

Annual Return (AR30) form

Society Name: Stonewall Housing Association Limited

Society Num: 24277 R

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see [here](#)

2.1 What date did the financial year covered by these accounts end?

31/03/2019

3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.

Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

Name of Director	Month of Birth	Year of Birth
Helen Randall	May	1962
Mark Beale	Dec	1958
David Marsden	Jan	1986
James Berrington	Nov	1964
Natalie Daniels	Feb	1984
Lucy Pedrick	Aug	1993
Josh Willacy	Feb	1991

3.2 All directors must be 16 or older. Please confirm this is this case:

☒ All directors are aged 16 or over

3.3 Societies are within the scope of the Company Director Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:

☒ No director is disqualified

3.4 Please state any close links which any of the directors has with any society, company or authority.

'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Helen Randall, Partner Trowers and Hamlins Law Firm
Mark Beale, Finance Director Phyllis Tuckwell Hospice Trust

3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers.

Societies must have a secretary

Name of Secretary

Month of Birth

Year of Birth

Bob Green

Aug

1966

4.1 Please confirm that:

☒ accounts are being submitted with this form

☒ the accounts comply with relevant statutory and accounting requirements

☒ the accounts are signed by two members and the secretary (3 signatures in total)

4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.

Number of members

7

Turnover

651,268

Assets

131,370

Number of Employees

15

Share Capital

10

**Highest rate of interest paid
on shares**

0

4.3 What Standard Industrial Classification code best describes the society's main business?

Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes [here](#)

SIC Code

Other accommodation (55900)

*

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

5.1 Please select the audit option the society has complied with:

- ☐ Full Professional Audit
- ☐ Auditor's report on the accounts
- ☐ Lay Audit
- ☐ No audit

5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

- ☐ We have complied with the audit requirements

5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

- ☐ Yes
- ☐ Not applicable

5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

- ☐ Yes
- ☐ No

5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.

- ☐ Registered
- ☐ Not applicable

5.6 Is the society a housing association?

- ☐ No
- ☐ Yes

6.1 Is the society a subsidiary of another society?

- ☐ Yes
- ☒ No

6.2 Does the society have one or more subsidiaries?

(As defined in sections 100 and 101 of the Act)

- ☐ Yes
- ☒ No

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); or
- are conducting business for the benefit of the community ('community benefit society').

You must answer the questions set out in in the next section of this form, depending on which condition for registration you meet.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance [here](#).

7.1 Condition for Registration

- ☐ Co-operative society
- ☒ Community Benefits society

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

7B.1 What is the business of the society?

For example, did you provide social housing, run an amateur sports club etc.

HOUSING ADVICE, ADVOCACY AND SUPPORTED HOUSING FOR LESBIAN, GAY, BISEXUAL AND TRANS PEOPLE

7B.2 Please describe the benefits to the community the society delivered?

Here we are looking to see what the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

As a small, specialist organisation, our mission is to work to ensure lesbian, gay, bisexual and trans people and communities live in safer homes, free from fear, and where they can celebrate their identity and support each other to achieve our full potential.

7B.3 Please describe how the society's business delivered these benefits?

The business of the society must be conducted for the benefit of the community. Please describe how the society's business (as described in answer to question 7B.1) provided benefit to the community.

Stonewall Housing is the only housing organisation providing advice and support specifically for lesbian, gay, bisexual and trans (LGBT+) people of all ages. Stonewall Housing offers legal housing advice, advocacy and supported accommodation, as well as training and consultancy to other housing providers and policy makers.

7B.4 Did the society work with a specific community, and if so, please describe it here?

For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

LESBIAN, GAY, BISEXUAL AND TRANS PEOPLE IN HOUSING NEED

7B.5 What did the society do with any surplus or profit?

For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

UNRESTRICTED SURPLUS INVESTED INTO FREE RESERVES, AS PER RESERVES POLICY AND RESTRICTED SURPLUS CARRIED FORWARD TO BE USED FOR PURPOSE RECEIVED

7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.

Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

NONE

Registered number: 24277R

Stonewall Housing Association Limited

Report and financial statements
For the year ended 31 March 2019

Stonewall Housing Association Limited

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Stonewall Housing Association Limited

Reference and administrative information

For the year ended 31 March 2019

Registered number 24277R

**Registered office
and operational
address** 2A Leroy House
436 Essex Road
LONDON, N1 3QP

Trustees Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Helen Randall	Chair
David Marsden	joined October 2018; Vice Chair from March 2019
Mark Beale	Treasurer
James Berrington	
Natalie Daniels	
Lucy Pedrick	
Josh Willacy	joined September 2018
Bisi Alimi	resigned May 2018
Ken Barnett	resigned August 2019
Meghan Butt	resigned May 2019
Natalia Dorkins	resigned October 2018
Bev Johnson	resigned October 2018
Hitesh Tailor	resigned April 2019
Andrew van Doorn	Chair – resigned August 2018

Key management personnel	Bob Green	Chief Executive
	Michael Nastari	Director of Services
	Tina Wathern	Director of Education and Engagement
	Cat Haldane	Fundraising and Initiatives Manager

Bankers Unity Trust Bank Plc
Nine Brindleyplace
BIRMINGHAM, B1 2HB

Auditor Sayer Vincent LLP
Chartered Accountants and Statutory Auditor
Invicta House, 108–114 Golden Lane
LONDON, EC1Y 0TL

The Board presents its report and the audited financial statements for the year ended 31 March 2019.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the rules of the association and the Statement of Recommended Practice – Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Introduction

2018/19 was the final year of Stonewall Housing's strategic partnership with L&Q who supported us to increase our management capacity and financial sustainability. We are pleased that our financial position has improved since the start of the partnership three years ago. As we enter the final year of our Growth Strategy, with Helen Randall as our new Chair, the new approaches to our training and fundraising are beginning to succeed. Our expertise is attracting more housing providers to request our unique training packages and funders are supporting our plans to develop an improved pathway of housing and support services across London for the communities we serve. Fundraising events and partnering with corporate businesses is attracting more donations. This year also saw the launch of new, innovative housing and advice projects: the first LGBT+ emergency shelter with the Outside Project and a new national domestic abuse advocacy service with Galop. We are glad to join partners in the housing and LGBT+ sectors to consider how to deliver more efficient services but the financial environment remains challenging and we continue to need financial support to achieve our goals. However, this small specialist housing organisation continues to face challenging times and requires further support in order to build on the new development approaches and to progress new service proposals.

Vision, Objectives and Activities

Stonewall Housing is the only housing association providing advice and support specifically for lesbian, gay, bisexual and trans (LGBT+) people of all ages. Stonewall Housing offers legal housing advice, advocacy and supported accommodation and the need for our services remains strong. Some mainstream housing agencies can and do address lesbian, gay, bisexual and trans (LGBT+) issues, but many do not, and LGBT+ clients often feel safer approaching our organisation which was set up by and run for our own communities.

Our vision is simple: lesbians, gay men, bisexual and trans people will live in safer homes without fear of discrimination, violence or abuse.

As a small organisation with limited resources, our mission is to work to ensure lesbian, gay, bisexual and trans people and communities live in safer homes, free from fear, and where we can celebrate our identity and support each other to achieve our full potential.

A set of values underpins our organisation:

- **Challenging discrimination:** Legislative advances have given our communities more legal protections yet our communities continue to experience harassment, violence and abuse in and around where they live. We will support those who experience this personally and challenge others to fight against homophobia, biphobia and transphobia.
- **Listening actively:** Many LGBT+ people are expected to make do with how services are offered but we will not make assumptions about who people are or how best to meet their needs, rather we will listen to them, so we can shape the work we do together.
- **Raising voices:** LGBT+ people may have similar and different needs to others. Some may not benefit from having a good home, education, financial security, employment or support network, so we will advocate with people to raise awareness of their own needs and voice our communities' housing, poverty and related health, support and care needs.
- **Pioneering approaches:** Stonewall Housing was created in 1983 by members of our communities who wanted to offer supported housing for young lesbians and gay men who had to leave their family home. LGBT+ people continue to face insecure and unsafe housing but organisations face increased demand with limited and shrinking resources so we will continue to facilitate the pioneering of new solutions that satisfy our communities' aspirations and needs.
- **Recognising diversity:** We recognise that LGBT+ communities are made up of a spectrum of family units and identities, which includes intersex, questioning, queer, asexual and those who prefer not to be labelled, and all from a range of backgrounds with different experiences. So, we will continue to ask who our communities are, which will shape what we do and what we say: challenging discrimination within and outside our communities and improving access to our services for those who share other protected characteristics.
- **Working together:** We will work with other providers to improve services they offer our communities and develop new ways to meet our communities' needs and aspirations; and collaborate with others to strengthen our organisation and the services we provide.
- **Delivering value:** We will deliver our high-quality services, making the most cost-effective and efficient use of our resources and the money received from donors, sponsors and funders.

Public/Community Benefit

Stonewall Housing was set up in 1983 to deliver supported housing services for people in need, specifically for the lesbian, gay, bisexual and transgender communities, and to give advice to others on such matters. The organisation's achievements, performance and future plans

demonstrate the benefits to the public and our communities and how these relate to our aims.

Stonewall Housing aims to be adaptable in order to meet our communities' needs. During 2018/19 we have invested in new partnerships with different groups, such as Galop and The Outside Project, to deliver more services for LGBT+ people who are victims of domestic abuse and LGBT+ rough sleepers to deliver advice, advocacy, emergency shelter and community spaces to meet their emotional, physical and social needs as well as provide a roof over their head.

Achievements and Performance

Operations

There has been continued demand for our services; over the last year we provided direct services to 1,041 people: 958 people across our advice and advocacy services with a further 83 people benefiting in our supported accommodation services.

Advice and Support Services

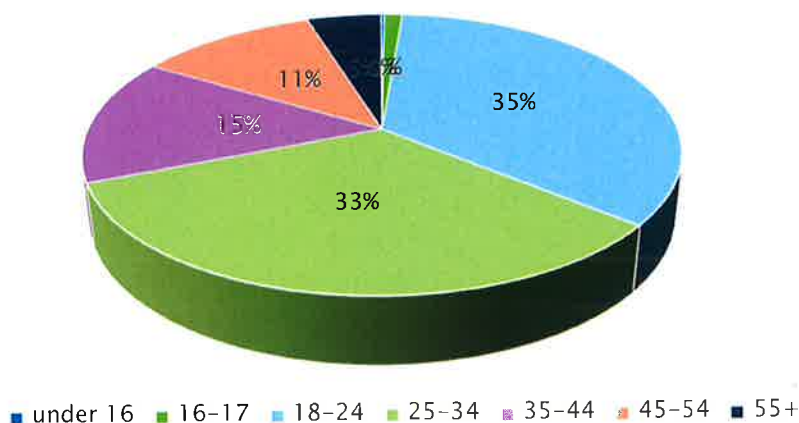
Our Advice Team provides specialist housing advice, support and advocacy to the LGBT+ communities through a helpline and online support which is open every weekday. We also operate and a number of drop-in surgeries across London. These include one at CliniQ the trans specific health and well-being service. We have operated a diverse range of youth engagement programmes throughout the year with partners such as Galop and Centrepont.

Stonewall Housing's Advice Service continues to excel at advocating for members of our communities in housing crisis and we have maintained our Advice Quality Standard for Housing and General Casework. We have invested further into our internal case management system which has improved response times for people contacting us in need.

All London boroughs continue to benefit from access to LGBT+ specific housing and support; some key demographics for 2018/19 are:

- The greatest number of cases this year, was 16–25 year olds accounting for 35% followed closely by ages 25–34. People aged 55+ represents 5% of our total users.
- 68% identify as BAME.
- 53% identify as having a disability, this highlights the continued complexity of cases and the effect of longer term central government budget cuts.
- 36% of our service users describe themselves as having a mental health related disability (up from 27% in 2017/18).
- 18% of our services users identify as trans, non-binary, gender queer or gender variant.

Age of Service User (18/19)



Stonewall Housing now distributes vouchers for foodbanks across London. We are also referral agents for a number of welfare funds, such as Terrence Higgins Trust, Buttle Trust and London Catalyst Samaritan Grant.

Stonewall Housing provides support to 38 LGBT young people (16–25 years old) in six houses in four London boroughs. We have also been working hard to integrate our advice and support services and use more diverse models of support including group work, volunteers and online/mobile communications. Partnerships have been essential in the development of services that work for LGBT+ people.

Stonewall Housing also provides 2 further schemes of supported housing aimed at LGBT people who are aged over 25. These houses are managed through a partnership with St. Mungo's in Newham where our support supplements their intensive housing management for LGBT residents over the age of 25. One of these schemes is trans specific.

Feedback from clients continues to be overwhelmingly positive. Some responses received during the year include:

"thanks for your support, I felt like I was listened to and I feel I've made more progress with you than I have in ages".

"I don't know what I'd do, or where I would be, without Stonewall Housing. You took me in when I had no one. Now I'm living in a flat of my own, I'm so thankful".

"thanks to a referral to Stonewall Housing my landlord supported me with a move away from my abusive partner. Now physically and mentally I'm so much stronger. I've got a new job and a new home. I can't put into words how grateful I am for all the support I have received".

STAR Project

Funded by London Councils, Sustaining Tenancies Accommodation & Resettlement (STAR) is a four-year project run in partnership with Stonewall Housing, Shelter, St Mungo's, and Thames Reach. It operates across the capital to help people sleeping rough or in danger of becoming homeless. The project is aimed at people aged 25+ (younger people can access our Jigsaw service below). Through STAR, service users are able to access training and employment, and improve their physical and mental health. Specialist support is provided by mental health practitioners. Stonewall Housing provide the specialist advice and accommodation for LGBT+ people affected by homelessness. Shelter deliver housing advice, St Mungo's help people to access housing in the private rented sector and Thames Reach, deliver services to rough sleepers.

<https://www.youtube.com/watch?v=mT4Q-Z9yKnM&list=PLrybnVaUKJhDptYtJlckblfN77mXMyIQT&index=1>

LGBT Jigsaw (part of London Youth Gateway)

The Youth Network, known as LGBT Jigsaw, is part of a wider London Councils funded project, the London Youth Gateway, which is led by New Horizons Youth Centre and includes partners, Alone in London and De Paul UK. Stonewall Housing leads the LGBT Jigsaw partnership, which also includes the Albert Kennedy Trust and Galop. Together, these organisations aim to provide a network of services for young lesbian, gay, bisexual and transgender people at risk of becoming homeless, which includes mental health advocacy. www.lgbtjigsaw.net
www.londonyouthgateway.org.uk

LGBT Domestic Abuse Partnership

Stonewall Housing is part of the Domestic Abuse Partnership which is led by Galop with partners Switchboard, and London Friend. Together we provide a network of services for LGBT+ people who are victims of domestic abuse. www.lgbtdap.org.uk

LGBT Domestic Abuse Capacity Building Partnership

Stonewall Housing is proud to be working on a new pilot project led by Galop and funded by the Home Office. We will work with a range of partners to deliver increased capacity of support nationally for LGBT+ victims of domestic abuse through advocacy services, training and online resources.

LGBT Emergency Shelter

The Greater London Authority have provided funding to Stonewall Housing and the Outside Project to deliver the UK's first LGBT+ Emergency Shelter with access to community space and a range of support services. We are delighted that the shelter will be moving into new premises in 2019.

Beyond Abuse (Brighton & Hove City Council and London Borough of Hammersmith and Fulham)

Beyond Abuse was a pilot project, funded by the Ministry of Housing, Communities and Local Government, delivering services in London, with partners LGBT Foundation (in Manchester) and Brighton Rise (in Brighton), to support LGBT+ people with experiences of domestic abuse and family violence by providing advocacy, tenancy sustainment and peer support. The project came to an end in 2018 and we held two events in Manchester and Brighton. The project culminated in

reports from each participating area and an overview where we made a number of recommendations to commissioners. www.stonewallhousing.org/project/beyond-abuse-project-report

One service user's feedback: *"I would like to thank you for the help and the support you provided to me in order to keep my legs on earth during the time I needed someone to be there for me while most didn't care about my broken young soul". Safiya - 23 years old - migrant trans woman.*

Older LGBT Housing Group

Funding from Comic Relief, for the Older LGBT+ Housing Network, came to an end this year. We continue to work with other organisations to achieve more housing options for older LGBT+ people. We work with LGBT Foundation and Greater Manchester to support plans for an LGBT+ extra care scheme. We have continued to be an active member of the Dementia Housing Working Group. We have been involved in Building Safe Choices research group with the University of Surrey, Tonic Housing and Opening Doors. We are members of the House-proud Pledge card steering group continuing to support their work that links with our Inclusion Standard. www.bonalatties.org www.buildingsafechoices.org.uk

Ambassadors (Thrive London)

This is a programme for volunteer ambassadors, who have experience or are experiencing homelessness as a result of their sexual identity. Volunteers will build support networks and be trained in public speaking and community action, so they can represent the issues of their community to key agencies, housing providers and political decision makers. The ambassador programme is being launched as 'The House of Stonewall'.

LGBT+ Living Skills Training (People's Postcode Lottery)

The People's Postcode Lottery has funded specialist individual and group training sessions for our supported housing residents to help them develop the skills to live independently. Sessions cover: financial management and budgeting, managing your rent and home costs; getting back into education or employment; family mediation, reconnecting with culture/community, sexual health, living with others, accommodation searches and planning for the future.

Client Fund (London Catalyst)

The Samaritan Grant was used to provide emergency hardship payments to people in need. The unspent funds are carried forward to be used for the same purpose in 2018-19.

● RESEARCH AND DEVELOPMENT

Stonewall Housing is a member of the National LGB&T Partnership, which is funded by the Department of Health, NHS England and Public Health England to reduce health inequalities and challenge homophobia, biphobia and transphobia within public services. We work with other alliance partners, such as the Homeless Link and Friends, Gypsies and Travellers, to improve health and care services for LGBT+ communities. www.nationallgbtpartnership.org

Training

This year more providers have purchased training and consultancy services to improve how they work with LGBT+ staff and residents. We have trained approximately 600 staff of other private, public and voluntary organisations. 95% of course attendees reported an increase in knowledge and rated the training as very good or excellent. Training has included training to Westminster City Council housing staff, domestic abuse training in Bournemouth, LGBT+ homelessness training for Sapphire Housing and the Church Army and a large training contract with Homes for Haringey training their frontline workers. We have also delivered online e-learning sessions for Riverside Housing.

One attendee's comments: *"It was a good open minded session, learnt new words and phrases and it provided me with helpful tools and knowledge to share with my team".*

As part of the Pilot light connection programme, employees of Barclays Bank, devised business plans which included a strategy to expand the training offer to more providers, together with the Inclusion Standard.

Charter Mark

During this year the charter mark has been renamed Stonewall Housing LGBT+ Inclusion Standard and we were delighted to present our first award to Notting Hill Genesis.

"We are especially proud that both our Cheviot Gardens and Conrad Court extra care schemes have been awarded this prestigious award. With 35 years' experience of working to meet LGBTQ communities housing needs, Stonewall Housing are well-placed to know how vital LGBTQ inclusion is for both residents and staff at Notting Hill Genesis".

We continue to liaise with a number of Housing Providers who are keen on adopting our Inclusion Standard and become early adopters of the scheme.

● INFLUENCE

We use our experience, expertise and position in our communities to advocate for and influence housing policy and investment. Bob Green, our CEO, sits on the Equality Board of Homes England. We also attended events and responded to a range of policy consultations from the Mayor of London and central government on civil society strategy, the future of social housing and LGBT+ health issues.

Stonewall Housing continues to share its expertise through media outlets such as The Guardian, Inside Housing, Housing 24 and at events arranged with partners, such as National Housing Federation, Chartered Institute of Housing, National LGB&T Partnership, Homeless Link and HouseProud, the network of LGBT+ social housing staff.

● RESOURCES AND FUNDING

Stonewall Housing will continue to invest in developing its services, building new partnerships to open new opportunities for the benefit of our communities while continuing to review our

methods to ensure they remain cost-effective and efficient.

Future Plans

Continuation funding for our vital advice and support services, increased demand for our training services and interest in a charter mark on the back of pledges developed by HouseProud members and interest in developing new extra care scheme, emergency shelter and domestic abuse advocacy service for LGBT+ people in different parts of the UK has shown that there continues to be a demand for Stonewall Housing's direct and advisory services. We will continue to deliver to the final year of our Growth Strategy, based on the following themes:

- 1. ADVICE AND ADVOCACY:** Stonewall Housing's advice and floating support services have been secured by partnering with other agencies to deliver LGBT+ specific services within pan-London contracts to tackle homelessness, which now includes mental health advocacy and employability support. We are proud that the advice services have achieved the Advice Quality Standard. We will work with other agencies to identify ways to increase access to our services through new contracts, new approaches, new technology and new methods of working in different parts of the country.
- 2. ACCOMMODATION-BASED SUPPORT:** We continue to review the supported housing projects for young LGBT+ people to ensure they meet our communities' needs and the needs of our local authority partners. Supported housing services are delivered in partnership with St. Mungo's for those over the age of 25, with one house specifically for trans people. Thanks to funding from Trust for London we will approach other local authorities and partners to develop a pathway or network of LGBT+ housing-related support services across London. We will continue to deliver safe accommodation-based support services and floating support services to a high-quality standard, incorporating more group activities, peer support and online engagement, incorporating our work-ready scheme and 'House of Stonewall' ambassador programme.
- 3. IMPROVED SUPPORT:** More LGBT+ people are experiencing financial hardship and living in poverty. LGBT+ rough sleepers and those experiencing domestic abuse are often not accessing services from other agencies. LGBT+ people continue to experience hate crime and antisocial behaviour. All of these issues impact on people's mental and physical health. We will be proactive in developing a range of specialist advice and advocacy services that complement our core work. We will also collaborate with partners and community groups to introduce our models of working across the country and for parts of our communities that are often overlooked, e.g. rough sleepers, older people, bisexual and trans people, asylum seekers and refugees, people living in poverty and people living with HIV.
- 4. NEW BUSINESS:** We will continue to invest in development and operational management roles to ensure there is capacity to take advantage of new business opportunities and service improvement approaches. We will facilitate discussions with community groups, providers, academics, funders and investors to deliver new community-led solutions using different funding models, such as using social investment and housing management charges, now the Government has offered some

clarity about the future funding of supported housing.

5. TRAINING AND CONSULTANCY: The amount of training we offer other providers has increased again in the past year as organisations recognise our unique insight into the experiences of our communities. Thanks to funding from Comic Relief our Inclusion Standard has been successfully tested by some housing providers, which will support the pledges designed by Houseproud and build on the good reputation of our training and consultancy services. Thanks to Barclays staff through the Pilotlight charity we have developed a business plan to deliver our training and charter mark to more providers.

6. INFLUENCE: We will continue to make the most use of our partnerships and our representation on various boards to increase awareness of the specific housing and support issues experienced by LGBT+ people and how these relate to the health and care priorities that local authorities and national bodies are tasked to address. We will identify emerging themes which will inform our campaigns and research opportunities. We will develop a proactive communications strategy to raise the profile of the organisation to attract more support for our work through improved online and community presence. Our new website has improved accessibility for clients, funders and partners.

7. RESOURCES: Following a period of investment in the infrastructure of the organisation, we have restructured the management of the organisation. A new Fundraising and Initiatives Manager has started to attract more donations through events and building links with corporate partners. We will continue to work to increase the organisation's free reserves to ensure the future viability of the organisation by attracting a range of income streams, such as individual donors and corporate sponsorships. We continue to review our staff terms and conditions and our office running costs to ensure we continue to offer value for money services, collaborating with other LGBT+ and housing organisations, if practicable. We will invest in our IT and office systems to ensure staff have the tools necessary to carry out their roles and engage with each other and our communities more effectively. We will target the use of volunteers within the organisation.

8. GOVERNANCE: Stonewall Housing was proud to announce the selection of Helen Randall as the new Chair, taking over from Andrew van Doorn, in August 2018. The review of our governance and charitable status are underway, to ensure compliance with relevant charity legislation and so that the organisation has robust and accountable strategic and financial systems. We will review the skill-base of our Board, staff and volunteers to ensure we have the right skills, knowledge and necessary support to help the organisation continue to grow in the coming years.

9. INCLUSION: 68% of Stonewall Housing's clients are from black, Asian and ethnic minorities. 18% identify as trans. 53% identify as having a disability, 36% have a mental health disability. The majority of users are aged under 35 (68%). We are seeing less clients aged over 55 and less cis-gendered women showing areas for development in the coming year. We will monitor the demographic make-up of our Board, staff and volunteers to ensure our services are accessible to all our communities and that we are representative of those we serve.

Financial Review

Income raised during 2018–19 was 8% higher than 2017–18. Income generated and raised during the year was £651,268 which reflects the increase in donations, training sales and new partnership projects. Total expenditure was £625,772, which is largely similar to the spending of the previous year. This resulted in total funds of £89,919 and free reserves increased to £75,046.

Two thirds of Stonewall Housing income is restricted, which reflects the increasing shifts of our income to restricted public sector contracts and grants from trusts and foundations. However, for the organisation to thrive and develop new services needed by our communities, the organisation will continue to work to attract more donations, training income and unrestricted funding.

While the year ahead continues to be challenging, the Trustees are pleased that we have new funding in the pipeline from a range of sources which will result in investment into our free reserves during 2019/20. We regularly review expenditure and income against the annual budget and cashflow forecasts, reducing costs accordingly to ensure the organisation remains a going concern.

Principal Funding Sources

Stonewall Housing's main sources of funding were:

- London Councils (through partnerships with Shelter, New Horizon Youth Centre and Galop)
- Grants from London Boroughs of Hackney, Haringey, Islington and Newham
- L&Q
- Ministry for Housing, Communities and Local Government (through agreements with Brighton and Hove and Hammersmith and Fulham Councils)
- Home Office (through partnership with Galop)
- Comic Relief
- Thrive London
- People's Postcode Trust
- London Catalyst
- Training and consultancy

Investment Policy

Aside from aiming to retain a small amount in reserves each year, the charity's funds are to be spent in the short term so there are no funds for long term investment.

Reserves Policy

The Board of Trustees has examined the need for reserves in light of the main risks to the organisation. As at 31 March 2019, the total reserves were £89,909, with general reserves at £75,046 and restricted funds at £14,863. Stonewall Housing's priority during 2019/20 is to

increase free reserves to the target level of wind-up costs and then increase this to 3 months of operating costs (currently £166,820) by 31st March 2020.

It is estimated that wind-up costs, including redundancies, office rent and other contracts for any close down period, would be £98,149.

Structure, Governance and Management

Governing Document

Stonewall Housing Association is registered under the Co-operative and Community Benefit Societies Act 2014. Our register number is: 24277R.

Registration under the Co-operative and Community Benefit Societies Act 2014 gives Stonewall Housing Association corporate status. This means the organisation has a separate legal identity to that of individual member. As an organisation we can hold property, take or defend legal proceedings, protect the Board of Trustees from personal liability. Essentially, financial liability is limited to the £1 share, except in cases of fraud or negligence by members.

Stonewall Housing has charitable aims, which are recognised for tax purposes by the HM Revenue & Customs, without needing to obtain a charity registration number.

Copies of the Rules of the Association are available from the Main Office.

Members of the Association each hold one share, which costs £1. The Board of Trustees considers applications for membership of the Association. If accepted each member is issued with a share certificate that must be signed by two Trustees and stamped with the official seal. The seal and blank certificates are available in the main office and are the responsibility of the Company Secretary.

Recruitment and Appointment of Trustees

Under the requirements of the organisation's rules, Trustees may be appointed between AGMs but must stand for election at the following AGM. Each new member has to observe two meetings prior to election. Each year at the AGM, the one third of the Trustees who have been in office longest since their last election will retire from office but are eligible for re-election.

Stonewall Housing works with the lesbian, gay, bisexual and transgender (LGBT+) communities and seeks to ensure that the needs of this group are appropriately reflected through the diversity of the trustee body. The Board of Trustees is drawn predominantly from the LGBT+ communities and is made up entirely of volunteers.

Stonewall Housing advertises for Trustees through community networks and on its website. When recruiting, Stonewall Housing considers the skills, experience and diversity of current members

and seeks to find new members to meet the necessary skills and to ensure it is representative of all LGBT+ communities.

Trustee Induction and Training

New Trustees receive Stonewall Housing's literature and induction pack. New members also receive a one-day induction into the services the organisation provides in addition to meeting some clients and staff members.

Risk Management

The Board of Trustees conducts a review of the major risks to which the charity is exposed. A risk register has been established and is reviewed on an annual basis, with highest level risks reviewed at each Board meeting. Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Significant external risks to funding have led to the development of a Growth Strategy 2017–20 which will plan for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety, data protection and safeguarding requirements.

Organisational Structure

Stonewall Housing has eight Trustees who meet at least 5 times a year and they are responsible for the strategic direction of the charity. The members are from a variety of professional backgrounds relevant to the work of the charity.

The Company Secretary also attends Board meetings but has no voting rights.

A scheme of delegation is in place and day-to-day responsibility for the provision of the services rests with the Chief Executive. The Chief Executive is responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

Responsibilities of the Board of Trustees

The Board is responsible for preparing the Board of Trustees' report and the financial statements in accordance with applicable law and regulations.

The law governing Community Benefit Societies requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the society as at the balance sheet date and of its incoming resources and application of resources including income and expenditure for the year then ended.

In preparing these financial statements, the Board of Trustees is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;

Stonewall Housing Association Limited

Trustees' annual report

For the year ended 31 March 2019

- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the society will continue in operation.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the association's transactions and disclose with reasonable accuracy at any time the financial position of the association. They are also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In 2019, the Trustees reviewed the Rules of the Organisation which once approved will be reflected in the new Governance Handbook. Trustees also carried out a charitable status review to ensure the organisation takes full advantage of funding and development opportunities.

Auditors

Sayer Vincent have been re-appointed as the organisation's auditors and have expressed its willingness to continue in that capacity. Sayer Vincent will be proposed for re-appointment at the next Annual General Meeting.

Approved by the Board of Trustees on 16 October 2019 and signed on behalf by



Helen Randall
Chair



Mark Beale
Treasurer



Bob Green
Secretary

Independent auditor's report

To the members of

Stonewall Housing Association Limited

Opinion

We have audited the financial statements of Stonewall Housing Association (the 'society') for the year ended 31 March 2019 which comprise the income and expenditure account, balance sheet and the 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 society's affairs as at 31 March 2019 and of its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

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 society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- The board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- The board has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the society's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the board's annual report, other than the financial statements and our auditor's report thereon. The board is responsible for the other information. 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

Independent auditor's report

To the members of

Stonewall Housing Association Limited

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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- The information given in the board's annual report is inconsistent in any material respect with the financial statements;
- Proper accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records and returns; or
- We have not received all the information and explanations we require for our audit.

Responsibilities of the board

As explained more fully in the statement of board's responsibilities set out in the board's annual report, the board is 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 board determines 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 board is responsible for assessing the society'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 board either intends to liquidate the society 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.

Independent auditor's report

To the members of

Stonewall Housing Association Limited

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the board.
- Conclude on the appropriateness of the board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the society's members as a body, in accordance with part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society'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 society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Sayer Vincent LLP

30 October 2019

Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Stonewall Housing Association

Statement of financial activities For the year ended 31 March 2019

	Note	Unrestricted Funds £	Restricted Funds £	2019 Total £	2018 Total £
Income from:					
Donations	2	83,527	-	83,527	64,147
Charitable activities	3				
Housing support services		110,296	9,350	119,646	115,781
Advice, advocacy & support services		-	234,231	234,231	218,756
Domestic violence and hate crime		23,893	89,659	113,552	140,071
Older people services		-	5,094	5,094	45,844
Dissemination and education		20,918	-	20,918	13,684
Research and service development		1,400	72,900	74,300	4,684
Total income		240,034	411,234	651,268	602,967
Expenditure on:					
Raising funds		23,565	-	23,565	28,921
Charitable activities	4				
Housing support services		113,401	13,909	127,310	139,076
Advice, advocacy & support services		5,674	239,020	244,694	235,179
Domestic violence and hate crime		24,909	97,837	122,746	139,012
Older people services		394	23,769	24,163	28,758
Dissemination and education		4,019	-	4,019	6,310
Research and service development		15,578	63,697	79,275	49,362
Total expenditure		187,540	438,232	625,772	626,618
Net income/(expenditure) for the year	5	52,494	(26,998)	25,496	(23,651)
Transfers between funds		(6,037)	6,037	-	-
Net movement in funds		46,457	(20,961)	25,496	(23,651)
Reconciliation of funds					
Total funds brought forward		28,589	35,824	64,413	88,064
Total funds carried forward	15	75,046	14,863	89,909	64,413

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. The attached notes form part of these financial statements.

Stonewall Housing Association

Balance sheet As at 31 March 2019

	Note	2019 £	£	2018 £	£
Fixed assets					
Tangible fixed assets	10		-		3,095
Current assets					
Debtors	11	100,582		46,487	
Cash at bank and in hand		<u>30,788</u>		<u>62,816</u>	
		131,370		109,303	
Creditors: amounts due within 1 year	12	<u>(41,451)</u>		<u>(47,975)</u>	
Net current assets			<u>89,919</u>		<u>61,328</u>
Net assets	13		<u>89,919</u>		<u>64,423</u>
Share capital and funds					
Share capital	14		10		10
Funds	15				
Restricted funds			14,863		35,824
Unrestricted Funds					
Designated funds			-		3,095
General funds			<u>75,046</u>		<u>25,494</u>
Total Funds			<u>89,919</u>		<u>64,423</u>

Approved by the Board of Trustees and signed on its behalf by:



Ms Helen Randall (Chair)



Mr Mark Beale (Treasurer)



Mr Bob Green (Secretary)

Stonewall Housing Association

**Statement of cash flows
For the year ended 31 March 2019**

	Note	2019 £	2018 £
Cash flows from operating activities			
Net cash provided by operating activities	16	(32,028)	(34,706)
Cash flows from financing activities:			
Proceeds from issuing of share capital		<u>-</u>	<u>(4)</u>
Cash (used in) financing activities		<u>-</u>	<u>(4)</u>
Change in cash and cash equivalents in the year		(32,028)	(34,710)
Cash and cash equivalents at the beginning of the year		<u>62,816</u>	<u>97,526</u>
Cash and cash equivalents at the end of the year		<u><u>30,788</u></u>	<u><u>62,816</u></u>

Stonewall Housing Association

Notes to the Financial Statements For the year ended 31 March 2019

1 Accounting policies

a Basis of preparation of financial statements

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102 - effective 1 September 2015) - (Charities SORP FRS 102) and the Co-operative and Community Benefit Societies Act 2014.

The society 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 or note.

b Going concern

The trustees consider that there are no material uncertainties about the society's ability to continue as a going concern. While the reserves of the society are below the target level at year end, funding awarded since then has given confidence in the going concern status, as explained more fully in the trustees' report. The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c Income

Income, including income from government and other grants, whether 'capital' or 'revenue', is recognised when the society has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants are credited to income when they are receivable unless they are for activities relating specifically to a specific future period, in which case they are deferred to that period. Income received under contracts for services is recognised in the financial statements in proportion to the percentage of completion of the contract.

d Interest receivable

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

e Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the society. Designated funds are unrestricted funds which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the society's work or for specific projects undertaken by the society.

Stonewall Housing Association

Notes to the Financial Statements For the year ended 31 March 2019

Accounting policies (continued)

f Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds comprise of trading costs and the costs incurred by the society in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Expenditure on charitable activities includes the costs of delivering services and other activities undertaken to further the purposes of the society and their associated support costs. Where costs cannot be directly attributed, they have been allocated to activities on a basis consistent with their use of resources.

Costs of premises and administration are allocated on a per capita basis as follows:

Housing support services	22.7%
Advice, advocacy and support services	41.9%
Domestic violence and hate crime	19.7%
Older people advice service	2.9%
Dissemination and education	0.5%
Research and service development	8.5%
Cost of raising funds	2.6%
Support and governance costs	1.2%

Shared project costs are allocated to advice projects on a per capita basis as follows:

Advice, advocacy and support services	68.5%
Domestic violence and hate crime	31.5%

- Other expenditure represents those items not falling into any other heading.

g Allocation of support costs

Support costs are those functions that assist the work of the society but do not directly undertake charitable activities. Support costs comprise the salary and overhead costs of the central function.

Governance costs are the costs associated with the governance arrangements of the society. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the society's activities.

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

Raising funds	2.6%
Housing support services	22.9%
Advice, advocacy and support services	42.5%
Domestic violence and hate crime	19.9%
Older people advice service	2.9%
Dissemination, training & consultancy	0.5%
Research and service development	8.7%

h Operating leases

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

Stonewall Housing Association

Notes to the Financial Statements For the year ended 31 March 2019

Accounting policies (continued)

i Tangible fixed assets and depreciation

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Leasehold improvements	20% straight line
Computer equipment	33% straight line

j 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.

k Cash at bank and in hand

Cash at bank and cash in hand includes 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.

l Creditors and provisions

Creditors and provisions are recognised where the society 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.

m Financial instruments

The society 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 with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

n Pensions

The charitable company offers employees an auto enrolment pension scheme to which they make contributions unless they choose to opt out. The pension cost charge represents contributions payable by the charitable company to the scheme. The charitable company has no liability under the scheme other than for the payment of those contributions.

Stonewall Housing Association

Notes to the Financial Statements As at 31 March 2019

2 Income from donations

	Unrestricted £	Restricted £	2019 Total £	2018 Total £
London & Quadrant Housing Association	61,972	-	61,972	60,000
Freshfields Bruckhaus Deringer	1,200	-	1,200	-
PiLON	1,412	-	1,412	-
Trowers and Hamlins	1,031	-	1,031	-
Waitrose	-	-	-	303
B&Q	-	-	-	500
Outforce	-	-	-	2,000
Donations	17,912	-	17,912	1,344
Total income from donations 2019	83,527	-	83,527	64,147
Total income from donations 2018	64,147	-		

3 Income from charitable activities

	Unrestricted £	Restricted £	2019 Total £	2018 Total £
Housing support services				
Supporting People grants	110,296	-	110,296	104,781
Ambassadors (Thrive London)	-	2,000	2,000	8,000
LGBT living skills training (Allen & Overy)	-	5,000	5,000	-
LGBT living skills training (People's Postcode Trust)	-	-	-	2,000
Volunteer day (Asos)	-	350	350	-
Client fund (London Catalyst)	-	1,000	1,000	1,000
Client travel fund (Ethan Magid)	-	1,000	1,000	-
Total housing support 2019	110,296	9,350	119,646	115,781
Total housing support 2018	104,781	11,000		
Advice, advocacy and support services				
STAR (Shelter)	-	110,000	110,000	110,000
Jigsaw (New Horizons)	-	108,756	108,756	108,756
Mental health advocacy (Kensington & Chelsea Social Council)	-	15,475	15,475	-
Total advice, advocacy & support 2019	-	234,231	234,231	218,756
Total advice, advocacy & support 2018	-	218,756		

Stonewall Housing Association

**Notes to the Financial Statements
As at 31 March 2019**

3 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2019 Total £	2018 Total £
Domestic violence and hate crime				
Domestic abuse partnership (Galop)	-	27,548	27,548	27,548
Domestic abuse forum				
--Oak	-	-	-	17,940
--Galop	2,890	-	2,890	3,741
Beyond Abuse				
--Brighton & Hove City Council	-	23,382	23,382	27,833
--LB Hammersmith & Fulham	21,003	-	21,003	63,009
Domestic abuse advice (Galop)	-	38,729	38,729	-
Total domestic violence & hate crime 2019	23,893	89,659	113,552	140,071
Total domestic violence & hate crime 2018	66,750	73,321		
Older people services				
LGBT older people support network (Comic Relief)	-	5,094	5,094	45,844
Total older people services 2019	-	5,094	5,094	45,844
Total older people services 2018	-	45,844		
Dissemination and education				
Training & consultancy	20,918	-	20,918	13,684
Total dissemination & education 2019	20,918	-	20,918	13,684
Total dissemination & education 2018	13,684	-		
Research and service development				
Improving practice (Trust for London)	-	35,400	35,400	-
Safe Shelters (GLA)	-	37,500	37,500	-
National LGB&T partnership	1,400	-	1,400	1,920
Health and wellbeing alliance	-	-	-	2,000
Sustainability and development (BIG)	-	-	-	500
Donations	-	-	-	264
Total research & development 2019	1,400	72,900	74,300	4,684
Total research & development 2018	4,184	500		
Total income from charitable activities 2019	156,507	411,234	567,741	538,820
Total income from charitable activities 2018	189,399	349,421		

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

4 Analysis of expenditure

	Raising funds £	Housing support services £	Advice, advocacy & support £	Domestic violence & hate crime £	Older people services £	Dissemination & education £	Research & development £	Governance costs £	Support costs £	2019 £	2018 £
Salaries including agency and temporary staff	14,494	91,072	192,415	92,743	17,403	2,721	51,585	663	1,327	464,423	476,758
Consultants and freelance	316	2,763	5,109	2,397	353	57	1,042	49	98	12,184	11,697
Staff recruitment, training, travel, etc	594	4,456	5,286	3,957	1,131	138	1,497	42	83	17,184	16,771
Premises and equipment costs	1,501	13,170	24,341	11,404	1,677	306	4,955	234	466	58,054	56,635
Depreciation	-	-	-	-	-	-	-	-	3,095	3,095	3,094
Office overheads	600	7,183	9,146	4,255	626	102	1,851	123	258	24,144	27,746
Project activity costs	55	3,218	2,026	1,005	258	38	17,129	6	15	23,750	19,842
Tenants and client support and activities	4,494	2,233	351	4,168	2,194	-	1	-	-	13,441	5,257
Education, information and publicity	1,161	155	346	149	128	592	58	3	6	2,598	3,115
Audit and compliance	-	-	-	-	-	-	-	6,899	-	6,899	5,703
	23,215	124,250	239,020	120,078	23,770	3,954	78,118	8,019	5,348	625,772	626,618
Support costs	140	1,224	2,270	1,068	157	26	463	-	(5,348)	-	-
Governance costs	210	1,836	3,404	1,600	236	39	694	(8,019)	-	-	-
Total expenditure 2019	23,565	127,310	244,694	122,746	24,163	4,019	79,275	-	-	625,772	626,618
Unrestricted expenditure 2018	28,921	137,502	8,946	69,712	841	6,310	47,949	-	-	-	-
Restricted expenditure 2018	-	1,574	226,233	69,300	27,917	-	1,413	-	-	-	-
Total expenditure 2018	28,921	139,076	235,179	139,012	28,758	6,310	49,362	-	-	-	-

Of the total expenditure, £187,540 was unrestricted (2018: £300,181) and £438,232 was restricted (2018: £326,437).

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

5 Net income/(expenditure) for the year

This is stated after charging :

	2019 £	2018 £
Depreciation	3,095	3,094
Auditor's remuneration:		
▪ Audit		
▪ Audit fees (excluding VAT)	4,500	4,167
▪ Underprovision/(Overprovision) in previous year	133	250
Operating lease rentals:		
▪ Property	39,293	39,293
▪ Other equipment	7,013	8,966

6 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management

Staff costs were as follows:

	2019 £	2018 £
Salaries and wages	417,651	431,327
Social security costs	36,596	37,699
Employer's contribution to defined contribution pension schemes	6,168	3,129
Health insurance	-	594
	<u>460,415</u>	<u>472,749</u>
Agency and temporary staff	4,008	4,009
	<u>464,423</u>	<u>476,758</u>

No employee earned greater than £60,000 during the year (2018: nil).

The total employee benefits, including employer's NI, of the key management personnel were £163,590 (2018: £166,582).

The society trustees were not paid or received any other benefits from employment with the charity in the year (2018: £nil). No trustee was reimbursed expenses during the year (2018: £nil). No trustee received payment for professional or other services supplied to the society (2018: £nil).

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 18 (2017: 13).

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2019 No.	2018 No.
Housing support services	2.8	3.0
Advice, advocacy and support	5.2	5.3
Domestic violence and hate crime	2.4	2.8
Older people advice service	0.4	0.5
Dissemination and education	0.1	0.1
Research and service development	1.1	1.0
Cost of raising funds	0.3	1
Governance and support	0.2	0.2
	12.5	13.4

8 Related party transactions

Helen Randall is the chair of Stonewall Housing Association and is also a partner at Trowers and Hamlins. Stonewall Housing paid Trowers and Hamlins for legal services, the cost of which was £444. The services were billed for by March 2019 and the bill was paid in June 2019.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The society is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Computer £	Office Decoration £	Totals £
Cost			
At 1 Apr 2018	24,040	6,426	30,466
Additions in year	-	-	-
At 31 Mar 2019	24,040	6,426	30,466
Depreciation			
At 1 Apr 2018	22,231	5,140	27,371
Charge for the year	1,809	1,286	3,095
At 31 Mar 2019	24,040	6,426	30,466
Net book value			
At 31 Mar 2019	-	-	-
At 31 Mar 2018	1,809	1,286	3,095

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

11 Debtors

	2019 £	2018 £
Grants receivable	81,327	34,387
Trade debtors	4,451	4,028
Other debtors	7,423	2,878
Prepayments	7,381	5,194
	<u>100,582</u>	<u>46,487</u>

12 Creditors : amounts due within 1 year

	2019 £	2018 £
Tax and Social Security	10,333	10,700
Trade creditors	22,243	30,211
Other creditors	3,475	689
Accruals	5,400	6,375
	<u>41,451</u>	<u>47,975</u>

13 Analysis of net assets between funds

	General unrestricted £	Designated £	Restricted £	Total funds £
Net current assets	105,957	-	25,403	131,360
Liabilities	(30,911)	-	(10,540)	(41,451)
Net assets at 31 March 2019	<u>75,046</u>	<u>-</u>	<u>14,863</u>	<u>89,909</u>

14 Share capital

	2019 £	2018 £
At the start of the year	10	14
Issued in Year	-	-
Cancelled in Year	-	(4)
At the end of the year	<u>10</u>	<u>10</u>

The shares have limited rights. They carry no entitlement to dividend, they are not repayable and do not participate in a winding up. They carry the following voting rights: entitlement to vote at the AGM and special general meetings of the Association.

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

15 Movements in funds

	At 1 Apr 2018 £	Incoming resources £	Outgoing resources £	Transfers £	At 31 Mar 2019 £
Restricted funds:					
Star project (Shelter)	-	110,000	(114,634)	4,634	-
Jigsaw (New Horizon Youth Centre)	-	108,756	(108,788)	32	-
Mental health advocacy (Kensington & Chelsea Social Council)	-	15,475	(15,598)	123	-
Domestic abuse partnership (Galop)	-	27,548	(28,121)	573	-
Beyond Abuse (Brighton Hove CC)	7,376	23,382	(30,758)	-	-
Domestic abuse capacity project (Galop)	-	38,729	(38,958)	229	-
LGBT older people support network (Comic Relief)	18,299	5,094	(23,770)	377	-
Ambassadors (Thrive London)	7,854	2,000	(9,923)	69	-
LGBT living skills training			-	-	-
--People's Postcode Trust	2,000	-	(2,000)		-
--Allen & Overy Foundation	-	5,000	-	-	5,000
Volunteer day (Asos)	-	350	(350)	-	-
Client fund (London Catalyst & Ethan)	295	2,000	(1,636)	-	659
Improving practice (Trust for London)	-	35,400	(30,382)	-	5,018
Safe Shelter (GLA)	-	37,500	(33,314)	-	4,186
Total restricted funds	35,824	411,234	(438,232)	6,037	14,863
Unrestricted funds:					
<i>Designated funds:</i>					
Depreciation fund	3,095	-	(3,095)	-	-
<i>Total designated funds</i>	3,095	-	(3,095)	-	-
General funds	25,494	240,034	(184,445)	(6,037)	75,046
Total unrestricted funds	28,589	240,034	(187,540)	(6,037)	75,046
Total funds	64,413	651,268	(625,772)	-	89,909

Transfers Between Funds

Transfers are made from unrestricted funds to cover deficits on restricted funds projects.

Purposes of restricted funds

STAR Project (Shelter)

Funded by Shelter from a grant from London Councils, Sustaining Tenancies Accommodation & Resettlement (STAR) is a four-year project run in partnership with Shelter, St Mungo's, and Thames Reach to help people sleeping rough or in danger of becoming homeless.

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

Purposes of restricted funds (continued)

LGBT Jigsaw (New Horizon Youth Centre)	LGBT Jigsaw, is part of a wider London Councils funded project, the London Youth Gateway, led by New Horizon Youth Centre and including partners, Alone in London and De Paul UK. The aim is to provide a network of services for young lesbian, gay, bisexual and transgender (LGBT+) people at risk of becoming homeless.
Mental health advocacy (Kensington & Chelsea Social Council)	The service was a one year project to improve the mental, physical and social wellbeing of vulnerable LGBT+ people in Kensington and Chelsea, through advocacy support and training of professionals.
Domestic abuse partnership (Galop)	Stonewall Housing is part of the Domestic Abuse Partnership which is led by Galop with partners Switchboard and London Friend. The aim is to provide a network of services for LGBT+ people who experience domestic abuse.
Beyond Abuse (Brighton & Hove City Council)	Beyond Abuse was funded by the Ministry of Housing, Communities and Local Government via Brighton & Hove City Council. Stonewall Housing led this project, with partners in Manchester and Brighton, to improve accommodation-based support for LGBT + people experiencing domestic abuse.
Domestic abuse capacity project (Galop)	Stonewall Housing is part of the Domestic Abuse Capacity Project which is led by Galop and funded by the Home Office. The aim is to increase capacity of support nationally for LGBT+ victims of domestic abuse through advocacy, training and online resources.
LGBT older people support network (Comic Relief)	Comic Relief provided a three year grant to fund the LGBT+ older people support network.
Ambassadors (Thrive London)	Funding was received from Thrive London to support the work of the Ambassadors programme.
LGBT living skills training (People's Postcode Trust and Allen & Overy Foundation)	Funding was received from The People's Postcode Lottery to support the living skills programme. Further funding has been received from Allen & Overy Foundation to continue the project into the following financial year.
Volunteer day (Asos)	Asos dedicated their volunteer allowance to Stonewall Housing Association to use for the Volunteer day, which also involved volunteers redecorating the office at 44 Lordship Park in order to launch the new medium need scheme.
Improving practice (Trust for London)	Trust for London has awarded a grant enable Stonewall Housing to connect and work with local authorities and housing providers to establish a new pathway approach for LGBT+ housing across London.

Stonewall Housing Association

Notes to the financial statements As at 31 March 2019

Purposes of restricted funds (continued)

Safe Shelter (GLA)	The funding is to enable Stonewall Housing and the Outside Project to develop and test methods of safe shelter accommodation for vulnerable homeless LGBT+ people, to prevent rough sleeping.
Client fund (London Catalyst & Ethan Magid)	The Samaritan Grant was used to provide emergency hardship payments to people in need and the donation from Ethan Magid is to help with client travel costs. The unspent funds are carried forward to be used for the same purpose in 2019-20.

Purposes of designated funds

Depreciation fund	For the depreciation of capitalised assets.
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16 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2019 £	2018 £
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	25,496	(23,651)
Depreciation	3,095	3,094
(Increase)/decrease in debtors	(54,095)	13,831
(Decrease) in creditors	(6,524)	(27,980)
Net cash provided by / (used in) operating activities	(32,028)	(34,706)

17 Operating lease commitments

The society's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property		Equipment	
	2019 £	2018 £	2019 £	2018 £
Less than 1 year	41,231	41,231	6,898	6,898
1 - 5 years	43,292	-	19,546	26,444
	84,523	41,231	26,444	33,342

Stonewall Housing Association

Notes to the financial statements
As at 31 March 2019

18 Notes from 2018

a Analysis of expenditure

	Raising funds £	Housing support services £	Housing advice services £	Young people services £	Domestic violence & hate crime £	Older people services £	Dissemination & education £	Research & development £	Governance costs £	Support costs £	2018 £
Salaries including agency and temporary staff	23,469	97,358	91,901	87,917	100,110	22,137	4,437	40,131	478	8,820	476,758
Consultants and freelance	437	2,593	2,445	2,204	2,472	437	87	826	44	152	11,697
Staff recruitment, training, travel, etc	461	2,465	2,488	2,319	3,890	1,503	56	1,269	27	2,293	16,771
Premises and equipment costs	2,093	12,494	11,720	10,565	12,357	2,092	419	3,958	210	727	56,635
Depreciation	-	-	-	-	-	-	-	-	-	3,094	3,094
Office overheads	984	7,210	5,492	4,937	5,547	977	196	1,850	140	413	27,746
Project activity costs	78	7,699	1,618	1,259	9,485	355	15	(702)	7	28	19,842
Tenants and client support and activities	40	4,082	467	442	139	38	-	49	-	-	5,257
Education, information and publicity	518	180	170	289	252	378	931	383	3	11	3,115
Audit and compliance	-	-	-	-	-	-	-	-	5,703	-	5,703
	28,080	134,081	116,301	109,932	134,252	27,917	6,141	47,764	6,612	15,538	626,618
Support costs	590	3,504	3,303	2,972	3,339	590	119	1,121	-	(15,538)	-
Governance costs	251	1,491	1,406	1,265	1,421	251	50	477	(6,612)	-	-
Total expenditure 2018	28,921	139,076	121,010	114,169	139,012	28,758	6,310	49,362	-	-	626,618

Stonewall Housing Association

**Notes to the financial statements
As at 31 March 2019**

18 Notes from 2018 (continued)

b Analysis of assets and liabilities by funds of previous reporting period

	General unrestricted £	Designated £	Restricted £	Total funds £
Tangible fixed assets	-	3,095	-	3,095
Net current assets	58,126	-	51,177	109,303
Liabilities	(32,622)	-	(15,353)	(47,975)
Net assets at 31 March 2018	25,504	3,095	35,824	64,423

c Details of movement in funds during the previous reporting period

	At 1 Apr 2017 £	Incoming resources £	Outgoing resources £	Transfers £	At 31 Mar 2018 £
Restricted funds:					
STAR project (shelter)	-	110,000	(116,301)	6,301	-
Jigsaw (New Horizon Youth Centre)	-	108,756	(109,932)	1,176	-
Beyond Abuse (Brighton Hove CC)	-	90,842	(83,466)	-	7,376
Domestic abuse partnership (Galop)	-	27,548	(29,469)	1,921	-
Domestic abuse forum (Oak)	-	17,940	(17,940)	-	-
LGBT older people support network (Comic Relief)	372	45,844	(27,917)	-	18,299
Ambassadors (Thrive London)	-	8,000	(146)	-	7,854
LGBT skills for living (People's Postcode Trust)	-	2,000	-	-	2,000
Deaf awareness (RAD)	1,112	-	(1,434)	322	-
Sustainability and development (BIG)	913	500	(1,413)	-	-
Client fund (London Catalyst)	723	1,000	(1,428)	-	295
Total restricted funds	3,120	412,430	(389,446)	9,720	35,824
Unrestricted funds:					
<i>Designated funds:</i>					
Depreciation fund	6,189	-	(3,094)	-	3,095
<i>Total designated funds</i>	6,189	-	(3,094)	-	3,095
General funds	78,755	190,537	(234,078)	(9,720)	25,494
Total unrestricted funds	84,944	190,537	(237,172)	(9,720)	28,589
Total funds	88,064	602,967	(626,618)	-	64,413