



**OXFORD HOUSE IN BETHNAL GREEN**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**



**OXFORD HOUSE IN BETHNAL GREEN**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**

---

<b>CONTENTS</b>	<b>Page</b>
1. About us	Page 1
2. Structure, Governance and Management	Page 1
3. Introduction	Page 2
4. Our year	
Community	Page 3
Volunteering	Page 5
Arts & Heritage	Page 5
6. Heritage Project: Refurbishment of Oxford House	Page 7
7. Heritage Project: Celebrating our heritage	Page 7
8. Our finances, reserves policy and risk assessment	Page 9
9. Thanks to	Page 10
10. Contact Us	Page 12
11. Statement of Trustees' Responsibilities	Page 13
12. Disclosure of information to auditors	Page 13
13. Auditors	Page 13
14. Auditors' Report	Page 14
15. Financial statements	Page 17

## **OXFORD HOUSE IN BETHNAL GREEN**

### **ABOUT US**

#### **FOR THE YEAR ENDED 31 MARCH 2018**

---

##### **1. About Us**

Founded by Keble College, Oxford University in 1884, Oxford House in Bethnal Green is a thriving independent arts, community and heritage centre.

Established in September 1884, Oxford House, was the first of the university settlements to open. Students and graduates from Keble College Oxford undertook a period of residential volunteering to learn first-hand about the realities of urban poverty. Their volunteering, by creating social action projects such as creating youth clubs, the poor man's lawyer service, adult education, labour exchanges and cultural events, provide relief from the effects of poverty.

Located in a Grade II listed building, Oxford House remains at the heart of the community in Bethnal Green. Today, we concentrate on three main areas of work to meet our aim to be "where East London comes together to work, learn, explore and create."

Oxford House:

1. Is a **community space** with a variety of affordable office and venue/hire space for the local community, charities and social businesses;
2. Offers a **volunteering programme** that develops employability skills, learning opportunities and builds community;
3. Is a **place for heritage and the creative arts** with an arts centre and heritage/arts activity programme using our creative spaces; theatre, dance studio, gallery and chapel.

##### **2. Structure, Governance and Management**

Oxford House is governed by company directors who are also charity trustees within the meaning of charity law. Michael Judge has been Chair of the board since September 2016 and joined the board in 2012. A full list of the directors/trustees is provided on page 10.

John Ryan has been the Chief Executive Officer (CEO) since June 2008 and leads the staff team. The remuneration of the CEO is determined by the Trustees.

Oxford House believes it is important that our trustees reflect the diversity of the local community and have the skills and expertise to govern the charity. We regularly review our governance and recruit new trustees to provide the skills and experience required by the board to govern effectively. During the year we recruited two new trustees, Michelle Weston and Sareena Sanger whilst Kevin Scully stood down. The board also held an annual AwayDay in April where trustees reviewed and shaped the strategic plan.

## **OXFORD HOUSE IN BETHNAL GREEN**

### **INTRODUCTION**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

#### **3. Introduction**

2017/18 was a significant year as we finally received approval for and started the delivery phase of our heritage project. The £2.97 million project is part-refurbishment of the building and part-activity programme. It provides much needed investment that fixes our problems, such as a leaking roof, whilst providing new income streams such as a cafe and chapel space. Having secured permission to start from Heritage Lottery Fund the rest of the year was spent completing our planning and detailed design work, procuring a building contractor and arranging the overall funding and finance required.

The project has involved a lot of staff and trustee time throughout the year so it is equally pleasing the charity also continued to be a success offering a programme of activities, work space for charities and start-ups and a volunteer programme. With over 50 organisations based at Oxford House (with office space or through running events and classes) we have achieved an even deeper impact. By providing a great base to run a range of community activities and services from the multiplier effect of organisation being based at Oxford House is truly remarkable.

The settlement movement was based on the concept of a multipurpose model which recognised that the needs of a community are often overlapping and interlinked. During the year Oxford House has proved this approach is still relevant. From a weekly dance to remember group for adults with dementia to classes for aspiring actors, performer and musicians artists through to a start-up care organisation specialising in the LGBT community, Oxford House continues to meet the diverse needs of our community.

We would like to thank staff, trustees, volunteers, funders, partners and the communities of East London that continue to support our work.

Michael Judge  
Chair

John Ryan  
Chief Executive

## OXFORD HOUSE IN BETHNAL GREEN

### OUR YEAR Highlights

#### FOR THE YEAR ENDED 31 MARCH 2018

---

#### 4. Art and community: highlights of a year

Two projects illustrated our ambition to be “the place where East London comes together to work, learn, explore and create.” ‘A Concrete View’, opened in June followed by The Green; a partnership with Tower Hamlets Council to promote thriving high streets. Both highlighted the importance of, support for and celebration of community, which is at the heart of our work.

##### ‘A Concrete View’

Luar Klinghofer Bar Dov’s exhibition ‘A Concrete View’ opened two days after the tragic fire at Grenfell Tower. Luar’s photography explored multiculturalism, identity and belonging in London through a series of images showing life in Charles Dickens House, a 22 storey ex- council tower block. Despite the block’s ‘brutalist’ design Luar’s images revealed interiors and a community that was familiar, human and recognisable. Luar is a local photographer and filmmaker and created the exhibition over five months, having been a resident of Charles Dickens House for almost two years. She created the work as part of her MA in documentary photography at University of Westminster. Luar’s work also culminated in a self-published photo-book that accompanied the exhibition. What started as a response to the misconceptions surrounding life on a council estate ended up as a personal journey where Luar got to know her neighbours and become part of her own community.

The exhibition felt like a fitting tribute to the residents of Grenfell House by providing a glimpse of life in a very similar block and revealed individual lives and a wonderful community. For Oxford House it was an example of how we can provide support to new and emerging artists by offering affordable gallery space and promotion and marketing to showcase their work.

##### The Green - High streets and community

2017/18 was the first year of our project with Tower Hamlets Council; part of the Town Centre Thriving High Streets programme. We developed ‘The Green’, as a forum for local businesses, residents, organisations and Tower Hamlets Town Centre Team.

Using a series of monthly meetings, with some great local guest speakers, the project explored and supported the local town centre economy. Our work included a survey on the street market that revealed the challenges faced and suggestions for the future. Other support included place promotion initiatives, using Love Bethnal Green website ([www.lovebethnalgreen.com](http://www.lovebethnalgreen.com)) and Twitter and Instagram feeds. We also conducted a series of outreach visits with businesses which provided an insight into the health of the local business economy.

By the time the programme ends in March 2019, Oxford House aims to have developed The Green into a sustainable partnership between business, residents and voluntary organisations. Using a community development approach it means Oxford House can take the longer view where we will continue to support this important initiative.

In both cases, Oxford House is the right organisation in the right place to provide this support. By mixing a community development approach and with a long-term commitment to the neighbourhood, Oxford House is able to harness the power of people, place and community.

**OXFORD HOUSE IN BETHNAL GREEN**  
**OUR YEAR** A space for the community

**FOR THE YEAR ENDED 31 MARCH 2018**

---

**A space for the community**

- We were open 51 weeks during the year for an inspiring mix of community and cultural activities
- Our programme of events and classes was for all ages- from under 5 to 95 plus
- Activities included dance classes for toddlers, performing arts school for young people, Mendhi parties, weekly dance class for older people with dementia and a carpentry club
- We welcomed around 80,000 visitors during the year
- Over 90% of our room hire was at an affordable community rate
- We participated in Open House London weekend and the inaugural London Day curated by Historic England
- Worked with LB Tower Hamlets on their Thriving High Street Town Centre project
- Hosted and managed Love Bethnal Green website [www.lovebethnalgreen.com](http://www.lovebethnalgreen.com)
- Provide conference and meeting space for clients, including
  - Magic Me
  - National Citizenship Service
  - Open University
  - Making Music
  - Sound Connections
  - Knickerbocker Glory
- Provided office space to health and social care start-up. **Alternative Care Services (ACS)**. ACS is the UK's first, independent, LGBT\* focused, domiciliary care service provider which enables people to live at home where they are secure and comfortable.

## OXFORD HOUSE IN BETHNAL GREEN

### OUR YEAR Volunteering

#### FOR THE YEAR ENDED 31 MARCH 2018

---

## 5. Our Year

### Volunteering

Volunteering is still at the heart of our work. Our volunteers exchange their time for opportunities to gain work and/or life skills. The scope of the programme reduced during the year as we concentrated on preparing for the heritage project. It was noticeable too that interest in the EU funded Erasmus programme, previously a great source of volunteers, also showed a decline in enquiries.

Volunteering roles included running the Oh! Gallery, acting as researchers to heritage project, front of house support and writing for our blog and social media platforms. We continued to develop our volunteering partnerships, particularly with AIFS, who offer study and volunteering opportunities for students from the United States.

### Arts

*"eavesdropping was a great success. Very many happy participants... a thoroughly lovely vibe throughout. I am completely exhausted, but happy! Thank you so much for your support."* Juliet Fraser

The Eavesdropping Festival was a wonderful example of Oxford House's support for the creative arts. Working around the buckets (needed to capture rainfall from the failing roof) we tested the chapel as a performance space and supported Juliet with affordable rehearsal space and marketing support. The festival was a great success selling out and leading to a broadcast of the final show on BBC Radio 3.

It was an example of our creative arts offer; firstly, affordable office space (over half our tenants work in the creative industries); secondly, a portfolio of mixed spaces (studio theatre, gallery, dance studio and chapel) available for hire; and finally a programme of arts and heritage activities.

Building on 2016/17 we attracted a range of performance. As a receiving house the theatre welcomed back PbRP Final Year students from Queen Mary University for May/Hem Festival, Identity School of Acting and Centre Stage. New companies included Rollers Theatre Company, Kent Opera, Jigsaw Performing Arts School, Balik Arts/Hamlets Pop-Up Cinema, The Hip Hop Orchestra and Dance Research Studio.

The Gallery programme supported new and emerging artists through Oh! Presents... Exhibitions included Oliva Hodder, Falmouth University B.A. Press and Editorial photography students, Vietnamese Londoners and Luar Klinghofer Bar Dov's photographs of the residents of Charles Dickens House in Bethnal Green.

We collaborated with Sarah-Jane Field, Keith Greenough and John Umney to co-curate Nexus, a photographic exhibition which explored the social relationships between Oxford House and its dynamic community across time. Keith Greenough also worked alongside our Chief Executive, John Ryan, to document the empty office spaces created by the heritage refurbishment project.

## OXFORD HOUSE IN BETHNAL GREEN

### OUR YEAR Arts & Heritage

#### FOR THE YEAR ENDED 31 MARCH 2018

---

#### Theatre

- *May/Hem Festival*  
Queen Mary University
- *Folk and Flowers*  
Chelsea Fringe Festival
- *Sagacity*  
Green Candle Dance
- *Left Stage*  
Centre Stage
- *Knickerbocker*  
London Simonetta Rehearsals
- *I am Potential*  
Nadine
- *The Swaleside Otello*  
Kent Opera
- *Avant Garde Dance*
- *Somali Week*  
Kays Somali Arts
- *Identity School of Acting*  
Showcase Evening
- *Rehearsal*  
Hip Hop Orchestra
- *Hamlets Pop Up Cinema*  
Balik Arts

#### Gallery

- *Falmouth University*  
BA Press & Editorial Photography
- *Showcase*  
Carpentry Club
- *Ode to Nature*  
Chelsea Fringe Group Show
- *'A Concrete View'*  
Luar Klinghofer Bar Dov
- *Vietnamese Londoners*  
Julia Thanh
- *Solo Exhibition*  
Oliva Hodder
- *Somali Week / Black History Month*
- *Nexus*  
Keith Greenough, John Umney & Sarah Jane Field
- *London for All*  
Karim Baltagi Karim
- *Coming or Going? - EU Londoners*  
Contemplate their Future  
Stephen Bell & Jon Chater



## **OXFORD HOUSE IN BETHNAL GREEN**

### **OUR YEAR Arts & Heritage**

#### **FOR THE YEAR ENDED 31 MARCH 2018**

---

##### **6. Heritage Project Refurbishment of Oxford House**

Oxford House is a Grade II listed building and is currently on the Buildings at Risk Register due to the deterioration of the roof, windows and building infrastructure. This has caused damage to a wonderful former Victorian chapel located on the 3<sup>rd</sup> floor. A temporary roof was installed in late 2016 with funding from Historic England and the Pilgrim Trust, has provided relief whilst the heritage project was being developed.

The **£2.97million** project is funded by Heritage Lottery Fund, Tower Hamlets Council, Power to Change and several other trusts and foundations. During the year we completed procurement and are pleased to have selected Roof Limited, a well-respected East London building firm, as our contractor. The works programme will take around 12 months to complete. It is a significant investment in the charity and include the following works:

- **Provision of a new roof** and rooftop space for community events
- **Creation of a new café/welcome space** with extra income stream/attract new visitors
- **Refurbishment of the chapel** as space for cultural activities and hire
- **Provision of a new lift**
- **Creation of the Settlement Room** for events, training and volunteering
- **Provision of accessible toilets** on 3<sup>rd</sup> floor
- **Repair/improvement** of original leaded windows and infrastructure including boilers + CCTV

Once complete, the works should ensure Oxford House is removed from the Buildings at Risk Register. Oxford House has also decided to operate the new café itself and will recruit this team in early 2019. The works will provide new spaces such as the chapel, roof terrace and meeting room. These new spaces are critical as they will provide a valuable new income to sustain the charity in the future.

##### **7. Heritage Project Celebrating our heritage**

'Victorian Gap Year to Community Hub' will create a new programme of heritage activity and interpretation that will be a first for Oxford House. The principles behind our programme are our response to the revitalised direction of Oxford House, the views of our stakeholders and those we have consulted and what we found out about success from comparable organisations.

The principles are:

- Our programme will aim to tell the story of Oxford House, the people and communities it has served since its foundation and showcase the continuous thread of our role in social action
- What we offer will help people to connect with our core interpretative themes so that our audiences are not just involved in doing things but are actively learning and offering their experiences of the themes

## **OXFORD HOUSE IN BETHNAL GREEN**

### **OUR YEAR Arts & Heritage**

#### **FOR THE YEAR ENDED 31 MARCH 2018**

---

- To support the mission and values of Oxford House effectively repositioning Oxford House as an organisation which to a degree 'curates' its own activity and so strengthens our own present day identity by acknowledging our history properly
- Remaining true to our role in enabling our partners, we shall embed a heritage 'flavour' into their work to add another dimension to the ways in which they improve the lives of local people
- Building in sustainability from the start – creating the conditions and relationships by which our programme will thrive beyond the end of our project
- Our plans will support a renewed and expanded cohort of volunteers.

We have created an exciting programme that will be managed by two new staff, a Cultural Programmer and a Volunteer Manager. The programme has three phases and expands our work with schools and offers volunteering/skills training whilst developing and expanding our audience.

#### **Phase 1: Research** (Dec 2017- March 2019)

An archivist working with volunteers will develop our archival cataloguing and digitisation programme and carry out a community call-out for memories, stories and photographs developing an oral story collection project involving young volunteers. We will co-create projects with some of our community partners e.g. Walk East, Columbia Road Primary School and Kazzum.

#### **Phase 2 Re-opening** (May 2019 - Aug. 2019)

We will celebrate the newly refurbished building with a programme that includes intergenerational dance with Green Candle Dance, a schools project with Columbia Primary and an immersive gallery experience created by Kazzum and the local community.

#### **Phase 3: Festival season** (Sept 2019- Sept 2020)

We continue our commissioned programme developed with partner's including poetry with Kayd Somali Arts and creation of Victorian wooden stools with the Carpentry Club. A Winter Festival with schools Weavers Field Adventure Playground will showcase the creation of lanterns for a winter procession to Oxford House. The programme will signal a change where we will curate and programme a regular events with a group of community partners and aims to:

- Ensure a big increase in visitors new Café users
- Increase visits to community inspired exhibitions in the gallery
- Lead to more community hires of the chapel, settlement room and roof top walk
- Increase our work with local schools where we aim to involve 900 local children
- Provide training for 200 participants
- Provide volunteering opportunities for at least 84 people including training in oral history skills, creative writing and photography

## OXFORD HOUSE IN BETHNAL GREEN

### DIRECTORS' REPORT Finances, reserves policy and risk assessment

#### FOR THE YEAR ENDED 31 MARCH 2018

---

#### 8. Our finances, reserves policy and risk assessment

##### *Finances*

Oxford House generated income for the year to 31 March 2018 of £832,899 (2017: £515,359). Expenditure in the Statement of Financial Activities decreased from £502,568 in 2017 to £408,138 in the year ended 31 March 2018 but, in addition, there was capital expenditure on the building of £163,741 which is reflected on the balance sheet. Overall, the net surplus of income over expenditure for the year ended 31 March 2018 amounted to £424,761 (2017: £12,791). Underlying this figure is an unrestricted net expenditure of £19,242 and a restricted net income of £444,003. This figure reflects funding received in respect of the Heritage Project which will be expended in 2018-19.

##### *Reserves policy*

Directors made no change to its previously reported reserves policy, which is:

- To achieve a margin of working capital equal to three months expenditure, and
- To achieve a liquid reserve to provide cover for further capital commitments

The heritage project is a core aspect of developing this reserves policy as the refurbished building will provide improved office space, additional hire spaces and new income streams. Investment in the buildings infrastructure through new boiler and control systems, energy efficient lighting and enhanced roof insulation will mean the building will lead to reduced operating costs.

##### *Risk assessment*

Trustees regularly reviewed the risk register, which identifies the major risks to which the organisation is exposed. During the year the risk register was developed further by Fanshawe, the Project Managers of our major heritage project. Fanshawe developed a detailed and separate risk register for the project which covered the construction, financing and delivery aspects of a complex project. This, in turn, has been discussed and agreed with Heritage Lottery Fund. Arrangements to ensure sufficient working capital and liquidity during the construction phase include an increased overdraft facility, early repayment of the Charity Bank loan and payment holiday for the new loan through LB Tower Hamlets. A further working capital fund is currently being negotiated with Architectural Heritage Fund,

Trustees noted the increased importance of robust risk management and ensured this approach combined regular review and documentation on the potential impact of each risk, recording actions planned to reduce the potential impact of risks and monitoring progress of these actions. Additional control measures will be introduced during the construction phase.

## **OXFORD HOUSE IN BETHNAL GREEN**

### **DIRECTORS' REPORT** Staff & Volunteers

#### **FOR THE YEAR ENDED 31 MARCH 2018**

---

#### **9. Thanks to**

##### **Oxford House Trustees**

Michael Judge (Chair), Fergus Early (Vice Chair), Linda Kaur, Josh Spero, Rev. Kevin Scully (*stood down March 2018*), Asma Shah, Matthew Railton, Polly Richards, Jamie Andrews, Robert Robinson, Michelle Weston and Sareena Sanger.

##### **OH Staff**

John Ryan, Baz Browne, Anisa Khanom, Enus Ali, Christine Lee, Annie Gao, Evelyn Maison, Agnes Asiedu, Syed Kabir, Rubina Begum, Kwame Owusu and Nissa Misron

##### **Freelancers**

Eva Carmona del Rio & Tony Burley

##### **OH volunteers**

Thufayel Ahmed, Anselma Alice, Fiona Polard and staff volunteers from Nomura International

##### **Funders**

The Heritage Project included a variety of funders' including

- Heritage Lottery Fund
- Power to Change
- Tower Hamlets Council
- Crowdfunding Campaign Save the Oh! Chapel
- Garfield Weston
- Pilgrim Trust
- Wakefield & Tetley & Tower Hill Trusts

##### **Partners**

- Keble College, Oxford
- Green Candle Dance Company
- Young & Talented School of Stage and Screen
- Language of Dance
- Kazzum
- Lisa Gilbert Academy of Ballet
- Samson & Fox / The Carpentry Club

## **OXFORD HOUSE IN BETHNAL GREEN**

### **DIRECTORS' REPORT** Resident Companies

#### **FOR THE YEAR ENDED 31 MARCH 2018**

---

##### **Resident Companies**

- Children & the Arts
- Nonclassical
- Dante or Die
- Green Candle Dance Company
- Kazzum
- Kayd Somali Arts
- Mary Rahman PR
- The Language of Dance Centre
- Pearl Advertising
- Samson & Fox
- What Larks! Productions
- Auto Italia South East
- London Ethnic Ltd
- Phoenix Housing Cooperative
- Positive Care Link
- British Union of Spiritist Societies
- The Rock Church (London Mission)
- God Worshippers Mission
- Zimbabwe Association
- Basque Society
- Play Association Tower Hamlets
- RCG Genesis Chapel
- Elaine Harrison
- New Policy Institute
- East Creative Agency
- Finance Uncovered
- Ayoupa
- Wakefield and Tetley Trust
- Tower Hill Trust
- Platform: London
- Alternative Care Services

## **OXFORD HOUSE IN BETHNAL GREEN**

### **DIRECTORS' REPORT** Advisers

**FOR THE YEAR ENDED 31 MARCH 2018**

---

#### **Advisers**

##### **Bankers**

NatWest Bank Plc, Gredley House, 1/11 Broadway, Stratford, London, E15 4BQ  
Charity Bank Limited, 194 High Street, Tonbridge TN9 1BE

##### **Auditors**

haysmacintyre, 10 Queen Street Place, London EC4R 1AG

##### **Solicitors**

Russell-Cooke LLP, 8 Bedford Row, London WC1R 4BX

#### **10. Contact us**

John Ryan  
Chief Executive  
Oxford House  
Derbyshire Street  
Bethnal Green  
London E2 6HG

Phone           0207 739 9001  
Email           [info@oxfordhouse.org.uk](mailto:info@oxfordhouse.org.uk)  
Website       [www.oxfordhouse.org.uk](http://www.oxfordhouse.org.uk)

Facebook      [facebook.com/oxfordhouseinbethnalgreen](https://facebook.com/oxfordhouseinbethnalgreen)  
Twitter        [twitter.com/oxhse](https://twitter.com/oxhse)  
Instagram     [instagram.com/oxfordhouse1884](https://instagram.com/oxfordhouse1884)

## OXFORD HOUSE IN BETHNAL GREEN

### DIRECTORS' REPORT Statement of Trustees' Responsibilities

FOR THE YEAR ENDED 31 MARCH 2018

---

#### 11 Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the charity's incoming resources and application of resources during the year and of its state of affairs at the end of the year. In preparing these financial statements the Trustees are required to:

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

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

The Trustees also confirm that they have complied with section 17 of the Charities Act 2011 regarding Public Benefit in determining the activities of the charitable company.

#### 12 Disclosure of information to auditors

So far as the Trustees are aware at the time this report is approved, there is no relevant audit information of which the company's auditors are unaware. The Trustees have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

#### 13. Auditors

haysmacintyre were appointed as auditors in May 2009 and have expressed willingness to continue in office.

Signed on behalf of the company directors on 16 JULY 2018

By .....

  
Michael Judge

## **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OXFORD HOUSE IN BETHNAL GREEN**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

### **Opinion**

We have audited the financial statements of Oxford House in Bethnal Green for the year-ended 31 March 2018 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2018 and of the charitable company's net movement in funds, including the income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

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

### **Responsibilities of trustees for the financial statements**

As explained more fully in the trustees' responsibilities statement set out on page 13, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.



## **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OXFORD HOUSE IN BETHNAL GREEN**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

### **Conclusions relating to going concern**

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

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

### **Other information**

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

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

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

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report (which incorporates the directors' report).

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

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


**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
OXFORD HOUSE IN BETHNAL GREEN**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

**Use of our report**

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

  
Murtaza Jessa (Senior Statutory Auditor)  
For and on behalf of haysmacintyre, Statutory Auditors

10 Queen Street Place  
London  
EC4R 1AG

16. 07. 2018.

# OXFORD HOUSE IN BETHNAL GREEN

## STATEMENT OF FINANCIAL ACTIVITIES (Including Income and Expenditure Account)

FOR THE YEAR ENDED 31 MARCH 2018

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2018 £	Total Funds 2017 (Note 14) £
<b>INCOME FROM:</b>					
Grants	3	-	461,010	461,010	77,732
Donations	3	-	2,482	2,482	62,988
Rental income		369,392	-	369,392	372,051
Other		15	-	15	2,588
Total		369,407	463,492	832,899	515,359
<b>EXPENDITURE ON</b>					
Costs associated with rental income		133,059	-	133,059	129,969
<i>Charitable activity</i>					
Provision of community facilities and services		255,590	19,489	275,079	372,599
Total	4	388,649	19,489	408,138	502,568
<b>Net income for the year</b>					
		(19,242)	444,003	424,761	12,791
Gross transfers between funds	9	140,780	(140,780)	-	-
<b>NET MOVEMENT IN FUNDS AFTER TRANSFERS</b>					
		121,538	303,223	424,761	12,791
<b>RECONCILIATION OF FUNDS</b>					
Balance brought forward at 1 April		1,332,918	10,255	1,343,173	1,330,382
Balance carried forward at 31 March	9,10	1,454,456	313,478	1,767,934	1,343,173

None of the company's activities were acquired or discontinued during the above two financial years.

The company has no recognised gains and losses other than the net movement in funds for the above two financial years.

The notes on pages 20 to 27 form part of the financial statements.

## BALANCE SHEET

AT 31 MARCH 2018

	Notes	£	2018 £	£	2017 £	£
<b>FIXED ASSETS</b>						
Tangible assets	5		1,643,616			1,525,743
<b>CURRENT ASSETS</b>						
Debtors & other assets	6	39,662			26,300	
Cash at bank and in hand		289,743			58,342	
		<u>329,405</u>			<u>84,642</u>	
<b>CREDITORS: amounts falling due within one year</b>	7	<u>(125,342)</u>			<u>(155,938)</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			204,063			(71,296)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,847,679</u>			<u>1,454,447</u>
<b>CREDITORS: amounts falling due after more than one year</b>	8a		<u>(79,745)</u>			<u>(111,274)</u>
<b>NET ASSETS</b>			<u><u>£1,767,934</u></u>			<u><u>£1,343,173</u></u>
<b>Represented by:</b>						
Unrestricted funds: General	9,10		1,454,456			1,332,918
Restricted funds	9,10		<u>313,478</u>			<u>10,255</u>
			<u><u>£1,767,934</u></u>			<u><u>£1,343,173</u></u>

The financial statements were approved and authorised for issue by the Directors on **16.7.2018** and were signed on its behalf by:

  
Michael Judge, Chair

  
John Ryan, Company Secretary

The notes on pages 20 to 27 form part of the financial statements.

**OXFORD HOUSE IN BETHNAL GREEN**

**STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED 31 MARCH 2018**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities (see note below)</b>	<b>424,546</b>	<b>41,721</b>
<b>Cash flows from investing activities:</b>		
Purchase of tangible fixed assets	(163,741)	-
<b>Cash flows from financing activities</b>		
Repayments of borrowing	(29,404)	(27,422)
Increase in cash in the year	231,401	14,299
Cash at the beginning of the year	58,342	44,043
<b>CASH AT THE END OF THE YEAR</b>	<b>289,743</b>	<b>58,342</b>

**Note:**

**Reconciliation of net movement in funds to net cash provided by operating activities**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Net movement in funds</b>	<b>424,761</b>	<b>12,791</b>
Add back: depreciation charge	45,868	46,273
(Increase) in debtors	(13,362)	(15,281)
(Decrease) in creditors	(32,771)	(2,062)
<b>Net cash used in operating activities</b>	<b>424,546</b>	<b>41,721</b>

The notes on pages 20 to 27 form part of the financial statements.

## **OXFORD HOUSE IN BETHNAL GREEN**

### **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

#### **1 Organisational status**

The Oxford House in Bethnal Green is a charitable company limited by guarantee, registered with Companies House in England and Wales (under number 00059858). It is also a registered charity with the Charity Commission in England and Wales (under number 208582). Its registered office is: Oxford House, Derbyshire Street, Bethnal Green, London, E2 6HG.

The Memorandum of Association restricts the liability of members on winding up to £1. In the case of winding up none of the accumulated fund is distributable to the members but shall be given or transferred to some other charitable institution having similar objectives.

#### **2 Accounting Policies**

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Charitable Company is a public benefit entity for the purposes of FRS 102 and therefore the Charity also prepared its financial statements in accordance with the 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 (The FRS 102 Charities SORP), in addition to the Companies Act 2006 and the Charities Act 2011, and Regulations made thereunder.

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

##### **Going concern**

The Trustees consider that that, having regard to the results and projections of the charity and to the structured finance in place, the going concern basis is appropriate to the accounts.

##### **Fixed Assets.**

The freehold property is stated at its valuation by the Council at the 1st April 1978 less accumulated depreciation since that date. Freehold land is not depreciated and freehold buildings and improvements are amortised over 50 years on a straight line basis. Other fixed assets are stated at cost and are depreciated at 20% per annum on the net book value at the commencement of the year plus additions less disposals except for computer equipment which is written off in the year of purchase.

Capital expenditure in excess of £300 is capitalised.

**OXFORD HOUSE IN BETHNAL GREEN**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2018**

**2 Accounting Policies (continued)**

**Income**

Income is recognised on a receivable basis and consists of grants, donations and income generated from sales and the provision of charitable services.

Donations in kind of both goods and services and included as income at their estimate fair value to the charitable company.

**Expenditure**

Expenditure is charged in the accounts on an accruals basis. Repairs and maintenance to premises are charged to current expenditure as incurred.

**Direct costs**

Direct costs comprise costs incurred in carrying out the charitable activities of the organisation including direct staff costs and directly attributable running costs.

**Support and governance costs**

Support costs are the costs of running the administration and management of Oxford House. They include governance costs which are costs associated with governing the charity including strategic planning and compliance with constitutional and statutory requirements. In the current and prior year these include only external audit fees.

These costs have been allocated to the expenditure headings on a consistent basis.

<b>3. DONATIONS AND GRANTS</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Heritage Lottery Fund	69,600	65,732
L. B Tower Hamlets	250,000	-
Garfield Weston	50,000	-
L. B Tower Hamlets/ Bethnal Green Town Centre Partnership	25,710	-
Power to Change	65,700	-
Big Give	716	-
Golden Bottle Trust	-	10,000
Apprentice Wage Subsidy	-	1,000
Edna Adan	-	150
Crowdfunding Campaign	1,766	9,255
<i>Total restricted</i>	<u>463,492</u>	<u>86,137</u>
<i>Unrestricted grant and donation</i>	<u>-</u>	<u>53,383</u>
<b>Total grants and donations</b>	<b><u>£463,492</u></b>	<b><u>£140,720</u></b>

**OXFORD HOUSE IN BETHNAL GREEN**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 MARCH 2018**

**4. ANALYSIS OF TOTAL EXPENDITURE**

	Direct Costs £	Support Costs £	Total Costs 2018 £	Total Costs 2017 £
Rental expenditure	93,142	39,917	133,059	129,969
Provision of community facilities and services	19,489	255,590	275,079	372,600
	<u>112,631</u>	<u>295,507</u>	<u>408,138</u>	<u>£502,569</u>
			<b>2018</b>	<b>2017</b>
Included within total expenditure is				
Auditors' remuneration - audit			5,450	5,250
Auditors' remuneration - other services			1,100	-
Depreciation			<u>45,868</u>	<u>46,273</u>
<b>STAFF COSTS</b>				
Wages and salaries			174,619	170,336
Social security costs			9,199	9,228
Pensions			487	341
			<u>£184,305</u>	<u>£179,905</u>

The average number of staff employed during the year was 12 (2017: 12). No Council Member/Trustee received any emoluments nor was any expenses reimbursed during the year. No members of staff received remuneration (excluding non-taxable benefits in kind) of more than £60,000. The remuneration of Key Management Personnel (including employers' National Insurance) was £64,877 (2017: £62,008).

**5. TANGIBLE FIXED ASSETS**

	Freehold Property £	Freehold Improvement £	Fixtures, Fittings and Equipment £	Total £
<b>Cost/valuation</b>				
At 1 April 2017	50,000	2,162,487	175,980	2,388,467
Additions	-	163,741	-	163,741
	<u>50,000</u>	<u>2,326,228</u>	<u>175,980</u>	<u>2,552,208</u>
<b>At 31 March 2018</b>				
<b>Accumulated depreciation</b>				
At 1 April 2017	20,599	674,234	167,891	862,724
Charge for the year	1,000	43,250	1,618	45,868
	<u>21,599</u>	<u>717,484</u>	<u>169,509</u>	<u>908,592</u>
<b>At 31 March 2018</b>				
<b>Net Book Value</b>				
At 31 March 2018	<u>28,401</u>	<u>1,608,744</u>	<u>6,471</u>	<u>1,643,616</u>
At 31 March 2017	<u>29,401</u>	<u>1,488,253</u>	<u>8,089</u>	<u>1,525,743</u>

Freehold property is included in the accounts at the valuation by the Council at 1 April 1978. In the opinion of the Council the property now has a value considerably in excess of this. All fixed assets are held for charity use.



**OXFORD HOUSE IN BETHNAL GREEN**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 MARCH 2018**

<b>6. DEBTORS &amp; other assets</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Trade debtors	23,475	13,265
Prepayments and accrued income	15,387	13,035
Artwork	800	-
	<u>£39,662</u>	<u>£26,300</u>
<b>7. CREDITORS amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Social security and other taxes	3,290	3,238
VAT	1,948	14,853
Trade creditors	57,054	62,853
Loans (see note 7b)	31,529	29,404
Accruals and deferred income	31,521	45,590
	<u>£125,342</u>	<u>£155,938</u>
<b>8a. CREDITORS: amounts falling due after more than one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Loans falling due after more than one year (see note 7b)	79,745	111,274
Total creditors falling due after more than one year	<u>79,745</u>	<u>111,274</u>
<b>8b. LOANS</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Loans due:		
Within 1 year	31,529	29,404
Within 1 – 5 years	79,745	111,274
	<u>£111,274</u>	<u>£140,678</u>

A loan of £275,000, subject to interest currently at 7%, was drawn down in April 2012 and will be repaid in equal instalments over a ten year period. The loan is secured on the charity's freehold property.

OXFORD HOUSE IN BETHNAL GREEN

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2018

9. RESTRICTED FUNDS

The balance on restricted funds represents the total of the balances held on the separate fund accounts as detailed below:

	Funds brought forward £	Grants received £	Other donations & Income £	Salary expenses £	Other expenses and provisions £	Transfers from/ (to) unrestricted funds £	Funds carried forward £
<b>Funds available for future expenditure</b>							
Heritage Lottery Fund	-	435,300	-	-	(6,258)	(163,741)	265,301
Big Give	-	-	716	-	-	-	716
Bethnal Green Town Centre Partnership	-	25,710	-	-	(13,231)	-	12,479
Crowdfunding Campaign	9,255	-	1,766	-	-	22,961	33,982
PQASSO 2 – Mayor's Community Chest	1,000	-	-	-	-	-	1,000
<b>Total Revenue Funds</b>	<u>10,255</u>	<u>461,010</u>	<u>2,482</u>	<u>-</u>	<u>(19,489)</u>	<u>(140,780)</u>	<u>313,478</u>

## OXFORD HOUSE IN BETHNAL GREEN

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### FOR THE YEAR ENDED 31 MARCH 2018

---

#### 9. RESTRICTED FUNDS (continued)

Details of the funds are set out below:

*Heritage Lottery Fund (HLF)* – Phase II funding for the Heritage project, ‘From Victorian Gap Year to Community Hub; heritage and community at Oxford House.’ Further details are given in the Trustees’ Annual Report

*Big Give* – Donations as part of the crowd funding campaign to save the chapel.

*Bethnal Green Town Centre Partnership* – Oxford House is working with LB Tower Hamlet’s High Street & Town Centres team to develop a vision for Bethnal Green town centre. We have developed The Green, a forum for local businesses, residents and other stakeholders which meets regularly. Oxford House has also developed thelovebethnalgreen.com website as part of a marketing and promotion campaign to promote footfall and inward investment in Bethnal Green.

*Crowdfunding Campaign* – towards the heritage project including the regeneration of the Chapel. The transfer into this fund reflects donations received in 2017 where it has subsequently been identified that a restriction existed.

*PQASSO 2* – Mayor’s Community Fund – towards the costs of securing PQASSO level 2

**OXFORD HOUSE IN BETHNAL GREEN**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**FOR THE YEAR ENDED 31 MARCH 2018**

**10. FUND BALANCES**

	Unrestricted Funds £	Restricted Funds £	Total £
Fund balances at 31 March 2018 are represented by:			
Tangible fixed assets	1,643,616	-	1,479,875
Current assets	15,927	313,478	329,405
Current liabilities	(125,342)	-	(116,360)
Liabilities due after one year	(79,745)	-	(79,745)
	<u>1,454,456</u>	<u>313,478</u>	<u>(1,767,934)</u>

**11. OPERATING LEASES**

At 31 March 2018 and 2017 the charity had no commitments under operating leases.

**12. PENSION COMMITMENTS**

The charity contributes to members' personal pension schemes and will match contributions up to 5%. There were no outstanding liabilities at the year ended. (See note 3 for contributions made during the year).

**13. RELATED PARTIES**

The charity Oxford House Development Trust is a connected charity. The Oxford House in Bethnal Green received a donation of £Nil (2017: £Nil) to enable the charity to carry out its charitable objectives.

OXFORD HOUSE IN BETHNAL GREEN

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 MARCH 2018

14. 2017 SOFA SHOWING FUND SPLIT

	Notes	Unrestricted Funds £	Restricted Funds £	Total Funds 2017 £
<b>INCOME FROM:</b>				
Grants	13	1,000	76,732	77,732
Donations	13	53,583	9,405	62,988
Rental income		372,051	-	371,051
Other		2,588	-	2,588
Total		429,222	86,137	515,359
<b>EXPENDITURE ON</b>				
Costs associated with rental income		129,969	-	129,969
<i>Charitable activity</i>				
Provision of community facilities and services		283,617	88,982	372,599
Total	3	413,586	88,982	502,568
<b>Net expenditure for the year</b>		15,636	(2,845)	12,791
Gross transfers between funds	8b	(7,341)	7,341	-
<b>NET MOVEMENT IN FUNDS AFTER TRANSFERS</b>		8,295	4,496	12,791
<b>RECONCILIATION OF FUNDS</b>				
Balance brought forward at 1 April		1,324,623	5,759	1,330,382
<b>Balance carried forward at 31 March</b>	8,9	1,332,918	10,255	£1,343,173