



Mutual Societies Annual Return AR30 – Industrial and Provident Societies Act 1965 Form

Full name of society:

STONEWALL HOUSING ASSOCIATION LIMITED

Important information you should read before completing this form

We require all Industrial and Provident societies to complete this form every year.

For a society registered on or after 8 January 2012, the year of account will end on the last day of the month in which the anniversary of its registration falls, unless the society has notified us otherwise. For a society registered before 8 January 2012, the society's year of account must end between 31 August to 31 January inclusive, unless the society has notified us otherwise.

All the required information must be submitted within seven months of the year end date. Failure to submit the documents constituting your society's annual return by the due date is an offence and may result in prosecution.

Please keep a copy of the form and the supporting documents for future reference.

The notes that accompany this form will help you complete the questions.

Please be aware that any personal details you give on the form will be placed on the society's public file.

It is important you give accurate and complete information and disclose all relevant information. If you do not, it may take us longer to assess your annual return.

Terms in this form and Contents

'FCA', 'PRA', 'we' and 'us' refer to the Financial Conduct Authority or Prudential Regulation Authority.

'You' refers to the person signing the form on behalf of the society.

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FCA use only		
	Date Received	Case Officer
1st		
2nd		





Mutual Societies Annual Return AR30 –Industrial and Provident Societies Act 1965

Filling in the form

1 If you are using your computer to complete the form:

- use the TAB key to move from question to question and press SHIFT TAB to move back to the previous question; and
- print out the completed form and arrange for it to be signed.

2 If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed.

3 If you make a mistake, cross it out and initial the changes; do not use correction fluid.

4 If you think a question is not relevant to you, write 'not applicable' and explain why.

5 If you:

- leave a question blank;
- do not get the form signed; or
- do not attach the required supporting information

without telling us why, we will have to treat the return as incomplete. This will increase the time taken to assess your return.

6 If there is not enough space on the form, you may need to use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number.

7 Send us your application by post. It must include:

- this form;
- a set of printed accounts;
- an audit report or accountant's report where appropriate ; and
- supporting documents.

Send to:

Mutuals Team
Financial Conduct Authority
25 The North Colonnade
Canary Wharf
LONDON
E14 5HS

1

Details of society

1.1 Details of the society

Register number	24277R
Registered office address	2A LEYROY HOUSE 436 ESSEX ROAD LONDON
Postcode	N1 3QP

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	3	/	2	0	1	4
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Committee of management

If you are a club you do not need to give a year of birth in questions 1.3-1.6.

The names of the members of the Committee at the date on which the return is signed should be entered below in BLOCK CAPITALS.

1.3 Details of Chairman

Name	ANDREW VAN DOORN
Address	8 ALVESTON AVENUE, HARROW LONDON
Postcode	HA3 8TQ
Year of birth	yyyy 1973
Business occupation and other directorships	DEPUTY CEO OF CHARITY DIRECTOR OF SITRA SERVICES LTD

1.4 Details of Treasurer

Name	PETER DAVEY
Address	17A POND STREET LONDON
Postcode	NW3 2PN
Year of birth	yyyy 1950
Business occupation and other directorships	CONSULTANT DIRECTOR OF THAMES/LEACH HOUSING

1.5 Details of Secretary

Name	BOB GREEN
Address	44 CORBIERE HOUSE BALMES ROAD LONDON
Postcode	N1 5SR
Year of birth	yyyy 1966
Business occupation and other directorships	CEO

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
ANDREA SANUSZEWSKA	37 PRIORY STREET LEWES, EAST SUSSEX BN7 1HT	yyyy 1961	HOUSING CONSULTANT
KEITH DOUGLAS	11 SWAN DRIVE LONDON NW9 5DE	yyyy 1963	CEO HYELM GROUP
NITESH TAILOR	144 BROMYARD HOUSE LONDON W3 7BF	yyyy 1970	LOCAL GOVERNMENT OFFICER LOCAL COUNCILLOR
SHUHAO LIM	FLAT 404, IDAHO BUILDING DEALS GATEWAY LONDON. SE13 7QG	yyyy 1984	VICE PRESIDENT CORPORATE COMMUNICATIONS
		yyyy	
		yyyy	

Please use separate sheets of paper if you need more space.

Please indicate how many separate sheets of paper you have used.

NONE

All societies must answer the following questions whether the answers are yes or no, and provide all other information requested

1.7 Does the society take deposits (excluding withdrawable shares) within the provisions of the Financial Services and Markets Act 2000?

- ☒ No
☐ Yes

1.8 Does the society hold deposits (excluding withdrawable shares) taken previously, even though it does not currently take them, within the provisions of the Financial Services and Markets Act 2000?

- ☒ No
☐ Yes

1.9 Is the society a subsidiary of another society?

- ☒ No
☐ Yes

1.10 Does the society have one or more subsidiaries?

- ☒ No
☐ Yes

1.11 Is the society currently accepted by the Inland Revenue as a charity for tax purposes?

- ☐ No ▶ Continue to question 1.12
☒ Yes ▶ Give details below

Reference number of letter from Inland Revenue or the Scottish Charity number

XN 81955

You must confirm that you have attached a copy of the Inland Revenue's letter to this return

☒ Yes

1.12 Is the society registered with the Homes and Communities Agency, Welsh Ministers or The Scottish Housing Regulator?

- ☒ No ▶ Continue to question 1.14
☐ Yes ▶ Select the one you are registered with below and provide the registration number

- ☐ Homes and Communities Agency
☐ Welsh Ministers
☐ The Scottish Housing Regulator

Register number

1.13 Is the society a registered social landlord?

- ☐ No
☐ Yes

1.14 Does the society offer any insurance products?

- ☒ No
☐ Yes

1.15 Does the society undertake residential mortgage business?

- ☒ No
☐ Yes

1.16 Name of any organisation to which the society is affiliated

Name **NATIONAL HOUSING FEDERATION, ADVICE UK, SITRA, HELPLINE PARTNERSHIP, LVSC, NCU, HOMELESS LINK**

Benefit of the community societies

- 1.17 As once completed this return will be placed on the society's public file, benefit of the community societies are welcome to use the space below to provide a report for all those who may have an interest in the society. If provided, this report should cover the activities of the society during the financial period covered by the return and should set out how these activities have brought benefit to the community.

SEE ATTACHED ANNUAL REPORT
(PAGES 2-12).

Please use separate sheets of paper if you need more space.

Please indicate how many separate sheets of paper you have used.

TEN

2

Statistics

We can use these figures in our Annual Report.

Account details

2.1 You must enter the figures below

See notes for help on items E-T. Enter NIL where applicable

A	Members at beginning of year	7
B	Members ceased during year	1
C	Members admitted during year	Ø
D	Members at end of year	6
E	Turnover for year	773,785
F	Total of income and expenditure (receipts and payments added together)	
G	Net surplus/(deficit) for year	32,248
H	Fixed assets	7,908
I	Current assets	189,090
J	Total assets (equal to amount in row O, below)	196,998
K	Current liabilities	(43,581)
L	Share capital	66
M	Long-term liabilities	—
N	Reserves	153,351
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	196,998

All societies (excluding clubs) must complete boxes P-T

P	Investments in other Industrial and Provident societies	NIL
Q	Loans from members	NIL
R	Loans from Employees' Superannuation Schemes	NIL
S	Dividends on sales	NIL
T	Share interest	NIL

2.2 Names of subsidiaries as defined in Section 15 of the Friendly and Industrial and Provident Societies Act 1968

NONE

2.3 Names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions (as approved by the FCA)

The society must have written authority from us to exclude a subsidiary from group accounts

NONE

3

The audit

3.1 Type of audit used for the attached accounts.

If the society has used a full professional audit or an accountant's report then the report must be prepared by a registered auditor.

- ☒ Full professional audit ▶ Continue to section 4
- ☐ Accountant's report ▶ Complete questions 3.2 and 3.3
- ☐ Lay audit ▶ Complete questions 3.2 and 3.3
- ☐ Unaudited ▶ Complete questions 3.2 and 3.3

3.2 Do the society's registered rules allow the society not to undertake a full professional audit?

- ☐ No
- ☐ Yes

3.3 Has the membership passed at general meeting, in accordance with section 4A(2) of the Friendly and Industrial and Provident Societies Act 1968, a resolution allowing the society not to undertake a full professional audit for the year of account in question?

- ☐ No
- ☐ Yes

4 Accounts and signature

Accounts

- 4.1 Date on which the accounts and balance sheet will be/were laid before the AGM (dd/mm/yyyy)

15 / 10 / 2014


- 4.2 Has your society produced accounts to the minimum standard required?

- ☒ Yes ▶ you must confirm that you have attached the accounts and the audit/accountant's report bearing the original signatures of the auditor (if required by law), the secretary and the two committee members. ☒ Attached
- ☐ No ▶ you must produce accounts to the minimum standard required, see notes for details.

Signature – all societies to complete

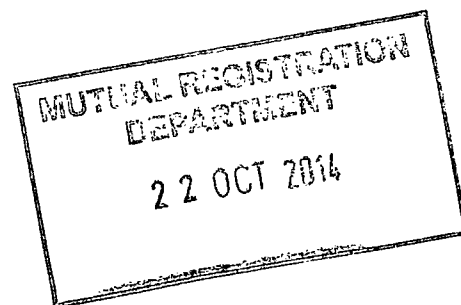
- 4.3 The Secretary of the society must sign and date below

I certify that the information in this form is correct to the best of my knowledge and belief.

Name	Bob Green
Signature	
Phone number	020 7359 6242
Email	bob@stonewallhousing.org
Date	dd/mm/yy 21/10/14

Registered Society number: 24277R

Stonewall Housing Association
Report and Financial Statements
31 March 2014



sayer vincent

auditors and advisors

Stonewall Housing Association

Legal and administrative details

For the year ended 31 March 2014

Registered society number 24277R

Registered office and operational address 2A Leroy House
436 Essex Road
London
N1 3QP

Management Committee	Mr Andrew van Doorn	Chair
	Ms Andrea Januszevska	Vice Chair
	Mr Peter Davey (from December 2013)	Treasurer
	Mr Scott Carn (to December 2013)	
	Mr Keith Douglas (to July 2014)	
	Mr Don Lim (from September 2013 to July 2014)	
	Mr Hitesh Tailor (from September 2013)	
	Mr James Berrington (from July 2014)	
	Mr Ken Barnett (from July 2014)	
	Mr Bisi Alimi (from July 2014)	
	Ms Natalia Dawkins (from September 2014)	
	Ms Marianna Tortell (from April 2014)	

Principal staff	Bob Green	Company Secretary & Chief Executive
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Bankers Unity Trust Bank Plc
Nine Brindleyplace
Birmingham
B1 2HB

Auditors Sayer Vincent LLP
Chartered accountants and registered auditors
8 Angel Gate
City Road
London
EC1V 2SJ

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

The management committee presents its report and the audited financial statements for the year ended 31 March 2014.

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 (issued in March 2005).

Vision, Objectives and Activities

Stonewall Housing is a specialist lesbian, gay, bisexual and transgender (LGBT) housing advice and support provider in England. We provide housing support for LGBT people in their own homes, supported housing for young LGBT people, as well as free, confidential housing advice for LGBT people of all ages. We also research and lobby for LGBT housing rights, so that all LGBT people can feel safe and secure in their homes and are able to achieve their full potential.

Our vision is simple: that every LGBT person will have a safe and secure home and all the advice, care and support they need to succeed there.

As a small organisation with limited resources, in the short term we are committed to transforming the way we deliver our business to achieve sustainability and growth in our services. In the medium term we aim to secure our current services and develop new services to increase the housing, advice, support and care options for LGBT people. And our longer-term vision is to be the leading UK LGBT housing, advice, care and support organisation.

A set of values underpins our organisation:

- Excellence through Evidence: We will deliver high quality housing, advice, care and support services to LGBT people based on the evidence of their needs and experiences.
- Empower to Champion: We will empower all who use our services to obtain the best housing, care and support solutions and together we will champion the needs and aspirations of all LGBT people.
- Enterprise with Integrity: We will develop new, innovative services to meet the housing, care and support needs of LGBT people. We will be competitive and run an effective business in partnership with other agencies where necessary, while retaining our own values.
- Equality in Diversity: We will strive for equality of opportunity and outcomes for everyone in our communities while celebrating the difference that exists in the LGBT communities.

Stonewall Housing's main aims are:

- Champion the experiences and aspirations of LGBT people, the importance of housing, care and support and the continued need for all agencies to effectively respond
- Ensure that we have robust governance, management and infrastructure so that we can be flexible at a time when there is little security
- Maintain excellence where we have it and bring all our work up to a high standard
- Transform the way we deliver support, expanding our expertise to work with the difficulties that our service users face and delivering our services in a more personalised way
- Invest in the knowledge, research and development needed to grow new business and operate in new and emerging markets
- Ensure our organisation and services are co-produced with LGBT people and their communities so we continue to be at the forefront of meeting their needs

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

The current environment for organisations like Stonewall Housing continues to be a challenging one. As a small specialist agency, we strive to support LGBT people who face mounting pressure to find truly affordable housing while dealing with welfare reforms. More LGBT people are approaching our organisation for advice, advocacy and support and more are living in severe financial hardship and presenting with more complex needs. It is a credit to staff that they have continued to provide vital services while the future of funding and their own employment contracts remained uncertain, and at the same time developing innovative solutions to meet the housing needs of our communities.

Achievements and Performance

2013 was our 30th anniversary year and there was cause to celebrate as London Councils, local authorities and other funders recognised the need to fund our organisation to provide more advice and support services to meet our communities' housing and support needs. We have had the highest amount of income in our history and employed more staff than ever before, though this has been tied to particular projects, putting more pressure on the organisation to attract more funds to invest in the development of the organisation. Our achievements during the last year can be summarised as follows:

- **OPERATIONS**

The organisation continued to update its website, social media pages and engaged with providers and media to raise awareness of the issues faced by our communities. We continued to invest in a new online case management tool to allow for more flexible ways of working and better collection of data and outcomes achieved for clients. Staff were also trained in a new psychologically-informed approach to working with clients which will be more efficient and deliver improved outcomes.

Advice and Support Services

Our Advice Team provides specialist housing advice, support and advocacy to the LGBT communities through a telephone helpline which is open each weekday and drop-in surgeries, which have increased in number to ensure we can reach more LGBT people across London. Our team has grown significantly during the year as we have entered into new partnerships to ensure a wide range of services are delivered to meet our communities' needs.

The Advice Team retained the Advice Quality Standard in March 2014 following an external audit which praised the strategic drive of the organisation, the new online case management system, expansion of services and our collaborative approach.

The number of callers to the advice services continues to rise, with our staff advising and supporting LGBT people in record numbers (1,175 during the past year). Our monitoring shows that every London borough has LGBT people in housing need who called Stonewall Housing for advice. More from outside of London are requesting housing advice as we develop partnerships in other English cities.

We have worked with a diverse range of people from all communities in London. 70% of callers identified as black, Asian or from minority ethnic communities; 31% of callers have a disability; 8% of callers identify as trans or gender queer. The numbers of people under the age of 25 now amounts to 30% and 3% of callers are over 55, but the largest number of callers (39%) are between 25 and 35 which may be related to the welfare reforms beginning to have an impact on LGBT communities. 80% of our callers now share more than one protected characteristic which shows the importance of all services, including LGBT services, to be aware of the intersectionality between different equality groups and improve access for all of our communities.

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

10% of our callers are rough sleeping and require accommodation. Fortunately, we have been able to secure temporary or permanent accommodation for 27% of our callers over the past twelve months, but this is proving more challenging as safe housing options become more limited. Other key issues that callers need support around are reducing their isolation and dealing with disrepair and other disputes.

We provide legal advice and detail of housing options for all callers and long-term advocacy work when necessary. Staff also now provide more financial and benefit advice, in over 45% of cases. Staff have been able to prevent or avert eviction for over 11% of callers and offered support to 17% of clients to sustain their current tenancies. Stonewall Housing is adapting as a hub for a number of financial or subsistence allowances. In addition to the established Terrence Higgins Trust Hardship Fund, for which we have been a referral point since 2011, Stonewall Housing is the only LGBT organisation working with The Trussell Trust, offers Samaritan Grants from London Catalyst and is a referral point to access a number of food banks across London.

New media such as Gaydar, the gay social networking website, has been a useful tool to reach out to service users that are typically hard to reach. An example of this is a man who was two days away from a court date and had not sought any legal advice. Staff were able to intervene, providing him with legal advice and working with him to set up a manageable repayment plan, thus averting eviction.

Stonewall Housing continues to provide high quality support to 41 young LGBT people (16-25 years old) in six houses in 4 London boroughs and floating support contracts for 6 LGBT people who were over 25. We continue to negotiate with local authorities about how we can continue our essential services recognising the limited funds available to councils.

Stonewall Housing also offers floating support to clients with individual budgets and supports LGBT people to sustain their tenancies in the private rented sector, as part of the East London Housing Partnership's Single Homeless Programme, which in 2013 won an Andy Ludlow Homelessness Award.

Whilst a reduction in available support staff hours from Islington, Haringey, and most recently, Newham, has impacted on the individual work within the schemes, all staff have worked hard to ensure that experience across the schemes has been enhanced by increased opportunities to get involved in Stonewall Housing events and socialize with the wider Stonewall Housing community.

Our experience working in particular London boroughs has meant we have been able to attract funding to deliver financial resilience workshops for LGBT social housing tenants in Islington and produce a video showing the experiences of LGBT people living in Hackney.

"Stonewall Housing saved my life, otherwise I would end up on the streets"

"You helped me grow into the person that I am"

"It's good to be around people who have been through the same stuff I have"

"You helped me at my lowest and I don't know where I'd be without you. I'm leaving soon to my own home and I never thought I'd get this far. My family wrote me off and thought I would amount to nothing. Now I work part-time and my confidence is sky-high"

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

LGBT Jigsaw

Stonewall Housing's innovative network, called LGBT Jigsaw (www.lgbtjigsaw.net), in partnership with 3 other LGBT charities, aims to make it easier for young LGBT people to find accommodation and access a range of services. The network is now part of a larger partnership called London Youth Gateway (www.londonyouthgateway.org.uk), led by New Horizons, with Alone in London and De Paul Trust and funded by London Councils. We are delighted that this has attracted further funding from StreetSmart. LGBT Jigsaw has extended our young clients exposure to employment skills training, film making, confidence building and complimented the work of our supported housing keyworkers.

LGBT Domestic Abuse Partnership

Stonewall Housing is a member of the LGBT Domestic Abuse Partnership, led by Galop, the LGBT Community Safety Charity, funded by London Councils, which brings together 5 LGBT charities to improve the housing options for LGBT people experiencing domestic abuse. We are also delighted that this project has continued with funding from London Councils, increasing the number of housing advice hours provided by Stonewall Housing.

LGBT Domestic Abuse Forum

Stonewall Housing hosts the LGBT Domestic Abuse Forum (www.lgbtdaf.org), a network of agencies and activists that aims to improve domestic abuse services for LGBT people and raise awareness of the issues, which is now funded by the Oak Foundation. The Forum held three major events this year: an event that focused on new research on LGBT domestic abuse, an event that brought together activists and organisations who support trans* people together with groups that support violence against women and girls, with the intention of highlighting some of the barriers for trans survivors of domestic abuse attempting to access services; and a conference informed by the Roar survey which asked LGBT survivors about their experiences of domestic abuse.

ROAR - The LGBT Domestic Abuse Advocacy Service

Thanks to funding from the Oak Foundation, Stonewall Housing has been able to build upon the work of the existing successful partnership within the Domestic Abuse Partnership (DAP) and established the Roar project at the beginning of 2014. Working under the auspices of the LGBT Domestic Abuse Forum, it is a dedicated LGBT advocacy service and will inform best practice through the Forum.

Older LGBT Housing Group

The project funded by Comic Relief continues to go from strength to strength as it develops networks across England: launching the North West LGBT Older Peoples Housing Guide and the One Small Step support project which aimed to reduce older LGBT people's isolation, which was shortlisted as a finalist in the Nesta and Cabinet Office Ageing Well Challenge Prize. The Coordinator is called upon by many providers, policy makers and media to share her expertise on older LGBT housing issues.

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

Rough Sleeping Project

The Homelessness Transition Fund awarded Stonewall Housing a grant in January 2014 to begin a year long project looking at the experiences of LGBT rough sleepers in East London, Manchester and Brighton. LGBT rough sleepers, homelessness agencies and LGBT organisations will be interviewed to improve how No Second Night Out and other generic homelessness providers engages with the LGBT communities and to deliver a best practice toolkit.

- **RESEARCH AND DEVELOPMENT**

We collect information from our users about the difficulties they face and what matters to them, which can be compared to data collected over the past 30 years. This allows us to identify trends and spot emerging issues in our communities and develop services accordingly. Engaging with our communities through events and forums, building alliances and networks with other organisations and developing new services to meet the changing needs of our communities is an important part of our business now and in the future. For example, our partnership with refugee and migrant organisations was formalised through Trust for London's Double Jeopardy Project and we are proud that our volunteer through HACT's Reach In Volunteer Programme continues to work with us.

Stonewall Housing is a member of the National LGB&T Partnership, which continues to be funded by the Department of Health to reduce health inequalities and challenge homophobia, biphobia and transphobia within public services (www.nationallgbtpartnership.org). Bob Green, CEO, works with other Department of Health Strategic Partners, such as the National Housing Federation, to improve how they can work together to improve how health and care services engage with LGBT communities.

More providers are approaching our organisation for training and consultancy services to improve how they work with LGBT staff and residents. We have established a strong training team, with a range of specialist training packages, so we can offer bespoke training nationally. We have created new marketing materials and have delivered training to over 100 services and housing providers during the year.

We launched the LGBT Heart pop-up café during Summer of 2013, which aimed to create an accessible community space and serve as a conduit for Stonewall Housing and partners information and advice giving. This community setting also allowed us to offer work placements which increased employability and provided our clients an opportunity to meet with others who may have also experienced housing crisis or socio-economic hardship.

- **INFLUENCE**

We use our experience, expertise and position in our communities to advocate for and influence housing policy and investment. Stonewall Housing sits on the London Voluntary Sector Forum and Bob Green, CEO, has been elected as the co-Chair and in this position sits on the Board of the London Voluntary Service Council.

Bob Green, our CEO, sits on the Equality Board of the Homes and Communities Agency and Andrew van Doorn, our Chair, sits on their Vulnerable and Older People Advisory Group, as well as the Sitra Board. Bob Green has also liaised with the Government Equalities Office as they reviewed their LGBT and Trans Action Plans in 2013 to ensure they continue to recognise the particular housing needs of the LGBT communities.

Stonewall Housing continues to share our expertise through websites and media outlets such as The Guardian, Inside Housing, BBC Radio, Pink News, Gaydio, Gay Times and Sitra bulletins. At a local level, we approached contacts for

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

support during parliament's vote on Equal Marriage and met with a number of MPs to explain our work within their constituencies and at a national level.

• RESOURCES AND FUNDING

Stonewall Housing has worked hard to meet the increasing needs of the LGBT communities and are proud to have developed a range of new services during the year. We have continued to invest in the major transformation programme that underpins the Strategic Plan launched last year. We have refreshed our branding and developed our website, IT systems, staff and service delivery models to ensure we continue to deliver the best outcomes for clients and attract the funding needed to do this.

We developed new alliances and partnerships with others which have successfully secured and developed our services. We continue in our efforts to build links with more Trusts and Foundations as well as attract more donations and private sponsorship, successfully registering for Gift Aid with HMRC. We were given a significant donation during the year to improve our client forum events and volunteering and training opportunities for clients. We have started to build a base of financial supporters and groups like Ethel Mermaids and L-Fest have planned fundraising events for us.

Future Plans

Stonewall Housing's current Strategic Plan defines our future work under three core delivery areas:

- Service delivery - Housing Support, Advice, Personalised Services
- Research and development
- Campaigning

These areas inter-relate and inform each other. The research and development will be core in exploring and identifying direction for future years. We will continue to invest in communications to ensure our communities and stakeholders are aware of the work we do and what we want to achieve in the future.

In order to meet these demands in the final year of this Strategic Plan Stonewall Housing will continue to:

- Review and develop our Governance structures and functioning to meet the needs of a more adaptable organisation
- Review our strategic plan and the risks that the organisation faces including the competitiveness in the markets that we operate in
- Negotiate with current funders to ensure that we can offer vital services cost effectively and safely
- Develop and market an improved model of support for housing clients
- Maintain the quality of our advice and support services and develop more flexible ways of delivering services to a wider audience
- Build the research and development part of the organisation to generate new services and invest more into the personnel and capital resources necessary for the organisation to grow to meet its aims and deliver its services
- Review our fundraising strategy to diversify our funding streams
- Develop our communications strategy to ensure our services are widely known and accessible through improved communications and marketing
- Develop targeted campaigns to ensure that policy and decision makers take account of the specific housing, care and support needs of LGBT people

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

The current situation means that our funding and future is in no way certain. So we are going to continue to:

- Explore new service offerings in the social care 'personalisation' market and develop older people's housing and support services
- Market our services to other providers and potential service users through a more tailored personal approach
- Undertake research that can prove the need for our services
- Secure funding to test new models of service and ensure that the organisation remains viable

Stonewall Housing is committed to being the best that we can, delivering a range of services that impact on the lives of the most vulnerable members of the LGBT communities. We will continue to champion the needs of our communities, develop and adapt to meet these needs and show leadership during a time that is both uncertain and difficult, for us as a specialist agency, and for our current and future service users. In the coming year we will engage with our staff, volunteers, clients and communities to understand the shape of services we aim to deliver through our next Strategic Plan.

Financial Review

The organisation, with the aid of sound financial management and the support of both its staff and volunteers generated a more positive financial outcome for the period than was expected at the start of the financial year. Against the backdrop of limited resources and insecurities over funding, Stonewall Housing has continued to plan and develop services. We have secured funding for our current services and won funding for new projects which will ensure LGBT homeless people get high quality advice and support to meet their housing needs.

Principal Funding Sources

Stonewall Housing's main sources of funding were:

- London Councils
- Supporting People grants from London Boroughs of Hackney, Haringey, Islington and Newham
- Trust for London
- Oak Foundation
- Comic Relief
- Homelessness Transition Fund
- 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 Management Committee has examined the need for reserves in light of the main risks to the organisation. It is estimated that Stonewall Housing will need three months of free reserves, or General Funds, to cover unexpected expenditure or shortfall in income. As of 1 April 2013, the target of such reserves is £191,432. Alternatively, Stonewall Housing's wind-up costs, covering redundancies, office rent and other contracts for the close down period, of £91,952.

As at 31 March 2014, the level of general reserves is £33,117, with restricted funds in reserves standing at £120,234. Stonewall Housing's priority during 2014/2015 is to raise unrestricted funds to increase the free reserves to the target level of running costs or at least wind-up costs.

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

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 members of the Management Committee 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, and is refunded when the member leaves the Association. The Management Committee considers applications for membership of the Association. If accepted each member is issued with a share certificate that must be signed by two members of the Management Committee 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 Management Committee Members

Under the requirements of the organisation's rules, the members of the Management Committee 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 Management Committee members 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 management committee body. The Management Committee is drawn predominantly from the LGBT communities and is made up entirely of volunteers.

Stonewall Housing advertises for Management Committee members in community publications 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.

Management Committee Induction and Training

New Management Committee members 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.

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

Risk Management

The Management Committee 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 Management Committee 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 strategic plan which will allow 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 of staff, volunteers, clients and visitors to Stonewall Housing.

Organisational Structure

Stonewall Housing has a Management Committee of seven members which meets every two months and is 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 Management Committee 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 Management Committee

The Management Committee are responsible for preparing the Management Committee's report and the financial statements in accordance with applicable law and regulations.

The law governing the co-operative and community benefit societies requires the Management Committee 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 Management Committee are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the society will continue in operation.

The Management Committee members 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.

Stonewall Housing Association

Report of the Management Committee

For the year ended 31 March 2014

Auditors

Sayer Vincent were 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 Management Committee on 15 October 2014 and signed on its behalf by



Mr Andrew van Doorn (Chair)



Mr Peter Davey (Treasurer)



Mr Bob Green (Secretary)

Independent auditor's report

To the members of

Stonewall Housing Association

We have audited the financial statements of Stonewall Housing Association for the year ended 31 March 2014 which comprise the statement of financial activities, balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 auditors' 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.

Respective responsibilities of the board and the auditors

As explained more fully in the Statement of management committee's Responsibilities set out in the report of the management committee, the management committee is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the management committee; and the overall presentation of the financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. In addition, we read all the financial and non-financial information in the report of the management committee to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- Give a true and fair view of the state of the society's affairs as at 31 March 2014 and of its income and expenditure for the year then ended; and
- Have been properly prepared in accordance with Co-operative and Community Benefit Societies Act 2014.

Independent auditors' report

To the members of

Stonewall Housing Association

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 society has not kept proper accounting records; or
- The financial statements are not in agreement with the books of account; or
- We have not received all the information and explanations we need for our audit.

Sayer Vincent LLP

17 October 2014

Sayer Vincent LLP, Statutory Auditors, 8 Angel Gate, City Road, LONDON EC1V 2SJ

Stonewall Housing Association

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2014

		Restricted Funds	Unrestricted Funds	2014 Total	2013 Total
	Note	£	£	£	£
Incoming resources					
<i>Incoming resources from generated funds</i>					
Voluntary income		5,450	918	6,368	300
Investment income		-	693	693	613
<i>Incoming resources from charitable activities</i>	2				
Housing Support Services		4,393	242,146	246,539	286,480
Housing Advice Services		206,585	-	206,585	77,589
Domestic Violence Advice Service		125,090	2,670	127,760	42,819
Young People Advice Service		116,430	-	116,430	75,109
Older People Advice Service		56,540	-	56,540	55,868
Dissemination, Training & Consultancy		-	2,350	2,350	2,800
Research and Service Development		-	10,520	10,520	10,000
Total incoming resources		514,488	259,297	773,785	551,578
Resources expended					
<i>Costs of generating funds:</i>					
Costs of generating voluntary income		-	12,140	12,140	24,624
<i>Charitable activities</i>					
Housing Support Services		2,817	246,656	249,473	288,585
Housing Advice Services		178,578	4,020	182,598	80,811
Domestic Violence Advice Service		66,736	1,470	68,206	45,320
Young People Advice Service		115,170	1,383	116,553	77,102
Older People Advice Service		54,627	1,167	55,794	50,314
Dissemination, Training & Consultancy		-	19,453	19,453	16,907
Research and Service Development		6,204	23,076	29,280	20,615
<i>Governance costs</i>		-	8,040	8,040	6,334
Total resources expended	3	424,132	317,405	741,537	610,612
Net outgoing resources before transfers	4	90,356	(58,108)	32,248	94,606
Gross transfers between funds		65	(65)	-	-
Net movements in funds		90,421	(58,173)	32,248	(59,034)
Reconciliation of funds					
Total funds brought forward		29,813	91,290	121,103	180,137
Total funds carried forward	12	120,234	33,117	153,351	121,103

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 12 to the financial statements.

Stonewall Housing Association

Balance sheet

Registered Society No:24277R

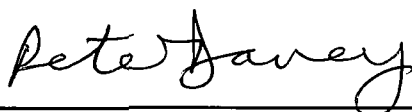
As at 31 March 2014

	Note	£	2014 £	2013 £
Fixed assets				
Tangible fixed assets	7		<u>7,908</u>	<u>9,000</u>
			7,908	9,000
Current assets				
Debtors	8	23,031		38,103
Short-term deposits		-		25,000
Cash at bank and in hand		<u>166,059</u>		<u>91,223</u>
		189,090		154,326
Liabilities				
Creditors: amounts due within 1 year	9	<u>(43,581)</u>		<u>(42,157)</u>
Net current assets			<u>145,509</u>	<u>112,169</u>
Net assets	10		<u><u>153,417</u></u>	<u><u>121,169</u></u>
Share capital and funds				
Share capital	11		66	66
Funds				
Restricted funds			120,234	29,813
Unrestricted Funds				
Designated funds	12	-		57,048
General funds	12		<u>33,117</u>	<u>34,242</u>
Total Funds			<u><u>153,417</u></u>	<u><u>121,169</u></u>

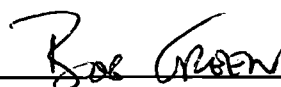
Approved by the board of management on 15 October 2014 and signed on its behalf by



Mr Andrew van Doorn (Chair)



Mr Peter Davey (Interim Treasurer)



Mr Bob Green (Secretary)

Stonewall Housing Association

Notes to the Financial Statements

For the Year Ended 31 March 2014

1. Accounting Policies

- a) The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards and the Cooperative and Community Benefits Societies Act 2014. As the society has charitable objectives, they follow the recommendations in the Statement of Recommended Practice, Accounting and Reporting by Charities (issued in March 2005).
- b) Income from local authority fees is recognised when it falls due. Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when receivable. Intangible income is recognised as an incoming resource where the provider of the service has incurred a financial cost. Volunteer time is not included in the financial statements.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Grants for the purchase of fixed assets are credited to restricted incoming resources when receivable. Depreciation of fixed assets purchased with such grants is charged against the restricted fund. Where a fixed asset is donated to the society for its own use, it is treated in a similar way to a restricted grant.
- e) Resources expended are allocated to the particular activity where the cost relates directly to that activity. Where costs cannot be directly attributed, they have been allocated to activities on the basis of staff time spent on each activity.

Costs allocated to all activities:

Housing support services	56.1%
Housing advice services	15.4%
Domestic violence advice service	7.2%
Young people advice service	8.6%
Older people advice service	9.0%
Dissemination, training & consultancy	0.3%
Research and service development	1.4%
Governance and Support	2.0%

Costs allocated to all advice projects

Housing advice services	38.2%
Domestic violence advice service	17.9%
Young people advice service	21.4%
Older people advice service	22.5%

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

Stonewall Housing Association

Notes to the Financial Statements

For the Year Ended 31 March 2014

1. Accounting policies (continued)

- f) 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:

Office furniture and decoration	20% straight line
Computer equipment	33% straight line

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

- g) Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund together with a fair allocation of management and support costs.
- h) Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.
- i) Designated funds are unrestricted funds earmarked by the board of management for particular purposes.
- j) Rentals payable under operating leases, where substantially all the risks and rewards of ownership remain with the lessor, are charged to the statement of financial activities in the year in which they fall due.

Stonewall Housing Association

Notes to the Financial Statements

For the Year Ended 31 March 2014

2. Incoming resources from charitable activities

	Restricted £	Unrestricted £	2014 Total £	2013 Total £
Housing Support Services				
Supporting People Grant	-	241,959	241,959	282,980
RCJ Advice Bureau	3,043	-	3,043	-
Hackney CVS	1,350	-	1,350	-
Café sales	-	187	187	-
Partnership income	-	-	-	3,500
	<u>4,393</u>	<u>242,146</u>	<u>246,539</u>	<u>286,480</u>
Housing Advice Services				
London Councils	173,759	-	173,759	77,589
Homeless Link	32,826	-	32,826	-
	<u>206,585</u>	<u>-</u>	<u>206,585</u>	<u>77,589</u>
Domestic Violence Advice Service				
Trust for London	18,000	-	18,000	38,417
Galop	26,608	-	26,608	3,802
Oak Foundation	80,482	-	80,482	-
Training & Consultancy	-	2,670	2,670	600
	<u>125,090</u>	<u>2,670</u>	<u>127,760</u>	<u>42,819</u>
Young People Advice Service				
New Horizons	105,000	-	105,000	-
Streetsmart	11,430	-	11,430	-
London Councils	-	-	-	75,109
	<u>116,430</u>	<u>-</u>	<u>116,430</u>	<u>75,109</u>
Older People's Advice Service				
Comic Relief	50,540	-	50,540	49,068
Nesta	6,000	-	6,000	4,000
Workshops and publications	-	-	-	2,800
	<u>56,540</u>	<u>-</u>	<u>56,540</u>	<u>55,868</u>
Dissemination, Training & Consultancy	-	2,350	2,350	2,800
Research and Service Development	-	10,520	10,520	10,000
	<u>509,038</u>	<u>257,686</u>	<u>766,724</u>	<u>550,665</u>

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

3. Charitable expenditure

	Fundraising and Publicity £	Housing Support Services £	Housing Advice Services £	Domestic Violence Advice Service £	Young People's Advice Services £	Older People's Advice Services £	Dissemin- ation and Education £	Research and Develop- ment £	Governance Costs £	Support costs £	2014 Total £	2013 Total £
Staff costs (Note 5)	-	192,290	102,569	50,636	47,067	41,699	8,300	8,805	4	12,750	464,120	394,925
Temporary and freelance staff and consultants	12,000	5,501	51,432	1,576	1,731	1,075	8,864	175	47	258	82,659	72,810
Staff recruitment, training, travel, subsistence etc	-	3,034	3,655	868	820	2,075	63	12,929	19	132	23,595	12,563
Premises costs	-	16,666	10,949	4,051	3,787	3,187	484	520	138	769	40,551	32,591
Depreciation	-	-	-	-	-	-	-	-	-	6,204	6,204	4,500
Insurance	-	2,281	1,529	566	529	446	68	73	19	108	5,619	5,789
Office overheads	9	7,225	4,447	1,687	1,536	1,218	184	196	172	286	16,960	16,914
Advertising and publicity	-	1,500	1,006	969	1,460	620	627	48	13	70	6,313	6,784
Client funds	-	3,607	343	1,492	324	3,832	1	1	-	1	9,601	3,370
Project activity costs	131	11,375	2,648	1,748	57,916	468	23	142	6	34	74,491	50,403
Dissemination and education	-	-	-	3,143	-	7	652	-	-	-	3,802	4,079
AGM and annual report	-	-	-	-	-	-	-	-	38	-	38	265
Audit fees	-	-	-	-	-	-	-	-	6,840	-	6,840	4,560
Legal and professional	-	-	-	-	-	-	-	-	215	-	215	215
Management committee expenses	-	-	-	-	-	-	-	-	529	-	529	844
Total charitable expenditure	12,140	243,479	178,578	66,736	115,170	54,627	19,266	22,889	8,040	20,612	741,537	610,612
Reallocation of support costs	-	5,994	4,020	1,470	1,383	1,167	187	6,391	-	(20,612)	-	-
Total resources expended	12,140	249,473	182,598	68,206	116,553	55,794	19,453	29,280	8,040	-	741,537	610,612

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

4. Net outgoing resources for the year

This is stated after charging :

	2014 £	2013 £
Depreciation	6,204	4,500
Management committees' indemnity insurance	-	-
Management committees' remuneration	-	-
Management committees' reimbursed expenses	-	94
Auditors' remuneration:		
▪ Audit		
▪ Provision for current year including VAT	6,840	6,600
▪ (Overprovision)/Underprovision in previous year	-	(2,040)
Operating lease rentals:		
▪ Property	20,410	20,410
▪ Other	-	-
	<u>20,410</u>	<u>20,410</u>

No Management committee members received reimbursement for expenses for travel and subsistence costs (2013: 1) in relation to attendance at meetings of the committee.

5. Staff costs and numbers

Staff costs were as follows:

	2014 £	2013 £
Salaries and wages	421,181	357,802
Social security costs	42,503	36,731
Health insurance	436	392
	<u>464,120</u>	<u>394,925</u>

No employee earned more than £60,000 during the year (2013: nil).

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

	2014 No.	2013 No.
Housing Support Services	5.9	6.6
Housing Advice Services	3.0	1.8
Domestic Violence Advice Service	1.4	0.8
Young People Advice Service	1.4	1.0
Older People Advice Service	1.1	1.0
Dissemination and Education	0.2	0.1
Research and Service Development	0.2	0.2
Governance and Support	0.4	0.2
	<u>13.6</u>	<u>11.7</u>

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

6. Taxation

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

7. Tangible Fixed Assets

	Computer £	Office Furniture £	Office Decoration £	Totals £
Cost				
At the start of the year	35,382	7,344	26,204	68,930
Additions in year	5,112	-	-	5,112
At the end of the year	40,494	7,344	26,204	74,042
Depreciation				
At the start of the year	26,382	7,344	26,204	59,930
Charge for the year	6,204	-	-	6,204
At the end of the year	32,586	7,344	26,204	66,134
Net book value				
At the end of the year	7,908	-	-	7,908
At the start of the year	9,000	-	-	13,500

8. Debtors

	2014 £	2013 £
Supporting people grant	9,942	9,064
Other grants receivable	3,043	6,362
Other debtors	3,867	12,237
Prepayments	6,179	10,440
	23,031	38,103

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

9. Creditors : amounts due within 1 year

	2014 £	2013 £
Tax and Social Security	12,351	10,225
Other creditors	24,337	24,750
Accruals	6,893	7,182
	<u>43,581</u>	<u>42,157</u>

10. Analysis of net assets between funds

	Share capital £	Restricted funds £	Designated funds £	General funds £	Total funds £
Tangible fixed assets	-	7,908	-	-	7,908
Current assets	66	132,631	-	56,393	189,090
Current liabilities	-	(20,305)	-	(23,276)	(43,581)
Net assets at the end of the year	<u>66</u>	<u>120,234</u>	<u>-</u>	<u>33,117</u>	<u>153,417</u>

11. Share Capital

	2014 £	2013 £
At the start of the year	66	66
Issued in year	-	-
Cancelled in year	-	-
At the end of the year	<u>66</u>	<u>66</u>

The shares have limited rights. They carry no entitlement to dividend, they are not repayable and the shareholders 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

For the year ended 31 March 2014

12. Movements in funds

	At the start of the year £	Incoming resources £	Outgoing resources £	Transfers £	At the end of the year £
Restricted funds:					
London Councils Housing Advice	-	173,759	(170,544)	(3,215)	-
Domestic Abuse Forum		-	-	-	-
--Trust for London	3,490	18,000	(21,490)	-	-
--The Oak Foundation		80,482	(19,141)	-	61,341
Galop: Domestic Abuse Partnership	-	26,608	(26,105)	(503)	-
The Youth Network					
--New Horizons	-	105,000	(105,000)	-	-
--Streetsmart	-	11,430	(10,170)	(1,175)	85
Older People					
--Comic Relief	17,323	50,540	(48,427)	-	19,436
--Nesta	-	6,000	(6,000)	-	-
--Other	-	200	(200)	-	-
Homeless Link: Rough Sleepers Project	-	32,826	(8,034)	(154)	24,638
RCJ Advice Bureau: FitMoney project	-	3,043	(874)	-	2,169
Hackney CVS: Insight Client Fund	-	1,350	-	-	1,350
Depreciation Fund	-	5,250	(1,943)	-	3,307
	9,000	-	(6,204)	5,112	7,908
Total restricted funds	29,813	514,488	(424,132)	65	120,234
Unrestricted funds:					
Communications	20,000	-	(9,282)	(10,718)	-
Fundraising	20,000	-	(12,140)	(7,860)	-
Remodelling	17,048	-	(12,532)	(4,516)	-
Total designated funds	57,048	-	(33,954)	(23,094)	-
General funds	34,242	259,297	(283,451)	23,029	33,117
Total unrestricted funds	91,290	259,297	(317,405)	(65)	33,117
Total funds	121,103	773,785	(741,537)	-	153,351

Transfers have been made between designated funds in line with the Reserves Policy. Transfers have also been made from restricted funds for the full cost of equipment purchased to the depreciation fund. Depreciation on the capitalised equipment is charged to the Depreciation Fund and the fund will always be equal to the net book value of the equipment.

Purposes of restricted funds

Housing Advice Services

Funding from London Councils has enabled Stonewall Housing to increase the housing advice and floating support it offers to lesbian, gay, bisexual and transgender people who are homeless or experiencing housing crisis in London.

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

12. Movements in funds (continued)

Domestic Abuse Forum	Stonewall Housing secured funding from the Trust for London, formerly City Parochial Foundation, to recruit a Coordinator for the LGBT Domestic Abuse Forum in order to develop the forum and its work. The funding from Trust for London finished during the year under review, but further funding has been awarded by the Oak Foundation to continue and expand on the work to include a housing advocacy service to support LGBT people experiencing domestic abuse.
Domestic Abuse Partnership	Stonewall Housing is part of the Domestic Abuse Partnership, lead by Galop and including Broken Rainbow, Lesbian and Gay Switchboard and Pace. Together, these organisations aim to provide a network of services for lesbian, gay, bisexual and transgender people who experience domestic abuse.
The Youth Network	The Youth Network, known as LGBT Jigsaw, is now part of a wider project, the London Youth Gateway led by New Horizons and including Alone in London and De Paul UK, and funded by London Councils. Stonewall Housing leads the LGBT Jigsaw which includes the young people's homeless charity Albert Kennedy Trust, LGBT mental health charity PACE and the LGBT community safety charity Galop. Together, these organisations aim to provide a network of services for young lesbian, gay, bisexual and transgender people at risk of becoming homeless. StreetSmart have also continued to fund the Youth Advice Services for a second year.
Older People's Service	Stonewall Housing secured funding from Comic Relief to develop its Older LGBT Housing Group, which is made up of older people, service providers and charities who aim to improve current services and scope the delivery of specific care, support and housing services for Older LGBT people. The Group designed a new bespoke support project, called One Small Step, which was shortlisted for a Nesta and Cabinet Office Ageing Well Challenge Prize.
Homeless Link: Rough Sleepers Project	Stonewall Housing gained funding from the Homelessness Transition Fund to work with voluntary groups, local councils and No Second Night Out agencies in order to improve services for rough sleepers who identify as lesbian, gay, bisexual or transgender.
RCJ Advice Bureau: FitMoney project	Stonewall Housing will deliver specialist financial literacy courses tailored to LGBT young people in housing need in Islington.
Hackney CVS: Insight	Stonewall Housing received funding from Kankey CVS to film interviews focusing on the experience of three age groups, under 25s, 25-55 and over 55 to find out what the lived experience is within the borough for those who identify as LGBT.
London Catalyst	Stonewall Housing received £1,500 Samaritan Grant to assist people in need through the provision of emergency hardship payments.
Depreciation fund	For the depreciation of assets purchased by restricted funds.

Stonewall Housing Association

Notes to the financial statements

For the year ended 31 March 2014

13. Operating lease commitments

The society had annual commitments at the year end under operating leases expiring as follows:

	Property 2014 £	2013 £
Less than 1 year	-	-
1 - 2 years	20,410	20,410
2 - 5 years	-	-
	<u>20,410</u>	<u>20,410</u>

14. Section 37 statement

Stonewall Housing received £173,759 from London Councils during the year ended 31 March 2014. The money was fully expended on the provision of the housing advice.

	Advice Grant spent 2014 £
Salaries - Frontline and management	153,353
Beneficiary costs	1,836
Other costs	<u>18,570</u>
	<u>173,759</u>

15. Related party transactions

During the year, the Association did not enter into any transactions with related parties.

All transactions with related parties would be conducted at an arm's length basis in accordance with the organisation's rules.