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## Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and  
Community Benefit Societies Act 2014

STONEWALL HOUSING ASSOCIATION LIMITED

### **Important information you should read before completing this form**

You must use this form if you are a:

- registered society (previously referred to as an 'industrial and provident society')
- co-operative society
- community benefit society

registered under the Co-operative and Community Benefit Societies Act 2014.

You must submit this form and the society's accounts within 7 months of the end of your financial year. Failure to submit is an offence for which the society may be prosecuted.

Please note:

- we have an information note that may assist you in completing this application
- 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



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## Mutual Societies Annual Return

For societies registered under the Co-operative and Community Development Finance Act 1997

### 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 the completed form and arrange for it to be signed by all relevant individuals.

2 If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed and dated by all relevant individuals.

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

4 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 treat the application as incomplete. This will increase the time taken to assess your application.

5 If there is not enough space on the form, you may use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number. Any separate sheets should be signed by the signatories to the form.

6 Email a scanned copy of the signed form and supporting documents to

[mutualsannrts@fca.org.uk](mailto:mutualsannrts@fca.org.uk)

# 1

## Details of society

### 1.1 Details of the society

|                           |  |
|---------------------------|--|
| Register number           | 24277R                                     |
| Registered office address | 2A LEROY HOUSE<br>436 ESSEX ROAD<br>LONDON |
| Postcode                  | N1 3QP                                     |

### 1.2 Year end date (dd/mm/yyyy)

See Note 1.2

|   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1 | / | 0 | 3 | / | 2 | 0 | 1 | 6 |
|---|---|---|---|---|---|---|---|---|---|

### 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<br>HARROW<br>LONDON              |
| Postcode                                    | HA3 8TQ  |
| Year of birth                               | 1973   |
| Business occupation and other directorships | DEPUTY CEO, HACT<br>DIRECTOR OF SITRA SERVICES LTD |

### 1.4 Details of Treasurer

|   |                                    |
|---|------------------------------------|
| Name  | MARK BEALE                         |
| Address                                     | 6 MULBERRY GARDENS<br>PETERBOROUGH |
| Postcode                                    | PE4 6SY                            |
| Year of birth                               | 1958                               |
| Business occupation and other directorships | HEAD OF FINANCE, LSE               |

## 1.5 Details of Secretary

|   |   |
|---|---|
| Name  | BOB GREEN                                       |
| Address                                     | FLAT 3<br>2 HUNTINGDON STREET<br>LONDON         |
| Postcode                                    | N1 1BU  |
| Year of birth                               | 1966  |
| Business occupation and other directorships | CEO<br>TRUSTEE LONDON VOLUNTARY SERVICE COUNCIL |

## 1.6 Details of Members of the Committee

| Name               | Address   | Year of birth | Business occupation and other directorships      |
|--------------------|---|---------------|--|
| HITESH TAYLOR      | 144 BROMYARD HOUSE<br>BROMYARD AVENUE<br>LONDON W3 7BF              | 1970          | POLICY OFFICER<br><br>LOCAL AUTHORITY COUNCILLOR |
| ANDREA JANUSZEWSKA | FLAT 4<br>18 WEST STREET<br>LEWES<br>BN7 2NZ                        | 1961          | COMMUNITY SERVICES MANAGER                       |
| MARIANNA TORTELL   | FLAT 5, 11 NORTH BIRKBECK ROAD<br>E11 4JF                           | 1972          | CONSULTANT                                       |
| PETER DAVEY        | 17A POND STREET<br>LONDON<br>NW3 2PN                                | 1950          | CONSULTANT<br><br>DIRECTOR THAMSREACH            |
| BISI ALIM          | FLAT 606 BLOCK A2<br>JAN FACTORY<br>27 GREEN WALK<br>LONDON SE1 4TT | 1975          | LECTURER   |
| KEN BARNETT        | 1 CHEVINGTON GARLINGE ROAD<br>LONDON<br>NW2 3TE                     | 1961          | CHARTERED SURVEYOR                               |

Please use separate sheets of paper if you need more space, following the instructions provided in section 5 above.

Please indicate how many separate sheets of paper you have used

ONE

**Please continue, answering all questions.**

**1.7 Are any members of the society's committee disqualified as directors under the Company Director Disqualification Act 1986?**

- ☒ No  
☐ Yes

**1.8 Does the society carry out any activity which is regulated under the Financial Services and Markets Act 2000? (e.g. accepting deposits in a form other than withdrawable shares; offering insurance products; undertaking residential mortgage business). If 'yes' please state the society's Financial Services Register firm reference number**

- ☒ No  
☐ Yes

Financial Services Register firm reference number

**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 HM Revenue and Customs as a charity for tax purposes?**

- ☐ No  
☒ Yes

Please confirm you have attached a copy of the letter from HM Revenue and Customs confirming charitable tax status:

- ☒ Yes

**1.12 Is this society a charity registered with the Office of the Scottish Charity Regulator (OSCR)?**

- ☒ No  
☐ Yes ▶ provide your Scottish Charity number below

**1.13 Is the society registered with one of the following (please tick)?**

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

If so, please provide your register number



**All societies must answer the following questions:**

- if a **bona fide co-operative society** go to question 1.14
- if **existing for the benefit of the community** go to question 1.19

**Bona fide co-operative society**

**1.14** How did members benefit from the business, industry or trade of the society during the year?

|  |
|--|
|  |
|--|

**1.15** Is membership of the society required to obtain the benefits offered by it?

☐ Yes

☐ No

**1.16** In what way did members participate in an ongoing basis in the society's primary business during the year?

|  |
|--|
|  |
|--|

**1.17** How did members democratically control the society?

|  |
|--|
|  |
|--|

**1.18 How did the society use any surplus/profit?**

If the society distributed the surplus/profit to members please explain how this was done.

|  |
|--|
|  |
|--|

Please use separate sheets of paper if you need more space (see section 5 above)

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

|  |
|--|
|  |
|--|

**Continue to 2.1**

**Community benefit society****1.19 Who are the community the society benefited?**

LESBIAN, GAY, BISEXUAL AND TRANSGENDER PEOPLE IN HOUSING NEED.

**1.20 How did the society benefit that community during the year?**

SEE REPORT OF BOARD OF TRUSTEES AS ATTACHED IN ANNUAL REPORT (PAGES 2-13).

**1.21 How did the society use any surplus/profit?**

RESTRICTED SURPLUS CARRIED FORWARD TO BE USED FOR PURPOSE RECEIVED.

Please use separate sheets of paper if you need more space (see section 5 above).

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

**Continue to 2.1**



# 2 Statistics

## 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   | 10       |
| B | Members ceased during year   | 0        |
| C | Members admitted during year   | 0        |
| D | Members at end of year   | 10       |
| E | Turnover for year  | 680,940  |
| F | Total of income and expenditure (receipts and payments added together)             |          |
| G | Net surplus/(deficit) for year   | (80,997) |
| H | Fixed assets   | 3,856    |
| I | Current assets   | 71,428   |
| J | Total assets (equal to amount in row O, below)                                     | 75,284   |
| K | Current liabilities  | (42,790) |
| L | Share capital  | 66       |
| M | Long-term liabilities  |          |
| N | Reserves   | 32,428   |
| O | Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above) | 75,284   |

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

|   |  |  |
|---|--|--|
| P | Investments in other registered societies    |  |
| Q | Loans from members                           |  |
| R | Loans from Employees' Superannuation Schemes |  |
| S | Dividends on sales                           |  |
| T | Share interest                               |  |

**2.2 Names of subsidiaries as defined in sections 100 and 101 of the Co-operative and Community Benefit Societies Act 2014**

|      |
|------|
| 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.

- |   |                                  |
|---|----------------------------------|
| <input checked="" type="checkbox"/> Full professional audit | ▶ Continue to section 4          |
| <input type="checkbox"/> Accountant's report                | ▶ Complete questions 3.2 and 3.3 |
| <input type="checkbox"/> Lay audit                          | ▶ Complete questions 3.2 and 3.3 |
| <input type="checkbox"/> 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 a general meeting a resolution allowing the society not to undertake a full professional audit for the year of account in question? (In accordance with section 84 of the Co-operative and Community Benefit Societies Act 2014)

- ☐ 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)

|   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 9 | / | 1 | 0 | / | 2 | 0 | 1 | 6 |
|---|---|---|---|---|---|---|---|---|---|


- 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         | 26 <sup>TH</sup> OCTOBER 2016   |

MUTUAL SOCIETIES ANNUAL RETURN FORM (AR30)

STONEWALL HOUSING ASSOCIATION LIMITED

YEAR END: 31.03.16

Question 1.6 DETAILS OF MEMBERS OF THE COMMITTEE (Continued)

| Name             | Address                                | Year of Birth | Occupation |
|------------------|--|---------------|------------|
| James Berrington | 30 Netherby Road<br>London<br>SE23 3AN | 1964          | Consultant |
| Natalia Dawkins  | 157 Walnut Road<br>London<br>E10 5TQ   | 1974          | Consultant |

Signed:



Date: 28/10/16





Registered Society number: 24277R

# Stonewall Housing Association

Report and financial statements  
For the year ended 31 March 2016

# Stonewall Housing Association

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### For the year ended 31 March 2016

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# **Stonewall Housing Association**

## **Reference and administrative information**

**For the year ended 31 March 2016**

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**Registered Society 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:

|                        |                                 |
|------------------------|---------------------------------|
| Mr Andrew van Doorn    | Chair                           |
| Ms Andrea Januszcwaska | Vice Chair (resigned June 2016) |
| Ms Natalia Dawkins     | Co-Vice Chair (from June 2016)  |
| Dr Marianna Tortell    | Co-Vice Chair (from June 2016)  |
| Mr Mark Beale          | Treasurer                       |
| Mr Peter Davey         |                                 |
| Mr Hitesh Tailor       |                                 |
| Mr James Berrington    |                                 |
| Mr Ken Barnett         |                                 |
| Mr Bisi Alimi          |                                 |

|                                 |           |                                     |
|---------------------------------|-----------|-------------------------------------|
| <b>Key management personnel</b> | Bob Green | Company Secretary & Chief Executive |
|---------------------------------|-----------|-------------------------------------|

|                |  |
|----------------|--|
| <b>Bankers</b> | Unity Trust Bank Plc<br>Nine Brindleyplace<br>Birmingham<br>B1 2HB |
|----------------|--|

|                 |   |
|-----------------|---|
| <b>Auditors</b> | Sayer Vincent LLP<br>Chartered Accountants and Statutory Auditors<br>Invicta House<br>108-114 Golden Lane<br>LONDON<br>EC1Y 0TL |
|-----------------|---|

# **Stonewall Housing Association**

## **Report of the Board of Trustees**

**For the year ended 31 March 2016**

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The Board presents its report and the audited financial statements for the year ended 31st March 2016.

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**

2015/16 has been one of the most challenging years for Stonewall Housing. Having delivered a successful three-year strategy into 2015, that saw us increase and diversify our income, and develop and grow our services; we were forced to take a huge cut in our main supported housing income in order to secure a further three-year contract.

Like many charities, Stonewall Housing has experienced an increasing demand for our services at a time when resources, particularly from local authorities, are reducing. During the last financial year we were faced with an almost impossible situation with the retendering of our main supported housing contract. Following much consideration, the Trustees decided to bid for the contract in the knowledge that it would be reduced by almost 60 per cent.

We felt it important to continue to provide the services that we established and grew over the last 33 years, and ensure that young LGBT people continue to receive the best possible support from an organisation that is LGBT-led.

We have embarked on a full-scale remodeling of the service, finding new ways to continue to support the 41 young LGBT people in their transition to independent living. However, this came at a cost and we sadly had to make 4 posts redundant, including two of our three senior managers.

This cut meant we had less capacity to develop our services at a time when 2 of our partners (Pace and Broken Rainbow) closed due to their own financial problems. With the loss of our key service delivery partners, we worked hard to ensure that the services continued to be delivered to the LGBT community. Although taking on increasing risks, we transferred staff and services over to Stonewall Housing. With our own income reducing we spent much of the latter part of the year looking hard at our future viability and options. "

The Board and CEO, with the support of London Housing Foundation, approached a number of agencies to consider how our organisation and its vital services for LGBT people could be secured. We were delighted that this has resulted in a new strategic partnership with two major housing associations– L&Q and East Thames Group – with an investment of £180,000 over 3 years from the L&Q Foundation to strengthen our senior management and deliver a new forward growth strategy. They agreed with us that an LGBT specialist supported housing organisation, like Stonewall Housing, is essential in meeting the current and future needs of LGBT people in London and beyond.

In 2016/17 our future now looks much brighter. Stonewall Housing is on a firmer financial footing, excited to work with partners to secure our advice and support services and create a new strategic plan to develop new housing and support solutions for our communities. However, with the continuing pressures in public expenditure we know that the housing advice and support market will continue to be a challenging one. We are continuing to seek support from those who share our vision and believe that the housing and support needs of LGBT people, both young and old, must not be forgotten about.

## **Vision, Objectives and Activities**

Stonewall Housing offers legal housing advice, supported accommodation and support to people in their own homes. Stonewall Housing was founded 33 years ago, and although much has changed, the need for our services remains. 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 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:** The Equality Act 2010 and other legislative advances have given our communities more legal protections yet the numbers calling us for advice and support is increasing because 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 labeled, and all from a range of backgrounds with different experiences. So we will continue to ask who are our communities which will shape what we do and what we say: challenging discrimination where it exists (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.

In a world where the population is getting older, people's needs are becoming more complex, new technologies offer new ways of interacting with each other, with rising housing costs and lower or uncertain personal income, Stonewall Housing aims to be adaptable in order to meet our communities' needs. In recent years we have kept informed about welfare reforms and other changes, e.g. to how supported housing is funded. Following a number of legislative changes such as the Equality Act, Social Value Act and Care Act local authorities are expected to consider the needs of community groups and we aim to support and advise public bodies and providers to improve how they serve LGBT communities.

## Achievements and Performance

### ● OPERATIONS

With increasing housing pressures within our communities, and pressures on other public services, there has been increasing demand for our services, especially since partners had closed during the year. Over the last year, 1,170 LGBT people benefited directly from our advice and support services.

## 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 a number of drop-in surgeries across London. These include one at CliniQ for trans people and one at Centrepoint for young LGBT people.

Stonewall Housing's Advice Service continues to excel at advocating for members of our communities in housing crisis and staff spent the end of the year preparing for audit for the Advice Quality Standard for Housing with Casework which they retained in April 2016.



## **Stonewall Housing Association**

### **Report of the Board of Trustees**

#### **For the year ended 31 March 2016**

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All London boroughs continue to benefit from access to LGBT specific housing and support. Some key demographics for 15/16 are:

- The greatest number of cases again this year, was the 25–35 year olds (46% up from 28% in 14–15) reflecting the shrinking assistance for this age group and the continuing impacts of benefits changes. We have seen a steady growth in people aged over 55 who make up over 5% of advice cases in 2015–16 (up from 2% in 14–15).
- 93% of our service users identify as belonging at least 2 protected characteristic groups.
- 78% identify as BME (up from 55% in 14–15)
- 50% identify as having a disability, this highlights the continued complexity of cases and the effect of longer term central government budget cuts (up from 35% in 14–15)
- 22% of our service users describe themselves as having a mental health related disability.
- 18% of our services users identify as trans (up from 8% in 14–15).

Stonewall Housing continues to be a distributor of vouchers for foodbanks across London and welfare funds for Terrence Higgins Trust, Buttle Trust and London Catalyst Samaritan Grant. In 2015–16, despite a break in issuing grants by some fund accounts, Stonewall Housing still assisted 49 clients to access over £3,900 in additional welfare grant support.

Stonewall Housing provides support to 41 LGBT young people (16–25 years old) in six houses in four London boroughs and floating support for LGBT people who are over 25. We were delighted to win the tender for our supported housing services in Hackney, Haringey and Islington through a new joint commission, however, at a reduced price which meant the support team reduced significantly in size. The remaining team have worked very hard to remodel its services based more on peer support, group work, volunteers and online/mobile communications. In 2015, we opened two new houses with St. Mungo's in Newham where our floating support supplements their intensive housing management for LGBT residents over the age of 25. Haringey Council also spot purchase support for one trans client who has a learning disability.

In the past 5 years over 95% of clients have had planned moves into more independent accommodation. In addition, out of the total client group:

- 92% maximized on their income
- 94% reported better physical health
- 86% reported improvements in their mental health and wellbeing
- 75% reported improved ability to manage their substance abuse

We completed the office refurbishment which had started during the previous financial year, funded by Awards for All and the Clothworkers Foundation, which has meant that we have been able to transform our office environments to ensure they encourage a more welcoming and mobile way of working.

Funding from StreetSmart, Homeless Link and Forced Marriage Unit has enabled us to develop our programme of thematic workshops for clients to include: Financial Wellbeing; Voting; Forced Marriage Unit and Healthy Living; and Healthy Relationships.

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

*"Thanks so much for all your help, I can't express my gratitude enough for all your support it's a big relief to have someone fighting my corner and who understands what I need."*

*"Thank you for the compassion you showed me and my daughter when I initially called for advice. If it was not for you we would not be in this safe space"*

*"I just wanted to thank you so much for your help, without you I don't think I would have got a room of my own. Thank you once again."*

## LGBT Jigsaw (part of London Youth Gateway)

Stonewall Housing continues to lead the LGBT Jigsaw (which includes Albert Kennedy Trust and Galop), which delivers individually tailored support for 16–25 year olds in housing crisis. Jigsaw is now part of the London Youth Gateway, led by New Horizons and including Alone in London and De Paul UK. We were able to transfer a worker from Pace when that Jigsaw partner agency closed to ensure that there was no break in service offered to vulnerable young LGBT people; while also providing added value to our supported housing service. Staff and clients participated in the London Councils consultations about the future of their funding from April 2017.  
[www.lgbtjigsaw.net](http://www.lgbtjigsaw.net)

## LGBT Domestic Abuse Partnership

Collaborative working between the LGBT Domestic Abuse Partnership (lead by Galop and including LGBT Switchboard, London Friend and Stonewall Housing) and Stonewall Housing's IDVA Service Roar, continued during their year, offering substantial, specialist wrap-around, domestic abuse support that is better able to incorporate more high level, complex domestic abuse cases particularly where there is an obvious impact on maintaining safe shelter or tenancy sustainment. During the year, 15 homeless applications were made to local authority Housing Options team on the grounds of fleeing domestic abuse. Of these 8 have been successful. [www.lgbtdap.org.uk](http://www.lgbtdap.org.uk)

## LGBT Domestic Abuse Forum and Roar IDVA Service

Stonewall Housing continued to host the LGBT Domestic Abuse Forum ([www.lgbtdaf.org](http://www.lgbtdaf.org)) a network of organisations, services, researchers, commissioners and activists working to improve domestic abuse services for LGBT people and raise awareness of the issues, funded by the Oak Foundation. We held its most successful ever event during the year: 90 people attended the 'It's Complicated' conference to discuss the intersectional needs of LGBT people experiencing domestic abuse. Following the restructure of Stonewall Housing's management team, the future of the Forum and its Roar IDVA service through 2016/17 is being discussed with partners and our funders, the Oak Foundation.

## Older LGBT Housing Group

Our project funded by Comic Relief continues to go from strength to strength. We lead network meetings with older LGBT people and providers in Birmingham, London, Brighton, Bradford and Manchester. Participating groups have developed new resources including regional housing guides. The Network won an inaugural Awesome Networks Award by Inclusive Networks in 2015 and has set up its own specific website: [www.bonalatties.org](http://www.bonalatties.org)

## Older LGBT Housing Feasibility Study

The Big Lottery and Commonweal Housing funded Stonewall Housing to carry out a feasibility study to establish if there is demand for an older LGBT housing scheme in the UK and if so, what it would look like. Freshfields Bruckhaus Deringer, our pro bono legal firm, played a key role in the study, which we hope will attract further investment and delivery partners to make our dream a reality. This work was influenced by our CEO's research visit to the USA to visit 3 schemes for older LGBT people, as part of a Post-Graduate Certificate course in Housing and Homelessness, funded by the London Housing Foundation. The findings will be launched in 2016: [www.buildingsafechoices.org.uk](http://www.buildingsafechoices.org.uk)

## Hate Crime Project

Funded by the Equalities and Human Rights Commission, Stonewall Housing developed a toolkit and other resources highlighting the need for housing providers to work with criminal justice agencies and LGBT groups to improve the number of reports of hate crime, incidents and anti-social behaviour. This work fed into further work with other LGBT organisations lead by LGBT Consortium and Galop during 2015/16 and a suite of guidance documents for housing agencies will be produced in 2016. [www.lgbthatecrime.org.uk](http://www.lgbthatecrime.org.uk)

- 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 strategic partners, such as the Race Equality Foundation, National Care Forum and Volunteering Matters, to improve how organisations work together to deliver health and care services for LGBT communities. This work has focused on adult social care and dementia in 2015/16. [www.nationallgbtpartnership.org](http://www.nationallgbtpartnership.org) "

More providers are approaching our organisation for training and consultancy services to improve how they work with LGBT staff and residents. 237 people attended our training sessions, events and conferences during the year.

Stonewall Housing has seen an increase in social media and the number of social media followers continues to grow across all our projects, to over 6,200. We have also issued our

## Stonewall Housing Association

### Report of the Board of Trustees

For the year ended 31 March 2016

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new quarterly newsletters for partners and our first community newsletter was sent to 800 contacts.

London LGBT Narrative Project: Stonewall Housing was part of a pan-London network of LGBT organisations, lead by LGBT Consortium, and funded by Trust for London to collate a picture of LGBT need across London. During the year we gathered the views of LGBT people and other organisations and will launch the findings in 2016.

- **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 the Homes and Communities Agency. He is also Chair of the London Voluntary Sector Forum and in this position sits on the Board of the London Voluntary Service Council."

Stonewall Housing continues to share its expertise through conferences, events, websites and media outlets such as The Guardian, Inside Housing, BBC Radio, Pink News, Gaydio, Gay Times, and events arranged by partners, such as 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

Thanks to the new strategic partnership with L&Q and East Thames Group, Stonewall Housing is delighted that we can continue to respond quickly to challenges that may arise for individuals, communities and charities in the light of future changes to welfare benefits and funding to supported housing. Plans to improve integration of health and care services, possible changes to human rights legislation, the implications following the EU Referendum and further welfare reforms means our services and plans will need to be adaptable to new opportunities and challenges that arise.

- 1 **ADVICE AND SUPPORT:** Stonewall Housing and St Mungo's recognised the increase in demand and specific needs of lesbian, gay, bisexual and trans homeless people and together we opened 2 supported housing schemes (including one specifically for trans people) in Newham in 2015. Many of whom do not have family and friends support networks so they benefit from the targeted support and peer support on offer within the house. We will continue to liaise with partner providers and local authorities to seek to expand our advice and support services within London and in other regions across the country.
- 2 **RESEARCH AND DEVELOPMENT:** Our domestic abuse and older LGBT housing networks have continued to grow in their scale of impact and geographic reach. Both have identified the need to develop new housing, care and support solutions to meet needs that are currently

not being addressed for LGBT older people and those fleeing domestic abuse. We will facilitate with community groups, providers, funders and investors to improve services and design and deliver new community-led solutions.

- 3 Our research and development projects have highlighted particular areas that our communities face. More LGBT people are experiencing financial hardship and living in poverty. LGBT rough sleepers and those experiencing harassment and domestic abuse are often not accessing services from any agencies. We will also develop new resources with our communities following the successful development of resources aimed to improve awareness of the issues of hate crime and forced marriage during the year.

- 4 **TRAINING AND INFLUENCE:** Our training services have become more popular as organisations recognise the unique insight into the experiences of our communities and the practical toolkits that we can share to improve their offer to LGBT people. We will continue to market these resources, share expertise and experiences to drive up standards in other services.

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.

- 5 **RESOURCES AND FUNDRAISING:** With our strategic investment from the L&Q Foundation we will make three key investments: i) into our reserves so that we have a firm foundation for future growth; ii) into our senior management, so that we can continue to deliver excellent services, and iii) into our fundraising capacity, so that we can secure resources and find new funding partners to share our vision and expand our services to LGBT communities.

- 6 **GOVERNANCE AND EQUALITY:** Our Board of Trustees will continue to review our Rules and governance structure to ensure compliance with relevant charity legislation and so that the organisation has robust strategic and financial scrutiny. We will also review the demographic make-up and skill-base of our Board and staff to ensure we have a representative team with the right skills, knowledge and necessary support to help the organisation achieve its Strategic Plan.

## **Financial Review**

Income raised during 2015–16 was lower than 2014–15 and reflects the nature of what has been a challenging year for Stonewall Housing. Income reduced by 10%. Two thirds of our income is now restricted, which reflects the increasing shifts of our income away from local government contracts to restricted grants from trusts and foundations.

Income for housing support and advice services reduced by £63,518 (12%) from the previous year. Our new housing support contract commenced at a lower rate in February and so income for supported housing will reduce further in 2016/17.

Income generated and raised during 2015–16 was £680,940. Total expenditure was £761,937. This shows a total deficit for the year of £80,997. £59,586 of this relates to restricted funds which are not part of the general reserve, so the deficit to unrestricted funds was £21,411.

## **Stonewall Housing Association**

### **Report of the Board of Trustees**

**For the year ended 31 March 2016**

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Cost cutting measures were brought in to safeguard against the reduction of income and therefore expenditure also dropped by £42,367 in the year. Trustees agreed to invest from reserves so that a restructure could take place. There were redundancy costs relating to the reduction in the housing support contract of £27,000. Therefore, without these one-off costs, Stonewall Housing would have shown an unrestricted surplus for the year, highlighting how well costs were managed.

The remaining unrestricted reserves of £17,386 at 31 March 2016 is low but with the generous award of funding from East Thames Housing Group and L&Q since the year end these reserves will be replenished in the next financial year.

### **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
- Oak Foundation
- Comic Relief
- Big Lottery
- Commonweal Housing
- StreetSmart
- Equalities and Human Rights Commission
- 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. It is estimated that Stonewall Housing will need free reserves, or General Funds, to ensure a positive cashflow position and to cover wind-up costs, covering redundancies, office rent and other contracts for the close down period, of £86,026.

As at 31 March 2016, the level of general reserves is £17,386, with restricted funds in reserves standing at £15,042. Stonewall Housing's priority during 2016/2017 is to continue to raise unrestricted funds, along with the investment due from the strategic partnership with 2 larger housing associations, to increase the free reserves to the target level of wind-up costs.



## **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, and is refunded when the member leaves the Association. 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 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.

## **Trustee 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.

## **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 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 nine Trustees who meet every two months 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 applicable to registered societies in England and Wales 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

### Report of the Board of Trustees

For the year ended 31 March 2016

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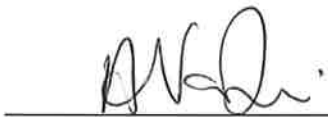
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the society will continue in operation.

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.

### Auditors

Sayer Vincent have been 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 Trustees on 19 October 2016 and signed on their behalf by



Mr Andrew van Doorn (Chair)



Mr Mark Beale (Treasurer)



Mr Bob Green (Secretary)

## **Independent auditors' report**

**To the members of**

**Stonewall Housing Association**

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We have audited the financial statements of Stonewall Housing Association for the year ended 31 March 2016 which comprise primary financial statements 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 board's responsibilities set out in the report of the board, the board 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 society's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the board; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the report of the board to identify material inconsistencies with the audited 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. 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 2016 and of its income and expenditure for the year then ended
- Have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014

## Independent auditors' report

To the members of

Stonewall Housing Association

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### Matters on which we are required to report by exception

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

*Sayer Vincent LLP*

25 October 2016

Sayer Vincent LLP, Statutory Auditors

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

**Stonewall Housing Association**

**Statement of financial activities**

**For the year ended 31 March 2016**

|                                       | Note | Unrestricted<br>Funds<br>£ | Restricted<br>Funds<br>£ | 2016<br>Total<br>£ | 2015<br>Total<br>£ |
|---------------------------------------|------|----------------------------|--------------------------|--------------------|--------------------|
| <b>Income from:</b>                   |      |                            |                          |                    |                    |
| Donations                             | 2    | 5,165                      | 399                      | 5,564              | 27,450             |
| Charitable activities                 | 3    |                            |                          |                    |                    |
| Housing support services              |      | 205,258                    | 271                      | 205,529            | 227,119            |
| Housing advice services               |      | –                          | 173,759                  | 173,759            | 206,585            |
| Young people advice service           |      | –                          | 105,000                  | 105,000            | 114,102            |
| Domestic violence and hate crime      |      | 252                        | 59,508                   | 59,760             | 98,480             |
| Older people services                 |      | –                          | 107,794                  | 107,794            | 26,444             |
| Dissemination and education           |      | 1,720                      | 690                      | 2,410              | 49,616             |
| Research and service development      |      | 21,050                     | –                        | 21,050             | 14,534             |
| Investment income                     | 4    | 74                         | –                        | 74                 | 48                 |
| <b>Total income</b>                   |      | <b>233,519</b>             | <b>447,421</b>           | <b>680,940</b>     | <b>764,378</b>     |
| <b>Expenditure on:</b>                |      |                            |                          |                    |                    |
| Raising funds                         |      | 345                        | –                        | 345                | 1,122              |
| Charitable activities                 | 5    |                            |                          |                    |                    |
| Housing support services              |      | 217,139                    | 3,794                    | 220,933            | 238,246            |
| Housing advice services               |      | 8,122                      | 175,617                  | 183,739            | 242,364            |
| Young people advice service           |      | 2,226                      | 105,680                  | 107,906            | 116,988            |
| Domestic violence and hate crime      |      | 4,135                      | 114,711                  | 118,846            | 110,274            |
| Older people services                 |      | 2,653                      | 97,944                   | 100,597            | 47,028             |
| Dissemination and education           |      | 1,603                      | 9,174                    | 10,777             | 32,001             |
| Research and service development      |      | 18,707                     | 87                       | 18,794             | 16,281             |
| <b>Total expenditure</b>              |      | <b>254,930</b>             | <b>507,007</b>           | <b>761,937</b>     | <b>804,304</b>     |
| <b>Net (expenditure) for the year</b> | 7    | <b>(21,411)</b>            | <b>(59,586)</b>          | <b>(80,997)</b>    | <b>(39,926)</b>    |
| Transfers between funds               |      | –                          | –                        | –                  | –                  |
| <b>Net movement in funds</b>          |      | <b>(21,411)</b>            | <b>(59,586)</b>          | <b>(80,997)</b>    | <b>(39,926)</b>    |
| <b>Reconciliation of funds</b>        |      |                            |                          |                    |                    |
| Total funds brought forward           |      | 38,797                     | 74,628                   | 113,425            | 153,351            |
| <b>Total funds carried forward</b>    | 17   | <b>17,386</b>              | <b>15,042</b>            | <b>32,428</b>      | <b>113,425</b>     |

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

Registered Society number 24277R

For the year ended 31 March 2016

|   | Note | 2016<br>£       | £                    | 2015<br>£       | £                     |
|---|------|-----------------|----------------------|-----------------|-----------------------|
| <b>Fixed assets</b>                         |      |                 |                      |                 |                       |
| Tangible fixed assets                       | 12   |                 | <u>3,856</u>         |                 | <u>6,845</u>          |
| <b>Current assets</b>                       |      |                 |                      |                 |                       |
| Debtors                                     | 13   | 11,203          |                      | 105,004         |                       |
| Cash at bank and in hand                    |      | <u>60,225</u>   |                      | <u>47,581</u>   |                       |
|   |      | 71,428          |                      | 152,585         |                       |
| <b>Creditors: amounts due within 1 year</b> | 14   | <u>(42,790)</u> |                      | <u>(45,939)</u> |                       |
| <b>Net current assets</b>                   |      |                 | <u>28,638</u>        |                 | <u>106,646</u>        |
| <b>Net assets</b>                           | 15   |                 | <u><u>32,494</u></u> |                 | <u><u>113,491</u></u> |
| <b>Share capital and funds</b>              |      |                 |                      |                 |                       |
| Share capital                               | 16   |                 | 66                   |                 | 66                    |
| <b>Funds</b>                                | 17   |                 |                      |                 |                       |
| Restricted funds                            |      |                 | 15,042               |                 | 74,628                |
| Unrestricted Funds                          |      |                 |                      |                 |                       |
| Designated funds                            |      |                 | 2,500                |                 | -                     |
| General funds                               |      |                 | <u>14,886</u>        |                 | <u>38,797</u>         |
| <b>Total Funds</b>                          |      |                 | <u><u>32,494</u></u> |                 | <u><u>113,491</u></u> |

Approved by the Board of Trustees on 19 October 2016 and signed on its behalf by:



Mr Andrew van Doorn (Chair)



Mr Mark Beale (Treasurer)



Mr Bob Green (Secretary)

**Stonewall Housing Association**

**Statement of cash flows**

**For the year ended 31 March 2016**

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|  | Note | 2016<br>£            | 2015<br>£            |
|--|------|----------------------|----------------------|
| Cash flows from operating activities                   |      |                      |                      |
| Net cash provided by operating activities              | 18   | 12,570               | (112,100)            |
| Cash flows from investing activities:                  |      |                      |                      |
| Interest/ rent/ dividends from investments             |      | 74                   | 48                   |
| Sale/ (purchase) of fixed assets                       |      | <u>-</u>             | <u>(6,426)</u>       |
| Cash provided by investing activities                  |      | <u>74</u>            | <u>(6,378)</u>       |
| Change in cash and cash equivalents in the year        |      | 12,644               | (118,478)            |
| Cash and cash equivalents at the beginning of the year |      | <u>47,581</u>        | <u>166,059</u>       |
| Cash and cash equivalents at the end of the year       | 19   | <u><u>60,225</u></u> | <u><u>47,581</u></u> |

**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 January 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) Reconciliation with previously Generally Accepted Accounting Practice (GAAP)**

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 a restatement of comparative items was required. The transition date was 1 April 2014. No adjustments were required.

**c) 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.

**d) 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.

**e) 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.

**f) 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.

1 Accounting policies (continued)

g) 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         | 28.6% |
| Housing advice services          | 27.6% |
| Young people advice service      | 10.1% |
| Domestic violence and hate crime | 17.7% |
| Older people advice service      | 12.1% |
| Dissemination and education      | 1.5%  |
| Research and service development | 1.3%  |
| Support and governance costs     | 1.1%  |

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

|                                  |       |
|----------------------------------|-------|
| Housing advice services          | 65.9% |
| Young people advice service      | 24.1% |
| Domestic violence and hate crime | 10.0% |

- Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

h) 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:

|                                       |       |
|---------------------------------------|-------|
| Housing support services              | 29.0% |
| Housing advice services               | 27.9% |
| Young people advice service           | 10.2% |
| Domestic violence and hate crime      | 17.9% |
| Older people advice service           | 12.2% |
| Dissemination, training & consultancy | 1.5%  |
| Research and service development      | 1.3%  |

**1 Accounting policies (continued)**

**i) Operating leases**

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

**j) 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 |

**k) 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.

**l) 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.

**m) 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.

**n) 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.

**Stonewall Housing Association**

**Notes to the Financial Statements**

**For the year ended 31 March 2016**

**2 Income from donations**

|   | Unrestricted<br>£ | Restricted<br>£ | 2016<br>Total<br>£ | 2015<br>Total<br>£ |
|---|-------------------|-----------------|--------------------|--------------------|
| Donations                               | 5,165             | 399             | 5,564              | 27,450             |
| <b>Total income from donations 2016</b> | <b>5,165</b>      | <b>399</b>      | <b>5,564</b>       | <b>27,450</b>      |
| Total income from donations 2015        | 5,645             | 21,805          |                    |                    |

**3 Income from charitable activities**

|  | Unrestricted<br>£ | Restricted<br>£ | 2016<br>Total<br>£ | 2015<br>Total<br>£ |
|--|-------------------|-----------------|--------------------|--------------------|
| <b>Housing support services</b>                      |                   |                 |                    |                    |
| Supporting People grants                             | 205,258           | -               | 205,258            | 226,740            |
| Insight (Hackney CVS)                                | -                 | -               | -                  | 150                |
| Your Vote Matters (Homeless Link)                    | -                 | 271             | 271                | 229                |
| <b>Total housing support 2016</b>                    | <b>205,258</b>    | <b>271</b>      | <b>205,529</b>     | <b>227,119</b>     |
| Total housing support 2015                           | 226,740           | 379             |                    |                    |
| <b>Housing advice services</b>                       |                   |                 |                    |                    |
| Housing advice (London Councils)                     | -                 | 173,759         | 173,759            | 173,759            |
| Rough sleepers project (Homeless Link)               | -                 | -               | -                  | 32,826             |
| <b>Total housing advice 2016</b>                     | <b>-</b>          | <b>173,759</b>  | <b>173,759</b>     | <b>206,585</b>     |
| Total housing advice 2015                            | 206,585           | -               |                    |                    |
| <b>Young people advice service</b>                   |                   |                 |                    |                    |
| Jigsaw (New Horizons)                                | -                 | 105,000         | 105,000            | 105,000            |
| Tenancy training (Streetsmart)                       | -                 | -               | -                  | 9,102              |
| <b>Total young people services 2016</b>              | <b>-</b>          | <b>105,000</b>  | <b>105,000</b>     | <b>114,102</b>     |
| Total young people services 2015                     | -                 | 114,102         |                    |                    |
| <b>Domestic violence and hate crime</b>              |                   |                 |                    |                    |
| Domestic abuse support (Galop)                       | -                 | 26,608          | 26,608             | 26,608             |
| Domestic Abuse Forum (Oak Foundation)                | -                 | -               | -                  | 69,544             |
| Domestic Abuse Forum (Streetsmart)                   | -                 | 10,000          | 10,000             | 2,328              |
| LGBT forced marriage project (FCO)                   | -                 | 12,400          | 12,400             | -                  |
| LGBT hate crime prevention (EHRC)                    | -                 | 10,500          | 10,500             | -                  |
| Conferences and training                             | 252               | -               | 252                | -                  |
| <b>Total domestic violence &amp; hate crime 2016</b> | <b>252</b>        | <b>59,508</b>   | <b>59,760</b>      | <b>98,480</b>      |
| Total domestic violence & hate crime 2015            | -                 | 98,480          |                    |                    |

**Stonewall Housing Association**

**Notes to the Financial Statements**

**For the year ended 31 March 2016**

**3 Income from charitable activities (continued)**

|   | Unrestricted<br>£ | Restricted<br>£ | 2016<br>Total<br>£ | 2015<br>Total<br>£ |
|---|-------------------|-----------------|--------------------|--------------------|
| <b>Older people services</b>                        |                   |                 |                    |                    |
| LGBT older people support network (Comic Relief)    | -                 | 48,794          | 48,794             | 25,643             |
| Older LGBT housing feasibility study                | -                 | 50,000          | 50,000             | -                  |
| BIG   | -                 | 9,000           | 9,000              | -                  |
| Commonweal  | -                 | -               | -                  | 801                |
| Workshops and publications                          | -                 | -               | -                  | -                  |
| <b>Total older people services 2016</b>             | <b>-</b>          | <b>107,794</b>  | <b>107,794</b>     | <b>26,444</b>      |
| <b>Total older people services 2015</b>             | <b>801</b>        | <b>25,643</b>   |                    |                    |
| <b>Dissemination and education</b>                  |                   |                 |                    |                    |
| Hate crime prevention toolkit (EHRC)                | -                 | 690             | 690                | 33,721             |
| Training & consultancy                              | 1,720             | -               | 1,720              | 15,895             |
| <b>Total dissemination &amp; education 2016</b>     | <b>1,720</b>      | <b>690</b>      | <b>2,410</b>       | <b>49,616</b>      |
| <b>Total dissemination &amp; education 2015</b>     | <b>15,895</b>     | <b>33,721</b>   |                    |                    |
| <b>Research and service development</b>             |                   |                 |                    |                    |
| National LGB&T partnership                          | 21,050            | -               | 21,050             | 14,534             |
| <b>Total research &amp; development 2016</b>        | <b>21,050</b>     | <b>-</b>        | <b>21,050</b>      | <b>14,534</b>      |
| <b>Total research &amp; development 2015</b>        | <b>14,534</b>     | <b>-</b>        |                    |                    |
| <b>Total income from charitable activities 2016</b> | <b>228,280</b>    | <b>447,022</b>  | <b>675,302</b>     | <b>736,880</b>     |
| <b>Total income from charitable activities 2015</b> | <b>464,555</b>    | <b>272,325</b>  |                    |                    |

**4 Income from investments**

|   | Unrestricted<br>£ | Restricted<br>£ | 2016<br>Total<br>£ | 2015<br>Total<br>£ |
|---|-------------------|-----------------|--------------------|--------------------|
| Bank interest                             | 74                | -               | 74                 | 48                 |
| <b>Total income from investments 2016</b> | <b>74</b>         | <b>-</b>        | <b>74</b>          | <b>48</b>          |
| <b>Total income from investments 2015</b> | <b>48</b>         | <b>-</b>        |                    |                    |

## 5 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 | 2016           | 2015           |
|---|---------------|--------------------------|-------------------------|-----------------------|--------------------------------|-----------------------|---------------------------|------------------------|------------------|---------------|----------------|----------------|
|   | £             | £                        | £                       | £                     | £                              | £                     |                           |                        | £                |               | £              | £              |
| Salaries including agency and temporary staff | -             | 163,883                  | 143,397                 | 39,688                | 88,538                         | 68,930                | 8,088                     | 9,180                  | 186              | 15,454        | 537,344        | 565,666        |
| Consultants and freelance                     | -             | 8,098                    | 4,484                   | 1,641                 | 2,885                          | 12,552                | 242                       | 211                    | 57               | 140           | 30,310         | 17,286         |
| Staff recruitment, training, travel, etc      | 27            | 2,401                    | 2,468                   | 977                   | 2,361                          | 3,581                 | 93                        | 250                    | 159              | 231           | 12,548         | 20,848         |
| Premises and equipment costs                  | -             | 15,069                   | 14,535                  | 5,320                 | 9,353                          | 6,366                 | 784                       | 684                    | 181              | 1,103         | 53,395         | 50,318         |
| Depreciation                                  | -             | -                        | -                       | -                     | -                              | -                     | -                         | -                      | -                | 2,989         | 2,989          | 7,489          |
| Office overheads                              | -             | 9,019                    | 7,531                   | 2,754                 | 4,865                          | 3,295                 | 405                       | 355                    | 134              | 447           | 28,805         | 27,871         |
| Project activity costs                        | -             | 12,332                   | 2,093                   | 53,356                | 2,817                          | 1,331                 | 38                        | 7,234                  | 10               | 1,953         | 81,164         | 84,281         |
| Tenants and client support and activities     | -             | 1,704                    | 1,120                   | 741                   | 1,963                          | 329                   | 1                         | 501                    | -                | -             | 6,359          | 16,333         |
| Education, information and publicity          | 318           | 191                      | 184                     | 531                   | 979                            | 747                   | 700                       | 9                      | 2                | 6             | 3,667          | 6,718          |
| Audit and compliance                          | -             | -                        | -                       | -                     | -                              | -                     | -                         | -                      | 5,356            | -             | 5,356          | 7,494          |
|   | 345           | 212,697                  | 175,812                 | 105,008               | 113,761                        | 97,131                | 10,351                    | 18,424                 | 6,085            | 22,323        | 761,937        | 804,304        |
| Support costs                                 | -             | 6,471                    | 6,229                   | 2,277                 | 3,996                          | 2,724                 | 335                       | 291                    | -                | (22,323)      | -              | -              |
| Governance costs                              | -             | 1,765                    | 1,698                   | 621                   | 1,089                          | 742                   | 91                        | 79                     | (6,085)          | -             | -              | -              |
| <b>Total expenditure 2016</b>                 | <b>345</b>    | <b>220,933</b>           | <b>183,739</b>          | <b>107,906</b>        | <b>118,846</b>                 | <b>100,597</b>        | <b>10,777</b>             | <b>18,794</b>          | <b>-</b>         | <b>-</b>      | <b>761,937</b> | <b>804,304</b> |
| Unrestricted expenditure 2015                 | 1,122         | 224,672                  | 5,409                   | 1,364                 | 2,368                          | 958                   | 5,997                     | 16,093                 | -                | -             | -              | -              |
| Restricted expenditure 2015                   | -             | 13,574                   | 236,955                 | 115,624               | 107,906                        | 46,070                | 26,004                    | 188                    | -                | -             | -              | -              |
| <b>Total expenditure 2015</b>                 | <b>1,122</b>  | <b>238,246</b>           | <b>242,364</b>          | <b>116,988</b>        | <b>110,274</b>                 | <b>47,028</b>         | <b>32,001</b>             | <b>16,281</b>          | <b>-</b>         | <b>-</b>      | <b>-</b>       | <b>-</b>       |

Of the total expenditure, £254,930 was unrestricted (2015: £257,983) and £507,007 was restricted (2015: £546,321).



**Stonewall Housing Association**

**Notes to the financial statements**

**For the year ended 31 March 2016**

**6 Net (expenditure)/income for the year**

|                                       | 2016              |                 | 2015              |                 |
|---------------------------------------|-------------------|-----------------|-------------------|-----------------|
|                                       | Unrestricted<br>£ | Restricted<br>£ | Unrestricted<br>£ | Restricted<br>£ |
| Net (expenditure)/income for the year | (21,411)          | (59,586)        | 5,680             | (45,606)        |

**7 Net (expenditure) for the year**

This is stated after charging :

|                                   | 2016<br>£ | 2015<br>£ |
|-----------------------------------|-----------|-----------|
| Depreciation                      | 2,989     | 7,489     |
| Auditor's remuneration:           |           |           |
| ▪ Audit                           |           |           |
| ▪ Audit fees (excluding VAT)      | 4,000     | 5,700     |
| ▪ Underprovision in previous year | 100       | –         |
| Operating lease rentals:          |           |           |
| ▪ Property                        | 39,266    | 37,397    |
| ▪ Other equipment                 | 7,351     | 7,351     |

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

Staff costs were as follows:

|                                  | 2016<br>£      | 2015<br>£      |
|----------------------------------|----------------|----------------|
| Salaries and wages               | 465,061        | 511,144        |
| Social security costs            | 43,807         | 48,820         |
| Redundancy and termination costs | 27,941         | –              |
| Health insurance                 | 535            | 561            |
|                                  | <u>537,344</u> | <u>560,525</u> |
| Agency and temporary staff       | –              | 5,141          |
|                                  | <u>537,344</u> | <u>565,666</u> |

No employee earned greater than £60,000 during the year (2015: nil).

The total employee benefits of the key management personnel were £47,235 (2015: £47,181).

The society trustees were not paid or received any other benefits from employment with the charity in the year (2015: £nil). One trustee was reimbursed expenses of £107 during the year (2015: £17). No trustee received payment for professional or other services supplied to the society (2015: £nil).

## Stonewall Housing Association

### Notes to the financial statements

For the year ended 31 March 2016

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#### 9 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 16 (2015: 19).

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

|                                  | 2016<br>No. | 2015<br>No. |
|----------------------------------|-------------|-------------|
| Housing support services         | 4.2         | 5.2         |
| Housing advice services          | 4.0         | 5.3         |
| Young people advice service      | 1.5         | 1.4         |
| Domestic violence and hate crime | 2.6         | 2.5         |
| Older people advice service      | 1.7         | 0.9         |
| Dissemination and education      | 0.2         | 0.6         |
| Research and service development | 0.2         | 0.2         |
| Governance and support           | 0.2         | 0.2         |
|                                  | <u>14.6</u> | <u>16.3</u> |

#### 10 Related party transactions

Andrew Van Doorn is the chair of Stonewall Housing Association and is also the Deputy CEO of HACT. An employee of Stonewall Housing attended an HACT training course, the cost of which was £250. The training was billed and paid for by March 2016.

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

#### 11 Taxation

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

**Stonewall Housing Association**

**Notes to the financial statements**

**For the year ended 31 March 2016**

**12 Tangible Fixed Assets**

|                       | Computer<br>£ | Office<br>Decoration<br>£ | Totals<br>£ |
|-----------------------|---------------|---------------------------|-------------|
| <b>Cost</b>           |               |                           |             |
| At 1 Apr 2015         | 40,494        | 6,426                     | 46,920      |
| Additions in year     | -             | -                         | -           |
| At 31 Mar 2016        | 40,494        | 6,426                     | 46,920      |
| <b>Depreciation</b>   |               |                           |             |
| At 1 Apr 2015         | 38,790        | 1,285                     | 40,075      |
| Charge for the year   | 1,704         | 1,285                     | 2,989       |
| At 31 Mar 2016        | 40,494        | 2,570                     | 43,064      |
| <b>Net book value</b> |               |                           |             |
| At 31 Mar 2016        | -             | 3,856                     | 3,856       |
| At 31 Mar 2015        | 1,704         | 5,141                     | 6,845       |

**13 Debtors**

|                         | 2016<br>£     | 2015<br>£      |
|-------------------------|---------------|----------------|
| Supporting people grant | -             | 9,643          |
| Other grants receivable | 2,100         | 80,963         |
| Trade debtors           | 2,410         | 6,220          |
| Other debtors           | 1,743         | 962            |
| Prepayments             | 4,950         | 7,216          |
|                         | <u>11,203</u> | <u>105,004</u> |

**14 Creditors : amounts due within 1 year**

|                         | 2016<br>£     | 2015<br>£     |
|-------------------------|---------------|---------------|
| Tax and Social Security | 9,651         | 14,176        |
| LB Newham SPG           | -             | 146           |
| Trade creditors         | 27,679        | 23,025        |
| Other creditors         | 456           | 1,752         |
| Accruals                | 5,004         | 6,840         |
|                         | <u>42,790</u> | <u>45,939</u> |

**Stonewall Housing Association**

**Notes to the financial statements**

**For the year ended 31 March 2016**

**15 Analysis of net assets between funds**

|                                    | Share<br>capital<br>£ | General<br>unrestricted<br>£ | Designated<br>£ | Restricted<br>£ | Total funds<br>£ |
|------------------------------------|-----------------------|------------------------------|-----------------|-----------------|------------------|
| Tangible fixed assets              | –                     | 3,856                        | –               | –               | 3,856            |
| Net current assets                 | 66                    | 33,432                       | 2,500           | 35,430          | 71,428           |
| Liabilities                        | –                     | (22,402)                     | –               | (20,388)        | (42,790)         |
| <b>Net assets at 31 March 2016</b> | <b>66</b>             | <b>14,886</b>                | <b>2,500</b>    | <b>15,042</b>   | <b>32,494</b>    |

**16 Share Capital**

|                               | 2016<br>£ | 2015<br>£ |
|-------------------------------|-----------|-----------|
| At the start of the year      | 66        | 66        |
| Issued in Year                | –         | –         |
| Cancelled in Year             | –         | –         |
| <b>At the end of the year</b> | <b>66</b> | <b>66</b> |

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

For the year ended 31 March 2016

### 17 Movements in funds

|   | At 1 Apr<br>2015<br>£ | Incoming<br>resources<br>£ | Outgoing<br>resources<br>£ | Transfers<br>£ | At 31 Mar<br>2016<br>£ |
|---|-----------------------|----------------------------|----------------------------|----------------|------------------------|
| <b>Restricted funds:</b>                  |                       |                            |                            |                |                        |
| Housing support                           |                       |                            |                            |                |                        |
| --Your Vote Matters (Homeless Link)       | -                     | 271                        | (271)                      | -              | -                      |
| --Client participation (Waitrose)         | -                     | 399                        | (399)                      | -              | -                      |
| Housing advice (London Councils)          | -                     | 173,759                    | (173,759)                  | -              | -                      |
| LGBT Jigsaw (New Horizons)                | -                     | 105,000                    | (105,000)                  | -              | -                      |
| Domestic abuse partnership (Galop)        | -                     | 26,608                     | (26,608)                   | -              | -                      |
| Domestic Abuse Forum                      | -                     | -                          | -                          | -              | -                      |
| --The Oak Foundation                      | 52,206                | -                          | (52,206)                   | -              | -                      |
| --Streetsmart                             | 2,328                 | 10,000                     | (12,328)                   | -              | -                      |
| Forced marriage project (FCO)             | -                     | 12,400                     | (11,876)                   | -              | 524                    |
| Hate crime prevention (EHRC)              | -                     | 10,500                     | (10,500)                   | -              | -                      |
| LGBT older people support network         | -                     | 48,794                     | (48,012)                   | -              | 782                    |
| Older LGBT housing feasibility study      | -                     | -                          | -                          | -              | -                      |
| --BIG                                     | -                     | 50,000                     | (40,120)                   | -              | 9,880                  |
| --Commonweal                              | -                     | 9,000                      | (9,000)                    | -              | -                      |
| Hate crime toolkit (EHRC)                 | 8,384                 | 690                        | (9,074)                    | -              | -                      |
| Client fund                               | 1,192                 | -                          | (1,192)                    | -              | -                      |
| Office refurbishment (BIG Awards for All) | 3,673                 | -                          | (3,673)                    | -              | -                      |
| Depreciation Fund                         | 6,845                 | -                          | (2,989)                    | -              | 3,856                  |
| <b>Total restricted funds</b>             | <b>74,628</b>         | <b>447,421</b>             | <b>(507,007)</b>           | <b>-</b>       | <b>15,042</b>          |
| <b>Unrestricted funds:</b>                |                       |                            |                            |                |                        |
| <i>Designated funds:</i>                  |                       |                            |                            |                |                        |
| National LGB&T partnership                | -                     | -                          | -                          | 2,500          | 2,500                  |
| <i>Total designated funds</i>             | -                     | -                          | -                          | 2,500          | 2,500                  |
| General funds                             | 38,797                | 233,519                    | (254,930)                  | (2,500)        | 14,886                 |
| <b>Total unrestricted funds</b>           | <b>38,797</b>         | <b>233,519</b>             | <b>(254,930)</b>           | <b>-</b>       | <b>17,386</b>          |
| <b>Total funds</b>                        | <b>113,425</b>        | <b>680,940</b>             | <b>(761,937)</b>           | <b>-</b>       | <b>32,428</b>          |

#### Transfers Between Funds

Transfers have been made to a designated fund in line with the Reserves Policy.

#### Purposes of restricted funds

Housing support: Your Vote Matters (Homeless Link) The grant was for holding focus groups for our clients about registering to vote and supporting them in doing so ahead of the General and Mayoral elections.

Housing support: client participation (Waitrose) Waitrose Clerkenwell raised funds during the year for Stonewall Housing to use to cover the costs of client forums and participation.

**Purposes of restricted funds (continued)**

|   |  |
|---|--|
| Housing advice services (London Councils)           | Funding from London Councils has enabled Stonewall Housing to provide, in every London borough, housing advice, advocacy and floating support to lesbian, gay, bisexual and transgender people who are homeless or experiencing housing crisis.  |
| LGBT Jigsaw (New Horizon Youth Centre)              | The Youth Network, known as LGBT Jigsaw, is part of a wider London Councils funded project, the London Youth Gateway led by New Horizon Youth Centre and including Alone in London and De Paul UK. Stonewall Housing leads the LGBT Jigsaw which includes the young people's homeless charity Albert Kennedy Trust, 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. Stonewall Housing has brought the mental health and housing advocacy service in-house following the closure of another partner, LGBT mental health charity PACE in January 2016. More information: <a href="http://www.lgbtjigsaw.net">www.lgbtjigsaw.net</a> and <a href="http://www.londonyouthgateway.org.uk">www.londonyouthgateway.org.uk</a> |
| Domestic abuse partnership                          | Stonewall Housing is part of the Domestic Abuse Partnership, with London Friend, Switchboard and lead by Galop. Together, these organisations aim to provide a network of services for lesbian, gay, bisexual and transgender people who experience domestic abuse. London Friend is a new member of the Partnership following the closure of Pace and unfortunately, Broken Rainbow closed in June 2016. More information: <a href="http://www.lgbtdap.org.uk">www.lgbtdap.org.uk</a>   |
| Domestic Abuse Forum (Oak Foundation & Streetsmart) | LGBT domestic abuse forum acts at a second-tier level, strengthening links between researchers and voluntary and statutory agencies, in order to improve services for LGBT people who've experienced domestic abuse. The project is funded by the Oak Foundation with matched funding from Streetsmart. More information: <a href="http://www.lgbtdaf.org">www.lgbtdaf.org</a>   |
| Forced marriage and housing project (FCO)           | The Forced Marriage Unit's Domestic Programme Fund's grant enabled creation of an online resource for LGBT people at risk of honour-based violence and forced marriage in 7 languages (Arabic, English, French, Hindi, Kurdish, Punjabi and Urdu).   |
| Hate crime prevention (EHRC)                        | The work on the Hate Crime Toolkit fed into another project led by Galop and LGBT Consortium to raise awareness and increase reporting of hate crime, especially within the housing sector.  |

## Stonewall Housing Association

### Notes to the financial statements

For the year ended 31 March 2016

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#### Purposes of restricted funds (continued)

|   |  |
|---|--|
| LGBT older people support network (Comic Relief)          | The older LGBT housing group provides a national platform for shared dialogue about housing issues faced by older LGBT people. It comprises regional groups in London, Brighton, Birmingham and Manchester, with more groups planned for other regions in the coming year. More information at: <a href="http://www.bonalatties.org">www.bonalatties.org</a> |
| Older people housing feasibility study (BIG & Commonweal) | Stonewall Housing received funding to carry out a feasibility study to consider a range of housing options for older LGBT people. The aim is to influence institutional change and to make the dream of dedicated older LGBT housing a reality. More information: <a href="http://www.buildingsafechoices.org.uk">www.buildingsafechoices.org.uk</a>         |
| Hate crime toolkit (EHRC)                                 | Funding was received from the Equalities and Human Rights Commission to prepare resources to assist housing providers to work with the criminal justice system and LGBT communities to increase the number of reports of hate crime, hate incidents and antisocial behaviour.  |
| Client fund (London Catalyst)                             | The brought forward funds from the Samaritan Grant were used to provide emergency hardship payments to people in need. Further funding was applied for and received in 2016-17.  |
| Office refurbishment (BIG Awards for All)                 | The funds were used to complete the refurbishment and redecoration of the office space.  |
| Depreciation fund   | For the depreciation of assets purchased by restricted funds.  |

#### Purposes of designated funds

|                            |  |
|----------------------------|--|
| National LGB&T partnership | The National LGB&T Partnership was established in early 2010 to reduce health inequalities and challenge homophobia, biphobia and transphobia within public services. Part of the grant received in 2015/16 was carried forward to the next financial year to pay for the completion and dissemination of projects in 2016/17. More information can be found at <a href="http://www.nationallgbtpartnership.org">www.nationallgbtpartnership.org</a> |
|----------------------------|--|

**Stonewall Housing Association**

**Notes to the financial statements**

**For the year ended 31 March 2016**

**18 Reconciliation of net income / (expenditure) to net cash flow from operating activities**

|  | 2016<br>£     | 2015<br>£        |
|--|---------------|------------------|
| Net (expenditure) for the reporting period<br>(as per the statement of financial activities) | (80,997)      | (39,926)         |
| Depreciation   | 2,989         | 7,489            |
| Interest, rent and dividends from investments  | (74)          | (48)             |
| Decrease/(increase) in debtors   | 93,801        | (81,973)         |
| (Decrease)/increase in creditors   | (3,149)       | 2,358            |
| <b>Net cash provided by / (used in) operating activities</b>                                 | <b>12,570</b> | <b>(112,100)</b> |

**19 Analysis of cash and cash equivalents**

|                          | 2016<br>£     | 2015<br>£     |
|--------------------------|---------------|---------------|
| Cash at bank and in hand | 60,225        | 47,581        |
|                          | <b>60,225</b> | <b>47,581</b> |

**20 Operating lease commitments**

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

|                  | Property      |               | Equipment     |               |
|------------------|---------------|---------------|---------------|---------------|
|                  | 2016<br>£     | 2015<br>£     | 2016<br>£     | 2015<br>£     |
| Less than 1 year | 39,266        | 37,397        | 7,351         | 7,351         |
| 1 – 5 years      | –             | 39,266        | 22,053        | 29,404        |
|                  | <b>39,266</b> | <b>76,663</b> | <b>29,404</b> | <b>36,755</b> |

**21 Section 37 statement**

Grant aid of £173,759 was received from London Councils during the year ended 31 March 2016. The following tables illustrate what the money was awarded for and that it has been used for these

|                   | Grant<br>received<br>£ | Grant spent<br>£ |
|-------------------|------------------------|------------------|
| Staff costs       | 138,137                | 134,643          |
| Beneficiary costs | 1,453                  | 1,164            |
| Other costs       | 34,169                 | 37,952           |
|                   | <b>173,759</b>         | <b>173,759</b>   |