

**LONDON TENANTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2018**

**COMPANY NUMBER: 8155382**



**LONDONTENANTS**  
**(A COMPANY LIMITED BY GUARANTEE)**

**THE FINANCIAL STATEMENTS**  
**FOR YEAR ENDED 31 JULY 2018**

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# **LONDON TENANTS**

## **(A COMPANY LIMITED BY GUARANTEE)**

### **Report of the directors for the year ended 31 July 2018**

The Management Committee presents its report and unaudited financial statements for the year ended 31 July 2018

### **REFERENCE AND ADMINISTRATIVE INFORMATION**

<b>Company Name:</b>	London Tenants
<b>Company Registration Number:</b>	8155382
<b>Registered Office:</b>	50 Memorial Avenue West Ham London E15 3BS
<b>Current Directors:</b>	Musilui Bakare Pauline Hutchison Wilfried Rimensberger Ron Hollis (current treasurer) Colin Hawkins Jamil Tarik
<b>Company Secretary:</b>	Wilfried Rimensberger
<b>Independent Examiner's:</b>	Glory Accounting Services Ltd 318 Barking Road London E13 8HL
<b>Bankers:</b>	Unity Trust Bank PLC Nine Brindley Place Birmingham B1 2HB

**LONDON TENANTS**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**Report of the Board of Directors for the year ended 31 July 2018**

The Board of Directors present their report and unaudited financial statements for the year ended 31 July 2018.

**1. Objects of the company:**

- (a) to relieve hardship and social exclusion among tenants of social housing providers in Greater London, to improve their living conditions and generally further their interests by advancing their participation in policy decision-making that impacts on their homes and communities; by encouraging and supporting the development of their borough-wide, sub-regional and regional networks and organisations and communication between them; by communicating their needs direct to such policy decision-makers and by providing or assisting in the provision of advice and information; and
- (b) to advance the education of tenants of social housing providers and of the general public in Greater London in relation to social housing, in particular (but without limitation) in relation to policy issues that impact on the homes and communities of tenants of social housing providers, by identifying, developing and promoting good practice and by creating and developing appropriate networks and structures to disseminate such good practice.

**2. Governing Document**

London Tenants is a company limited by guarantee, incorporated on 24<sup>th</sup> July 2012. The company was established under a Memorandum of Association, which established the objects and powers of the company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1.

**3. Recruitment and Appointment of Directors**

The management of the company is the responsibility of the directors who are elected under the terms of the Articles of Association.

**4. Directors Induction and Training**

Directors are already familiar with the practical work of the organisation. Directors are elected representatives, some directors, of London Tenants member borough, sub-regional or London-wide tenants organisations. To be eligible for election as a director, authorised representatives of London Tenants members are required to have attended at least four London Tenant general meetings over the course of a year.

New directors take part in an induction (for no more than an hour) with already serving directors and the Company Secretary to familiarise themselves with the Management of the organisation and the context in which it operates. These covers:

- the obligations of the directors;
- the main documents and policies which set out the operational framework for the organisation including the Memorandum and Articles of Association;
- resourcing and the current financial position as set out in the latest published accounts and financial updates;
- future plans and objectives.

## **5. Risk Management**

The directors actively review the risk, which the Company faces, on a regular basis. Quarterly financial breakdowns are produced and reviewed at directors' meetings and its financial policy and procedures are reviewed bi-annually.

## **6. Organisation Structure**

The Articles of Association require the company to have at least four directors who are elected annually from and by authorised representatives of London Tenants members. It has an elected treasurer and a Company Secretary.

## **7. Achievements and Performance**

This year, London Tenants was awarded a three-year grant from Trust for London, which commenced in late March 2018. Through this, we aim to provide a stronger voice for London's social-tenants by developing an effective communications strategy; bringing together diverse parts of the social-housing tenant sector; promoting social-housing as the best way of tackling London's affordability and displacement crisis, and influencing housing policy.

We must gain match-funding to support this work. We have submitted a second stage application to Tudor Trust, which is to be determined in late September 2018. We are also in the process of submitting a second stage application to Esmée Fairburn.

Our work this year included organising a successful conference (attended by around 150 tenant representatives) with the National Federation of Tenant Management Organisations and the London Federation of Housing Co-ops on *Linking Local to Regional Issues*. This included discussion on the London Mayor's draft London Housing Strategy.

As well as London Tenants' general meetings, we held an open meeting on the draft London Plan. We co-ordinated involvement of tenant groups in the London Assembly Housing Committee's meeting and investigation into tenant involvement in the governance of our homes, post Grenfell. Our elected representatives, and those of other groups that we have close links with, made presentations at the meeting and there was an open mic session. The committee's investigation report will be published in autumn 2018.

We submitted responses to consultations on: the London Mayor's estate regeneration ballots' proposals, the London Assembly Housing Committee investigation, mentioned above, the draft London Housing Strategy and London Plan. We hope, through the latter, to engage in the Examination in Public of the London Plan and to have impact on its policies.

Our work with the Grand Union Alliance (GUA) which ended 31 April 2018, included supporting community groups responding to the Old Oak and Park Royal Development Corporation's Local Plan consultation. We helped to facilitate GUA members' engagement in events with academics who have been involved in the 'Governing the Future City' project (through which our work was funded) - from Shanghai and Johannesburg. Since May 2018, GUA has been supported by Just Space and is looking for its own sources of funding.

Our work with University of Leicester's Loretta Lees on *Gentrification, Displacement and the impacts of Estate Renewal* started this year. This has included identifying residents, who have been under threat of displacement from Carpenters Estate, to be interviewed by Loretta Lees researchers.

## **8. Financial Review**

Our accounts have been prepared to show a true and fair view and follow accounting standards adopted by the Accounting Standards Board.

To help to sustain our organisation, we are working on building up our reserves. Over the next few years we plan to increase our reserves by, on average, around £2,000 a year through making charging an annual associate membership fee and asking for donations from supporters and attendees of our conferences and open events.

## **9. Members of London Tenants Board of Directors**

Members of the London Tenants Board of Directors are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 4.

In accordance with company law, as company directors, we certify that:

- so far as we are aware, there is no relevant audit information of which the company's are unaware, and
- as the directors of the company we have taken all steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the company's auditor is aware of that information

## **10. Review and Results**

The directors report a surplus / (deficit) of (£1,858) on operations for the year under review.

## **11. Balance Sheet**

Details of the major items on the balance sheet can be found in the notes to the accounts. The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

## 12. Accountant

Glory Accounting Services Ltd was appointed as the company's accountant during the year and has expressed their willingness to continue in that capacity.

## 13. Responsibilities of the Directors

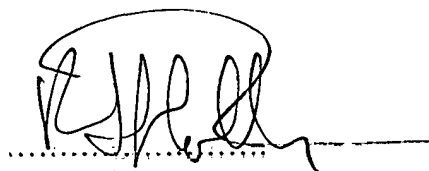
Company law requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company as at the balance sheet date and its incoming resources and application of resources, including income and expenditure for the financial year. In preparing these financial statements the directors should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with applicable accounting standards, 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 assume that the company will continue in operation.

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

The report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

Approved by London Tenants Board of Directors on ...10/0/18... and signed on its behalf by



Ron Hollis  
Director / Treasurer



Pauline Hutchison  
Director

## **Independent Examiner's Report to the Directors' of the London Tenants for the year ended 2018**

I report on the Accounts of the Company, which are set out on pages 9 to 12. The Company is not for profit but not a Registered Charity. However, I have carried out an Independent Examination based on the procedures required for a Registered Charity.

### **Respective Responsibilities of the Directors and Examiner:**

The Board of Directors is responsible for the preparation of Accounts. The Directors consider that an audit is not required for this year, but that an Independent Examination is appropriate.

In carrying out the examination I undertake to:

- examine the Accounts of the Company;
- adopt the procedures laid down in the General directions given by the Charity Commission; and
- state whether particular matters have come to my attention.


### **Basis of Independent Examiner's Statement:**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the organisation and a comparison of the accounts presented with those records. It also includes the consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Directors concerning any such matters. The procedures undertaken do not provide all the evidences that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent Examiner's Statement:**

Based on my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in any material respect the requirements
- to keep appropriate accounting records; and
- to prepare accounts which accord with the accounting records have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....  
Hasina Jahan (DFT, M Com, MAAT)  
Glory Accounting Services Ltd  
Plaistow  
London  
E13 8HL

**Glory Accounting Services Ltd**  
**318 Barking Road**  
**Plaistow**  
**London E13 8HL**

Date.....10/10/18.....



# LONDON TENANTS

(A Company Limited by Guarantee)

## Income and Expenditure Account

### For the year ended 31 July 2018

<b><u>Income</u></b>	Unrestricted Funds £	Restricted Funds £	Total 2018 £	Total 2017 £
Trust for London	-	16,787	16,787	15,200
University College London	-	18,304	18,304	27,795
GW/GCNF	-	8,672	8,672	5,160
Donations/ Collections	893	-	893	1,711
University of Leicester	250	2,250	2,500	-
Refund / Other Income	147	-	147	-
<b>Total Income</b>	<b>1,290</b>	<b>46,013</b>	<b>47,303</b>	<b>49,866</b>
<b><u>Expenditure</u></b>				
Staff Costs	-	24,919	24,919	28,402
Rent	-	2,282	2,282	1,060
Meeting & Conference expenses	421	1,246	1,667	5,732
Specialist Commission work / Consultancy	-	9,826	9,826	8,663
Grant Refund	-	4,607	4,607	-
Audio & Small Equipment	31	751	782	1,329
Website / Design	-	109	109	129
Telephone / Internet / Mobile	-	625	625	270
Postage / Printing / Stationery/ Photocopying	173	2,076	2,249	963
Insurance	-	585	585	506
Accountancy fees	-	650	650	500
Taxation	304	-	304	19
Depreciation expenses	35	-	35	-
Legal fees	13	-	13	13
Bank Charges	-	72	72	72
Recruitment	-	437	437	-
Project Trip	-	-	-	662
<b>Total expenditure</b>	<b>977</b>	<b>48,183</b>	<b>49,160</b>	<b>48,320</b>
Net Income / ( Expenditure)	<b>313</b>	<b>(2,171)</b>	<b>(1,858)</b>	<b>1,546</b>
Funds brought forward	1,628	2,174	3,802	2,256
<b>Funds carried forward</b>	<b>1,941</b>	<b>3</b>	<b>1,944</b>	<b>3,802</b>

# LONDON TENANTS

(A Company Limited by Guarantee)

Balance Sheet as at 31 July 2018

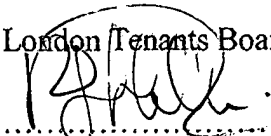
	Notes	2018 £	2017 £
<b>Fixed Assets</b>			
Tangible Assets		815	Nil
<b>Current Assets</b>			
Cash at Bank and in hand		11,968	30,081
Debtors		5,000	-
<b>Total Current Assets</b>		<b>16,968</b>	<b>30,081</b>
<b>Current Liabilities</b>			
Creditors : Amounts falling due within a year	2	(15,839)	(26,279)
<b>Net Current Assets / (Liabilities)</b>		<b>1,129</b>	<b>3,802</b>
<b>Net Assets / (Liabilities)</b>		<b>1,944</b>	<b>3,802</b>
<b>Funds</b>			
Unrestricted Funds		1,941	1,628
Restricted Funds		3	2,174
<b>Total Funds</b>		<b>1,944</b>	<b>3,802</b>

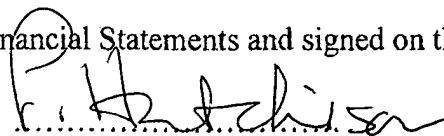
For the year ended 31 July 2018 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

## Director's responsibilities:

- the members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts;
- these accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

London Tenants Board of Directors approved the Financial Statements and signed on their behalf by

  
Ron Hollis (Director / Treasurer)

  
Pauline Hutchison (Director)

Date...10 OCT 18

Date...10 OCT 18

# **LONDON TENANTS**

(A Company Limited by Guarantee)

## **Notes of the Financial Statements for the year ended 31 July 2018**

### **1. Accounting Policies**

#### **(a) Basis of Preparation**

These Financial Statements have been prepared under the historical cost convention and in accordance with the FRS105.

(ii) The Financial Statements have been prepared on an accrual basis and include Income and Expenditure as they are earned or incurred, rather than as cash is received or paid.

#### **(b) Fund Accounting**

(i) The Organisation's general fund consists of funds, which may be used for any purpose at its discretion.

(ii) The restricted Funds are those where the donor has imposed restrictions on the use of the funds.

#### **(c) Voluntary Income**

(i) All voluntary income is included upon receipt.

(ii) All grants receivable are credited to income immediately upon receipt.

#### **(d) Investment Income**

(a) Credit is taken for interest when the interest falls due for payment.

#### **(e) Fixed Assets and Depreciation**

(a) Fixed assets are included in the accounts at their historical cost and are written off through the Income and Expenditure Account. Items of equipment and other tangible fixed assets are capitalised where the cost is £500.00 or more. All Assets are depreciated at 25% in the Straight line method.

#### **(f) Administration Expenditure**

(a) Administration expenditure comprises costs incurred in running the organisation. Where applicable, some of the costs have been treated as direct charitable expenditure.

#### **(g) Share Capital**

The Company is Limited by Guarantee and does not have a share capital.

#### **(h) Directors' Remuneration**

No Directors received any remuneration during the year.

#### **(i) Small Company Exemptions**

The Directors have taken advantage of the Companies Act 2006 in not having these accounts audited under section 477 (2) total exemption.

# LONDON TENANTS

(A Company Limited by Guarantee)

## Notes of the Financial Statements for the year ended 31 July 2018

<b>2. Creditors: amounts falling due within a year</b>	<b>2018</b>	<b>2017</b>
<b>Accrued and Deferred Income:</b>	<b>£</b>	<b>£</b>
University College London	-	18,304
GW/ GCNF	-	3,579
Trust for London	8,333	-
University of Leicester	2,500	-
<b>Accruals:</b>		
Other Creditors	4,355	3,897
Accountancy fees	650	500
<b>Total</b>	<b>15,839</b>	<b>26,279</b>

<b>3. Debtor:</b>	<b>2018</b>
	<b>£</b>
University of Leicester	5,000
<b>Total</b>	<b>5,000</b>

<b>4. Fixed Assets</b>	<b>2018</b>
	<b>£</b>
Cost as at 04.06.18	850
<b>Total</b>	<b>850</b>

<b>Depreciation :</b>	
As at 31.07.17	-
Charge for the year	35
<b>Total</b>	<b>35</b>
<b>Net book value as at 31.07.18</b>	<b>815</b>