from the Royal Academy of Dance, 1 from the Royal Academy of Music, 2 from the Central School of Ballet, 1 from the Guildhall School of Music, 3 from Ashbourne, 1 from the BIMM Institute, and 1 from University College London. The Reception is operational 24 hours and pastoral care provided throughout the residents' stay at QAH, which is welcomed by the residents' parents and guardians alike. Residents have access to many forms of communication with the Principal and the senior management team. A suggestion box is provided and an open-door policy adopted. During the year, like many organisations, the House was seriously impacted by the Covid-19 pandemic on both financial and social fronts and these were properly and adequately addressed. In consequence the House remained open over the Christmas break for 26 residents, and for 37 residents over the Easter period when many residents were unable to return home because of the pandemic.

Maintenance of the House
Queen Alexandra's House is a Grade II listed building in free Jacobean/Queen Anne revival style prominently located next to the Royal Albert Hall. Much effort and activity is directed towards its maintenance as a purpose–built hostel and part of London's heritage. The House has no endowment to fund short or long-term maintenance. A sum of £55,553 was expended on building works during the year to include significant improvements to the boiler control systems, safety improvements to the electrical distribution system, the replacement and the upgrade to students' kitchens, and the completion of major repairs to the Bremner Road facade. The charity has not encountered any significant factors in 2021 that have affected the achievement of its objective.

FINANCIAL REVIEW

The main source of income is the fees received for student accommodation. Expenditure consists principally of the costs of maintaining the property and catering for the students. The Statement of Financial Activities discloses net expenditure of £228,689 (2020: £314,895 net expenditure). The onset of Covid-19 had a significant financial impact on the income of the charity as occupancy levels fell in the Summer and Autumn terms. The charity had also committed itself to completing the substantial refurbishment works on the façade of the building as well boiler and electrical safety improvements during the year.

The charity does not fundraise direct from members of the public.

FINANCIAL REVIEW (Continued)

Reserves Policy

The Council's current policy is to maintain 'free reserves' (Unrestricted general funds less net book value of fixed assets) at approximately the level of six months' recurring expenditure which amounted to £490,000; free reserves were £367,871 at 31 December 2021. The target is not quite achieved at approximately 4.4 months (2020 – 8 months with a 12 month target). At 31 December 2021 general funds amounted to £429,341 (2020: £602,477). Designated funds, being amounts set aside to replace major plant and equipment (The Building Capital fund) and to assist residents in financial difficulty with accommodation fees (Bursary Fund) amounted to £467,787 (2020: £523,340), making total funds of £897,128 (2020 - £1,125,817).

The Building Capital fund will ultimately be used to replace major plant such as the lift and boilers, at the end of their useful lives. The timing is estimated to be beyond 15 years (i.e. after 2030). Under the 5-year plan, the fund had reached £447,787 by the end of 2021. The trustees have considered the impact of the Covid-19 pandemic in formulating the charity's Reserves Policy and in assessing the charity's ability to continue as a going concern. Whilst occupancy levels remained below the maximum in the year, the charity has sufficient reserves to ensure it can meet its financial obligations for the foreseeable future.

Risk Management

The Council has reviewed the major risks to which the Association is exposed, in particular those related to the operation and finances, and are satisfied that systems are in place to mitigate exposure to these risks. A compliance register is kept. The three principal risks identified as uncertainties that might confront the charity are i) a loss of income through a sudden fall in demand; ii) the need for any major unplanned capital spending; and iii) any medium-term social changes affecting the central London accommodation market.

These main risks are managed and for the most part mitigated by i) short-term ongoing income review and maintenance of a waiting list; ii) the regular monitoring of a 5 year rolling capital plan; and iii) regular liaison with other major providers of London student accommodation.

Due to the COVID-19 Pandemic and a new COVID-19 Risk Assessment, Policies and Procedures has been put into place at Queen Alexandra's House to ensure that we are following government guidelines to mitigate / minimise the risk of an COVID-19 outbreak. There has been a consequential reduction in occupancy levels and fee income in 2021 but it is anticipated income will grow steadily into 2022.

Investments Policy

The Council have the power to invest in such assets as they see fit. No investments were held.

FUTURE PLANS

The Association plans to attain maximum levels of occupancy in future years. This it intends to achieve by maintaining its premises in a good state of repair and providing excellent catering and other facilities to ensure the House continues to meet the expectations of its present and future residents. In order to achieve the flexibility to make progress possible it is the Council's intention to keep reserves at the target level. In support of these policies, the Council has prepared a "Five year capital improvement plan" which is reviewed at each meeting. The Members of the Council's stated aim now and for the foreseeable future is to continue the provision of female student accommodation on its original site and to oversee necessary improvement, as it has done since opening in 1884. At present they believe that that perspective will remain a constant in its future direction.

STATEMENT OF MEMBERS OF THE COUNCIL'S RESPONSIBILITIES

The Members of the Council (who are also the trustees of the charity for the purposes of charity law and also directors for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its income and expenditure for that period. In preparing these financial statements, the members of the Council are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the members of the Council are aware at the time the report is approved:

- there is no relevant audit information of which the company's auditors are unaware; and
- the members of the Council have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

A resolution proposing the re-appointment of Haysmacintyre LLP as auditors to the company will be put to the annual general meeting.

In preparing this report the Trustees have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

On behalf of the Board

14 June 2022

Kensington Gore
London SW7

.....
A Harvey Esq (Chairman)

Opinion

We have audited the financial statements of Queen Alexandra's House Association for the year ended 31 December 2021 which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Members of the Council's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information

The Members of the Council are responsible for the other information. The other information comprises the information included in the Report of the Council. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Report of the Council (which incorporates the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Report of the Council has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Council (which incorporates the directors' report).

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

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

Responsibilities of Members of the Council for the financial statements
As explained more fully in the Statement of Members of the Council Responsibilities set out on page 4, the Members of the Council (who are also the trustees of the charitable company for the purposes of charity law and directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Members of the Council determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Council are responsible for assessing the charitable company'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 Members of the Council either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law, health and safety regulations and charity law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to recognition of income and management bias in certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of Council meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted at the year-end and with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 auditor's report.

Use of our report

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

Tracey Young (Senior Statutory Auditor)
For and on behalf of Haysmacintyre LLP, Statutory Auditors

14 June 2022

10 Queen Street Place
London
EC4R 1AG

QUEEN ALEXANDRA'S HOUSE ASSOCIATION COMPANY REGISTERED NO: 00042575

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	2021 £	2020 £	2020 £
FIXED ASSETS					
Tangible assets	2		61,470		73,657
CURRENT ASSETS					
Debtors	3	53,986		75,054	
Cash at bank and in hand		1,251,163		1,421,835	
		1,305,149		1,496,889	
CREDITORS - due within one year					
Other creditors	4	67,286		171,576	
Fees billed in advance		342,605		228,594	
Fee deposits		59,600		44,559	
		469,491		444,729	
NET CURRENT ASSETS			835,658		1,052,160
NET ASSETS			897,128		1,125,817
Represented by:					
UNRESTRICTED FUNDS					
General			429,341		602,477
Designated Funds	7		467,787		523,340
TOTAL CHARITY FUNDS			897,128		1,125,817

Approved and authorised for issue by the Council of Management on ..14.. June 2022 and signed on its behalf by:

.....
A Harvey Esq (Chairman)

The accompanying notes form part of these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE)

YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2021 £	Unrestricted Funds Total 2020 £
INCOME FROM:					
Charitable activities - accommodation		740,984	-	740,984	731,076
Donations and legacies		1,400	-	1,400	215
Investments		707	-	707	4,129
Other Income		8,472	-	8,472	28,224
Total		751,563	-	751,563	763,644
EXPENDITURE ON:					
Charitable activity - provision of accommodation	5	924,699	55,553	980,252	1,078,539
NET MOVEMENT IN FUNDS		(173,136)	(55,553)	(228,689)	(314,895)
RECONCILIATION OF FUNDS:					
TOTAL FUNDS BROUGHT FORWARD		602,477	523,340	1,125,817	1,440,712
TOTAL FUNDS CARRIED FORWARD		429,341	467,787	897,128	1,125,817

Income and expenditure account information is clearly identified above.

All income and expenditure derive from continuing activities.

The accompanying notes form part of these accounts.

The comparative Statement of Financial Activities for 2020 can be found in note 12 to these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
Cash flows from operating activities:		
Net (expenditure) for the reporting period	(228,689)	(314,895)
Depreciation charges	12,187	6,027
Dividends and interest	(707)	(4,129)
Decrease/(increase) in debtors	21,068	(54,939)
Increase in creditors	24,762	90,472
Net cash (used in) operating activities	(171,379)	(277,464)
Cash flows from investing activities:		
Dividends and interest	707	4,129
Purchase of tangible fixed assets	-	(79,681)
Net cash provided by/(used in) investing activities	707	(75,552)
Change in cash and cash equivalents in the year	(170,672)	(353,016)
Cash and cash equivalents at the beginning of the year	1,421,835	1,774,851
Cash and cash equivalents at the end of the year	1,251,163	1,421,835

Analysis of cash and cash equivalents	2021 £	2020 £
Cash at bank and in hand	733,686	904,815
Notice deposits	517,477	517,020
Total cash and cash equivalents	1,251,163	1,421,835

Analysis of changes in net funds

	At 1 January 2021 £	Cash flows £	Other non-cash changes £	At 31 December 2021 £
Cash and bank/deposits	1,421,835	(170,672)	-	1,251,163

1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements is as follows:

a. Basis of Accounting

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and the Companies Act 2006.

Queen Alexandra's House Association meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b. Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the Members of the Council confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. In reaching this conclusion, the Members of Council have also given due consideration the impact of the Covid-19 pandemic on the activities of the charity where there have been significant reductions in occupancy levels.

c. Estimation uncertainty

In the view of the members of the Council in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

d. Fixed assets

Expenditure on fixed assets is capitalised where the cost (or the value if donated) is in excess of £5,000; otherwise it is written off through the Statement of Financial Activities. Costs of replacements of major equipment and pianos are charged to designated funds set aside for that purpose by appropriations from Revenue.

Tangible fixed assets are depreciated at rates calculated to write off the cost, less estimated residual value of each asset evenly over its expected life, as follows:-

Long leasehold improvements	- 2% per annum
Furniture, fittings and equipment	- 33 1/3% per annum
Plant	- 10% per annum

e. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f. Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

g. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

h. VAT

The charity is registered for VAT but is unable to reclaim all of the input tax incurred. Irrecoverable VAT is charged to the expenditure heading for which it was incurred.

i. Operating leases

Rental charges are charged on a straight line basis over the life of the lease.

1 ACCOUNTING POLICIES (Continued)

j. Funds

The different funds are defined as follows:

Restricted funds are those funds which are to be used in accordance with specific instructions imposed by the donor or trust deed.

Unrestricted funds are those funds available to the charity for its general purposes. They include funds designated (Note 7) by the members of the Council for particular purposes where their use remains at the discretion of the members of the Council. Amounts may be set aside each year on the basis of expected requirements for major repairs to premises, replacement of major equipment and pianos for use by resident students. A transfer is made from General to Designated Funds and the cost of the repairs or replacements are charged against the fund as they arise. Amounts may also be set aside for the provision of bursaries to students who through hardship, would otherwise be unable to afford accommodation at the House. Transfers are made into this fund as required.

It is the policy of the members of the Council to retain in unrestricted funds, amounts which in their judgement, can help to mitigate the short term effects of income volatility and retain funds to generate sufficient income to meet current and future operational activities of the charity.

k. Income

This comprises fees receivable from the various House activities and investment income. All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Income from charitable activities is recognised as earned as the related services are provided.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is include when receivable and the amounts can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

l. Expenditure

Liabilities are recognised as expenditure as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required, and the amount of obligation can be measured reliably. Expenditure is recognised on an accruals basis as a liability is incurred, inclusive of VAT, which cannot be recovered. Charitable activities comprise mainly of the provision of accommodation including welfare and catering, premises and administrative costs.

Support costs have been allocated to charitable activities. Governance costs comprise those costs related to organisation and compliance with constitutional and statutory requirements. Costs include direct costs of external audit, legal fees and other professional advice.

m. Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

n. Pensions

The charity operates a defined contribution pension plan. Contributions are charged to the Statement of Financial Activities as they become payable. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

2. FIXED ASSETS

	Improvements to Long Leasehold Property £	Furniture And Fittings £	Plant And Equipment £	Total £
Cost				
At 1 January 2021	22,355	26,898	218,694	267,947
Additions	-	-	-	-
At 31 December 2021	22,355	26,898	218,694	267,947
Depreciation				
At 1 January 2021	22,354	14,843	157,093	194,290
Charge for the year	-	6,027	6,160	12,187
At 31 December 2021	22,354	20,870	163,253	206,477
Net Book Value				
At 31 December 2021	1	6,028	55,441	61,470
At 31 December 2020	1	12,055	61,601	73,657

3. DEBTORS

	2021 £	2020 £
Trade debtors	9,257	3,226
VAT recoverable	39,402	32,509
Prepayments	5,327	11,214
Other debtors	-	28,105
	53,986	75,054

4. OTHER CREDITORS

	2021 £	2020 £
Trade creditors	26,086	76,002
Accruals	23,016	95,574
Other taxes and social security	18,184	-
	67,286	171,576

5. ANALYSIS OF EXPENDITURE

	Staff Costs £	Other Costs £	Depreciation £	Total 2021 £	Total 2020 £
Charitable Activity:					
Provision of accommodation:					
Welfare and catering	186,131	272,903	-	459,034	386,727
Premises costs	55,839	232,363	12,187	300,389	450,910
Support costs	130,293	70,932	-	201,225	220,346
Governance costs	-	19,604	-	19,604	20,556
	372,263	595,802	12,187	980,252	1,078,539

2020 COMPARATIVE

	Staff Costs £	Other Costs £	Depreciation £	Total 2020 £
Charitable Activity:				
Provision of accommodation:				
Welfare and catering	160,845	225,882	-	386,727
Premises costs	48,254	396,629	6,027	450,910
Support costs	112,592	107,754	-	220,346
Governance costs	-	20,556	-	20,556
	321,691	750,821	6,027	1,078,539

	2021 £	2020 £
Governance costs include:		
Audit fees	11,750	11,000
Other fees payable to the auditors	1,200	1,963

6. STAFF AND TRUSTEE REMUNERATION AND BENEFITS

Staff costs include:	2021 £	2020 £
Wages and salaries	313,029	258,910
National Insurance	27,547	21,165
Pension	7,079	4,420
Agency staff	24,608	37,196
	372,263	321,691
The average number of employees during the year was	14	13

No employee earned over £60,000 in the year (2020 – none).

Total employee benefits paid to key management personnel post holders amounted to £132,047 (2020 - £113,238).

The Members of Council received no emoluments nor reimbursed expenses during the year (2020: Nil).

7. DESIGNATED FUNDS

	Balance 1 January 2021 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2021 £
Building Capital Fund	503,340	-	(55,553)	-	447,787
Bursary Fund	20,000	-	-	-	20,000
	523,340	-	(55,553)	-	467,787

2020 COMPARATIVE

	Balance 1 January 2020 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2020 £
Building Capital Fund	831,543	-	(266,603)	(61,600)	503,340
Bursary Fund	20,000	-	-	-	20,000
	851,543	-	(266,603)	(61,600)	523,340

The purpose of the Building Capital Fund (BCF) is to build up a reserve for the ultimate replacement of major plant and equipment (lift, boilers, and roof coverings). It was established during 2013. Expenditure on major repair works in the year have been charged to this fund.

The Bursary Fund (BF) is for residents who are in financial difficulty and need assistance with accommodation fees. It was established in 2019.

8. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2021	General Funds £	Designated Funds £	Total Funds £
Fixed assets	61,470	-	61,470
Current assets	837,362	467,787	1,305,149
Current liabilities	(469,491)	-	(469,491)
	429,341	467,787	897,128

2020 COMPARATIVES	General Funds £	Designated Funds £	Total Funds £
Fixed assets	73,657	-	73,657
Current assets	973,549	523,340	1,496,889
Current liabilities	(444,729)	-	(444,729)
	602,477	523,340	1,125,817

9. OPERATING LEASES

At the year end, the charity had future minimum lease payments under non-cancellable operating leases as follows:

	2021 £	2020 £
Within one year	18,890	12,117
Within two to five years	65,376	2,510
	84,266	14,627

10. RELATED PARTIES

There were no related party transactions in either the current or prior year.

11. TAXATION

The Association is a registered charity and no taxation is payable on its income.

12. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES (2020)

	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2020 £
INCOME FROM:			
Charitable activities - accommodation	731,076	-	731,076
Donations and legacies	215	-	215
Investments	4,129	-	4,129
Other Income	28,224	-	28,224
Total	763,644	-	763,644
EXPENDITURE ON:			
Charitable activities - provision of accommodation	811,936	266,603	1,078,539
Net (expenditure) before transfers	(48,292)	(266,603)	(314,895)
Transfers between funds	61,600	(61,600)	-
NET MOVEMENT IN FUNDS	13,308	(328,203)	(314,895)
RECONCILIATION OF FUNDS:			
TOTAL FUNDS BROUGHT FORWARD	589,169	851,543	1,440,712
TOTAL FUNDS CARRIED FORWARD	602,477	523,340	1,125,817

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

England & Wales - Charity number 312824

Accounts

QUEEN ALEXANDRA'S HOUSE ASSOCIATION
(A Registered Charity and a Company Limited by Guarantee)

REPORT OF THE COUNCIL AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

Company Registered No: 00042575
Charity Registered No: 312824

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

REPORT OF THE COUNCIL

YEAR ENDED 31 DECEMBER 2020

The Council present their annual report and financial statements for the year ended 31 December 2020 which are also prepared to meet the requirements for a directors' reports and accounts for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association, and the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Principal Address and Registered Office
Bremner Road
Kensington Gore
London SW7 2QT

President
H.R.H. PRINCESS ALEXANDRA, THE HON. LADY OGILVY, K.G., G.C.V.O.

Members of the Council
The members of the Council are the Charity Trustees of the Association and are listed below. The numbers after each Member signify their representative bodies as shown on page 2. Members of the Finance & Management Committee during the year are indicated with 'F' after their names:

A Harvey Esq (Chairman) – (1) F
A Rose Esq – (4) F
Mrs A M Gillon OBE – (4) F
Mrs H M Hart – (4)
S Corbyn Esq – (2)
Mrs Z Serageldin – (1) (appointed 17 March 2020)
Mrs N Martyn – (1)
Ms P Lisboa – (2)
J Blake Esq – (2)
Ms A Berhamovic – (3)
The Hon. R C Lyttelton – (3)

Members of the Council are appointed every fifth year on behalf of representative bodies.

House Committee, Principal and Professional Advisers

House Committee
Mrs H M Hart (Chairman)
Ms Z Serageldin
Mrs J Strangeways
Mrs P McConnell

Architects
Messrs Ansell & Bailey
London

Principal and Company Secretary
Ms S Brown

Auditors
Haysmacintyre LLP
10 Queen Street Place
London EC4R 1AG

Bankers
NatWest plc
55 Kensington High Street
London W8 5EQ

Company Registration Number: 00042575

Charity Registration Number: 312824

STRUCTURE, GOVERNANCE AND MANAGEMENT

Status and administration
The organisation is a charitable company limited by guarantee, number 00042575. The charitable company is governed by its Memorandum and Articles of Association, dated 26 November 1894.

Recruitment, induction and training of Members of the Council
The directors of the company are also the charity trustees for the purposes of charity law, and under the company's articles are known as Members of the Council. In accordance with the Memorandum and Articles of Association the members of Council are appointed by HRH Princess Alexandra **(1),** the Commissioners for the Exhibition of 1851 **(2),** the Royal College of Music **(3)** and the Department for Education **(4)** and serve for five years and may be re-appointed every fifth year. All members give their time voluntarily and receive no benefits from the charity. They make the major decisions affecting the affairs of the charity. All new members are provided with information on the responsibility of being a Trustee and, from time to time, are sent details of courses and seminars which may be relevant to their responsibilities. The charity does not use volunteers. Members of the Council themselves are appointed with wide experience elsewhere which they bring to the benefit of the charity on a voluntary basis.

Organisational structure
Council meetings are held three times a year and are preceded by Finance and Management Committee meetings. The House Committee meets three times a year to discuss with the Principal matters relating to the running of the House, improvements, catering and residents' welfare. An invitation is sent to all residents to speak to the House Committee Chairman and the Principal before the meetings. Implementation of Council decisions is the responsibility of the Principal and her management team. The Principal reports at Council Meetings on operational matters. The Council sets the remuneration of key management personnel (KMP, comprising the Principal, the Head of Maintenance, and the Housekeeper) annually having regard to local and national pay levels and relevant pay indices.

OBJECTIVES AND ACTIVITIES

The principal activity of the Association is the provision of accommodation for women students engaged in full time education. As a result of the expansion of women's training in the 1870s there was a pressing need for more facilities for the accommodation of girls. The House was built in 1884 as a custom-built hostel from money provided by several benefactors, including Sir Francis Cook, Chairman of Cook's of St Paul's Churchyard, and Henry Doulton of Doulton & Co, the pottery and tilemaker. The beneficiaries of their largesse were from the very beginning girls in statu pupillari, priority being given to students of music. The aims were to provide reasonably priced and secure hostel places with full board for girls and young women coming to London from the provinces or from overseas. If this was a practical and necessary aim in the 1880s, it is even more important today, when the cost of accommodation limits severely the availability of safe and suitable places where students may lodge in central London. An added feature of the House is its design to give students of the arts a centre where they can practice, rehearse, and perform. This is a much needed benefit as there is very little practice and performance space available in central London. The President at the foundation was Princess Alexandra of Denmark, the Princess of Wales and later Queen Alexandra. Queen Mary and the Duchess of Kent succeeded to the presidency followed by the present president H.R.H Princess Alexandra. As the charity operates in the central London market for student accommodation, it continuously monitors developments in that sector and the potential effects of competition on its stated occupancy levels. Deposits are taken in advance for future letting periods, a waiting list is maintained, and fees are reviewed annually with reference to similar providers. Sound budgeting and financial plans are in place and are updated at least three times a year to further enable its aims to be achieved. The charity's principal short-term objectives are to provide a safe and happy environment for over 100 resident female students, and to optimise occupancy levels. The longer-term aim is to improve the quality of accommodation by up-grading the property both internally and externally within the parameters of a 5 year plan and as funds permit.

Public Benefit
We have paid due regard to the guidance on public benefit contained in the Charity Commission's literature when reviewing our aims and objectives, and in planning our future activities. We have set aside a bursary fund for residents who are in financial difficulty and need assistance with accommodation fees.

OBJECTIVES AND ACTIVITIES (Continued)

What is the accommodation in Queen Alexandra's House?
When the house was built in 1884 there were rooms for 130 girls; in 1976 a large part of the building including most of the public rooms was leased to the English National Ballet in order to fund extensive upgrading requirements. As a result of careful adaptation over a number of years, there are 109 rooms with good internet facilities available which frequently attain maximum levels of occupancy. From the very foundation of the House there have been many overseas students who have come to London to study and have discovered in QAH a safe place to reside and to attend their courses. In the 1960s there were students from many Commonwealth countries including Canada, Kenya and India; to these and to many students from all parts of the United Kingdom there have been added students from the Far East including China and Japan. It has always been the policy of the House to make no race, colour or religious distinction. All are welcome and this is very much to the public benefit.

The Charity's constitution makes provision to "assist female students with grants of money and other aid and to found scholarships, exhibitions and prizes for female students."

ACHIEVEMENTS AND PERFORMANCE

During the 2019/20 semesters 110 female students stayed at QAH. They were studying at the following institutions, numbering 27 from the Royal College of Music, 12 from the English National Ballet School, 40 from Imperial College, 10 from the Royal College of Art. An additional 13 institutions were also represented including the Royal Academy of Music, the Royal Academy of Dance, the Guildhall School of Music, King's College, LSE, UCL and Queen Mary's. The Reception is operational 24 hours and pastoral care provided throughout the residents' stay at QAH, which is welcomed by the residents' parents and guardians alike. Residents have access to many forms of communication with the Principal and the senior management team. A suggestion box is provided and an open-door policy adopted. During the year, like many organisations, the House was seriously impacted by the Covid-19 pandemic on both financial and social fronts and these were properly and adequately addressed.

Maintenance of the House
Queen Alexandra's House is a Grade II listed building in free Jacobean/Queen Anne revival style prominently located next to the Royal Albert Hall. Much effort and activity is directed towards its maintenance as a purpose–built hostel and part of London's heritage. The House has no endowment to fund short or long-term maintenance. A sum of £346,284 was expended on building works during the year to include significant improvements to the boiler control systems, the replacement and the upgrade to students' kitchens, decoration of the Ring and music practice rooms and TV Room and major repairs to the Bremner Road facade. The charity has not encountered any significant factors in 2020 that have affected the achievement of its objective. The major ongoing factor that will affect future plans is the financial effect of diminishing revenue resulting from the Covid-19 pandemic.

FINANCIAL REVIEW

The main source of income is the fees received for student accommodation. Expenditure consists principally of the costs of maintaining the property and catering for the students. The Statement of Financial Activities discloses net expenditure of £314,895 (2019: £114,848 net income). The onset of Covid-19 had a significant financial impact on the income of the charity as occupancy levels fell in the Summer and Autumn terms. The charity had also committed itself to substantial refurbishment works on the façade of the building as well as the replacement of the main boiler during the year.

The charity does not fundraise direct from members of the public.

Reserves Policy
The Council's current policy is to maintain 'free reserves' (Unrestricted general funds less net book value of fixed assets) at approximately the level of six months' recurring expenditure which amounted to £400,000; free reserves were £528,820. The target is marginally exceeded at approximately 8 months (2019 – 8 months with a 12 month target). At 31 December 2020 general funds amounted to £602,477 (2019: £589,169). Designated funds, being amounts set aside to replace major plant and equipment (The Building Capital fund) and to assist residents in financial difficulty with accommodation fees (Bursary Fund) amounted to £523,340 (2019: £851,543), making total funds of £1,125,817 (2019 - £1,440,712).

The Building Capital fund will ultimately be used to replace major plant such as the lift and boilers, at the end of their useful lives. The timing is estimated to be beyond 15 years (i.e. after 2030). Under the 5-year plan, the fund is anticipated to reach £393,500 by the end of 2021.

The trustees have considered the impact of the Covid-19 pandemic in formulating the charity's Reserves Policy and in assessing the charity's ability to continue as a going concern. Whilst occupancy levels fell in the year, the charity has sufficient reserves to ensure it can meet its financial obligations for the foreseeable future.

Risk Management
The Council has reviewed the major risks to which the Association is exposed, in particular those related to the operation and finances, and are satisfied that systems are in place to mitigate exposure to these risks. A compliance register is kept. The three principal risks identified as uncertainties that might confront the charity are i) a loss of income through a sudden fall in demand; ii) the need for any major unplanned capital spending; and iii) any medium-term social changes affecting the central London accommodation market.

These main risks are managed and for the most part mitigated by i) short-term ongoing income review and maintenance of a waiting list; ii) the regular monitoring of a 5 year rolling capital plan; and iii) regular liaison with other major providers of London student accommodation.

Due to the COVID-19 Pandemic and new COVID-19 Risk Assessment, Policies and Procedures has been put into place at Queen Alexandra's House to ensure that we are following government guidelines to mitigate / minimise the risk of an COVID-19 outbreak. There will be a consequential reduction in occupancy levels and fee income in the first half of 2021 but it is anticipated income will grow steadily into 2022.

Investments Policy
The Council have the power to invest in such assets as they see fit. No investments were held.

FUTURE PLANS

The Association plans to attain maximum levels of occupancy in future years. This it intends to achieve by maintaining its premises in a good state of repair and providing excellent catering and other facilities to ensure the House continues to meet the expectations of its present and future residents. In order to achieve the flexibility to make progress possible it is the Council's intention to keep reserves at the target level. In support of these policies, the Council has prepared a "Five year capital improvement plan" which is reviewed at each meeting. The Members of the Council' stated aim now and for the foreseeable future is to continue the provision of female student accommodation on its original site and to oversee necessary improvement, as it has done since opening in 1884. At present they believe that that perspective will remain a constant in its future direction.

STATEMENT OF MEMBERS OF COUNCIL RESPONSIBILITIES

The Council of Management (who are also the trustees of the charity for the purposes of charity law and also directors for the purposes of company law) are responsible for preparing the Report of the Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members of the Council to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of its income and expenditure for that period. In preparing these financial statements, the members of the Council are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The members of the Council are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the members of the Council are aware at the time the report is approved:

- there is no relevant audit information of which the company's auditors are unaware; and
- the Council of Management members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

A resolution proposing the re-appointment of Haysmacintyre LLP as auditors to the company will be put to the annual general meeting.

In preparing this report the Trustees have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

On behalf of the Board

23 March 2021

Kensington Gore
London SW7

A Harvey Esq (Chairman)

Opinion
We have audited the financial statements of Queen Alexandra's House Association for the year ended 31 December 2020 which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

Conclusions relating to going concern
In auditing the financial statements, we have concluded that the Members of the Council's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Members of the Council with respect to going concern are described in the relevant sections of this report.

Other information
The Members of the Council are responsible for the other information. The other information comprises the information included in the Report of the Council. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Council (which incorporates the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Report of the Council has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Council (which incorporates the directors' report).

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

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

Responsibilities of Members of the Council for the financial statements
As explained more fully in the Statement of Members of the Council Responsibilities set out on page 4, the Members of the Council (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Members of the Council determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Council are responsible for assessing the charitable company'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 Members of the Council either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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

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

Based on our understanding of the charitable company and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to compliance with employment law and health and safety regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Charities Act 2011.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to recognition of income and management bias in certain accounting estimates. Audit procedures performed by the engagement team included:

- Inspecting minutes of Council meetings;
- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries posted with unusual account combinations, postings by unusual users or with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

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 auditor's report.

Use of our report

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

Tracey Young (Senior Statutory Auditor)
For and on behalf of Haysmacintyre LLP, Statutory Auditors

Date: 13 September 2021

10 Queen Street Place
London
EC4R 1AG

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020 £	2020 £	2019 £	2019 £
FIXED ASSETS					
Tangible assets	2		73,657		3
CURRENT ASSETS					
Debtors	3	75,054		20,115	
Cash at bank and in hand		1,421,835		1,774,851	
		1,496,889		1,794,966	
CREDITORS - due within one year					
Other creditors	4	171,576		69,177	
Fees billed in advance		228,594		239,499	
Fee deposits		44,559		45,581	
		444,729		354,257	
NET CURRENT ASSETS			1,052,160		1,440,709
NET ASSETS			1,125,817		1,440,712
Represented by:					
UNRESTRICTED FUNDS					
General			602,477		589,169
Designated Funds	7		523,340		851,543
TOTAL CHARITY FUNDS			1,125,817		1,440,712

Approved and authorised for issue by the Council of Management on 23 March 2021 and signed on its behalf by:

A Harvey Esq (Chairman)

The accompanying notes form part of these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE)

YEAR ENDED 31 DECEMBER 2020

	Note	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2020 £	Unrestricted Funds Total 2019 £
INCOME FROM:					
Charitable activities - accommodation		731,076	-	731,076	975,000
Donations and legacies		215	-	215	2,078
Investments		4,129	-	4,129	6,982
Other Income		28,224	-	28,224	11,412
Total		763,644	-	763,644	995,472
EXPENDITURE ON:					
Charitable activities - provision of accommodation	5	811,936	266,603	1,078,539	880,624
Net (expenditure)/income before transfers		(48,292)	(266,603)	(314,895)	114,848
Transfers between funds	7	61,600	(61,600)	-	-
NET MOVEMENT IN FUNDS		13,308	(328,203)	(314,895)	114,848
RECONCILIATION OF FUNDS:					
TOTAL FUNDS BROUGHT FORWARD		589,169	851,543	1,440,712	1,325,864
TOTAL FUNDS CARRIED FORWARD		602,477	523,340	1,125,817	1,440,712

Income and expenditure account information is clearly identified above.

All income and expenditure derive from continuing activities.

The accompanying notes form part of these accounts.

The comparative Statement of Financial Activities for 2019 can be found in note 11 to these accounts.

QUEEN ALEXANDRA'S HOUSE ASSOCIATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 £	2019 £
Cash flows from operating activities:		
Net (expenditure)/income for the reporting period	(314,895)	114,848
Depreciation charges	6,027	-
Dividends and interest	(4,129)	(6,982)
(Increase)/decrease in debtors	(54,939)	1,898
Increase in creditors	90,472	43,699
Net cash (used)/provided by operating activities	(277,464)	153,463
Cash flows from investing activities:		
Dividends and interest	4,129	6,982
Purchase of tangible fixed assets	(79,681)	-
Net cash (used)/provided by investing activities	(75,552)	6,982
Change in cash and cash equivalents in the year	(353,016)	160,445
Cash and cash equivalents at the beginning of the year	1,774,851	1,614,406
Cash and cash equivalents at the end of the year	1,421,835	1,774,851

Analysis of cash and cash equivalents	2020 £	2019 £
Cash at bank and in hand	904,815	1,260,349
Notice deposits	517,020	514,502
Total cash and cash equivalents	1,421,835	1,774,851

Analysis of changes in net funds

	At 1 January 2020 £	Cash flows £	Other non-cash changes £	At 31 December 2020 £
Cash and bank/deposits	1,774,851	(353,016)	-	1,421,835

1 ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of financial statements is as follows:

a. Basis of Accounting

The financial statements have been prepared in accordance with the Statement of Recommended Practice for Charities (SORP 2015) (Second Edition, effective 1 January 2019) and the Companies Act 2006.

Queen Alexandra's House Association meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

b. Preparation of the accounts on a going concern basis

Having considered future budgets and cash flows, the Members of the Council confirm that they have no material uncertainties about the entity's ability to continue as a going concern for the foreseeable future. In reaching this conclusion, the Members of Council have also given due consideration the impact of the Covid-19 pandemic on the activities of the charity where there have been significant reductions in occupancy levels.

c. Estimation uncertainty

In the view of the members of the Council in applying the accounting policies adopted, no judgements were required that have a significant effect on the amounts recognised in the financial statements nor do any estimates or assumptions made carry a significant risk of material adjustment in the next financial year.

d. Fixed assets

Expenditure on fixed assets is capitalised where the cost (or the value if donated) is in excess of £5,000; otherwise it is written off through the Statement of Financial Activities. Costs of replacements of major equipment and pianos are charged to designated funds set aside for that purpose by appropriations from Revenue.

Tangible fixed assets are depreciated at rates calculated to write off the cost, less estimated residual value of each asset evenly over its expected life, as follows:-

Long leasehold improvements	- 2% per annum
Furniture, fittings and equipment	- 33 1/3% per annum
Plant	- 10% per annum

e. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

f. Cash at bank and in hand

Cash at bank and in hand includes bank accounts, cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

g. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

h. VAT

The charity is registered for VAT but is unable to reclaim all of the input tax incurred. Irrecoverable VAT is charged to the expenditure heading for which it was incurred.

1 ACCOUNTING POLICIES (Continued)

i. Operating leases
Rental charges are charged on a straight line basis over the life of the lease.

j. Funds
The different funds are defined as follows:

Restricted funds are those funds which are to be used in accordance with specific instructions imposed by the donor or trust deed.

Unrestricted funds are those funds available to the charity for its general purposes. They include funds designated (Note 7) by the members of the Council for particular purposes where their use remains at the discretion of the members of the Council. Amounts may be set aside each year on the basis of expected requirements for major repairs to premises, replacement of major equipment and pianos for use by resident students. A transfer is made from General to Designated Funds and the cost of the repairs or replacements are charged against the fund as they arise.

It is the policy of the members of the Council to retain in unrestricted funds, amounts which in their judgement, can help to mitigate the short term effects of income volatility and retain funds to generate sufficient income to meet current and future operational activities of the charity.

k. Income
This comprises fees receivable from the various House activities and investment income. All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Income from charitable activities is recognised as earned as the related services are provided.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Interest on funds held on deposit is include when receivable and the amounts can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

l. Expenditure
Liabilities are recognised as expenditure as soon as there is legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required, and the amount of obligation can be measured reliably.
Expenditure is recognised on an accruals basis as a liability is incurred, inclusive of VAT, which cannot be recovered.
Charitable activities comprise mainly of the provision of accommodation including welfare and catering, premises and administrative costs.

Support costs have been allocated to charitable activities. Governance costs comprise those costs related to organisation and compliance with constitutional and statutory requirements. Costs include direct costs of external audit, legal fees and other professional advice.

m. Financial instruments
The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

n. Pensions

The charity operates a defined contribution pension plan. Contributions are charged to the Statement of Financial Activities as they become payable. The charity has no liability beyond making its contributions and paying across the deductions for the employee's contributions.

2. FIXED ASSETS

	Improvements to Long Leasehold Property £	Furniture And Fittings £	Plant And Equipment £	Total £
Cost				
At 1 January 2020	22,355	8,817	157,094	188,266
Additions	-	18,081	61,600	79,681
At 31 December 2020	22,355	26,898	218,694	267,947
Depreciation				
At 1 January 2020	22,354	8,816	157,093	188,263
Charge for the year	-	6,027	-	6,027
At 31 December 2020	22,354	14,843	157,093	194,290
Net Book Value				
At 31 December 2020	1	12,055	61,601	73,657
At 31 December 2019	1	1	1	3

3. DEBTORS

	2020 £	2019 £
Trade debtors	3,226	6,762
VAT recoverable	32,509	4,819
Prepayments	11,214	7,693
Other debtors	28,105	841
	75,054	20,115

4. OTHER CREDITORS

	2020 £	2019 £
Trade creditors	76,002	49,193
Accruals	95,574	18,780
Other creditors	-	1,204
	171,576	69,177

5. ANALYSIS OF EXPENDITURE

	Staff Costs £	Other Costs £	Depreciation £	Total 2020 £	Total 2019 £
Charitable Activity:					
Provision of accommodation:					
Welfare and catering	160,845	225,882	-	386,727	403,923
Premises costs	48,254	396,629	6,027	450,910	248,243
Support costs	112,592	107,754	-	220,346	208,166
Governance costs	-	20,556	-	20,556	20,292
	321,691	750,821	6,027	1,078,539	880,624

2019 COMPARATIVE

	Staff Costs £	Other Costs £	Depreciation £	Total 2019 £
Charitable Activity:				
Provision of accommodation:				
Welfare and catering	166,557	237,366	-	403,923
Premises costs	49,967	198,276	-	248,243
Support costs	116,590	91,576	-	208,166
Governance costs	-	20,292	-	20,292
	333,114	547,510	-	880,624

	2020 £	2019 £
Governance costs include:		
Audit fees	11,000	10,400
Other fees payable to the auditors	1,963	2,263

6. STAFF AND TRUSTEE REMUNERATION AND BENEFITS

Staff costs include:	2020 £	2019 £
Wages and salaries	258,910	205,160
National Insurance	21,165	14,595
Pension	4,420	3,026
Agency staff	37,196	110,333
	321,691	333,114
The average number of employees during the year was	13	11

No employee earned over £60,000 in the year (2019 – none).

Total employee benefits paid to key management personnel post holders amounted to £113,238 (2019 - £104,963).

The Members of Council received no emoluments nor reimbursed expenses during the year (2019: Nil).

7. DESIGNATED FUNDS

	Balance 1 January 2020 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2020 £
Building Capital Fund	831,543	-	(266,603)	(61,600)	503,340
Bursary Fund	20,000	-	-	-	20,000
	851,543	-	(266,603)	(61,600)	523,340

2019 COMPARATIVE

	Balance 1 January 2019 £	Income £	Expenditure £	Transfer from/(to) General Fund £	Balance 31 December 2019 £
Building Capital Fund	324,000	-	(34,457)	542,000	831,543
Bursary Fund	-	-	-	20,000	20,000
	324,000	-	(34,457)	562,000	851,543

The purpose of the Building Capital Fund (BCF), is to build up a reserve for the ultimate replacement of major plant and equipment (lift, boilers, and roof coverings). It was established during 2013. Expenditure on major repair works in the year have been charged to this fund and the purchase of a new boiler which was capitalised has been charged as a transfer between funds.

The Bursary Fund (BF) is for residents who are in financial difficulty and need assistance with accommodation fees. It was established during 2019.

8. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2020	General Funds £	Designated Funds £	Total Funds £
Fixed assets	73,657	-	73,657
Current assets	973,549	523,340	1,496,889
Current liabilities	(444,729)	-	(444,729)
	602,477	523,340	1,125,817

2019 COMPARATIVES	General Funds £	Designated Funds £	Total Funds £
Fixed assets	3	-	3
Current assets	943,423	851,543	1,794,966
Current liabilities	(354,257)	-	(354,257)
	589,169	851,543	1,440,712

9. OPERATING LEASES

At the year end, the charity had future minimum lease payments under non-cancellable operating leases as follows:

	2020 £	2019 £
Within one year	12,117	21,257
Within two to five years	2,510	14,627
	14,627	35,884

10. TAXATION

The Association is a registered charity and no taxation is payable on its income.

11. COMPARATIVE STATEMENT OF FINANCIAL ACTIVITIES (2019)

	Unrestricted Funds General £	Unrestricted Funds Designated £	Total 2019 £
INCOME FROM:			
Charitable activities - accommodation	975,000	-	975,000
Donations and legacies	2,078	-	2,078
Investments	6,982	-	6,982
Other Income	11,412	-	11,412
Total	995,472	-	995,472
EXPENDITURE ON:			
Charitable activities - provision of accommodation	846,167	34,457	880,624
Net income/(expenditure) before transfers	149,305	(34,457)	114,848
Transfers between funds	(562,000)	562,000	-
NET MOVEMENT IN FUNDS	(412,695)	527,543	114,848
RECONCILIATION OF FUNDS:			
TOTAL FUNDS BROUGHT FORWARD	1,001,864	324,000	1,325,864
TOTAL FUNDS CARRIED FORWARD	589,169	851,543	1,440,712