

Registered number: IP24277R

Stonewall Housing Association Limited

Report and financial statements
For the year ended 31 March 2021

Stonewall Housing Association Limited

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Stonewall Housing Association Limited

Reference and administrative information

For the year ended 31 March 2021

Registered number IP24277R

Registered office and operational address 8 Coppergate House
10 Whites Row
LONDON, E1 7NF

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

Helen Randall	Chair
David Marsden	Vice Chair
Mark Beale	Treasurer
James Berrington	Trustee

Key management Personnel	Steven McIntyre	Chief Executive
	Tina Wathern	Director of Education and Engagement
	Cat Haldane	Fundraising and Initiatives Manager
	Konstantina Diamanti	Team Manager

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

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

The Board presents its report and the audited financial statements for the year ended 31 March 2021.

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

2020/ 2021 has been a challenging year for all organisations throughout the UK, the restrictions associated with Covid 19 were announced on 16 March 2020 and required Stonewall Housing to operate under revised practice guidance, meaning that all staff members provided services and engaged with their colleagues and line managers remotely.

Despite the challenges the pandemic presented and with the help of specific Covid-19 funding, Stonewall Housing has not only continued to deliver services to LGBTQ+ people who are homeless or at risk of homelessness, but has been able to grow and develop. In this year, we worked with more LGBTQ+ people than in any other year, helping 1398 people in need of our support.

The new Chief Executive has led on a refresh of the organisational strategy which aims to prepare the organisation for further development, aiming to work with more LGBTQ+ people who need our support. A strong financial position at the end of March 2021 has allowed us to invest in our Fundraising function, doubling our efforts to utilise financial support from our community. Funding for a new service specifically for older LGBTQ+ people has been secured and key appointments have been made, focusing on securing organisational strength as we move forward.

Stonewall Housing has continued our good working relationships with other organisations in the sector, drawing strength from each of our areas of expertise to ensure LGBTQ+ people have access to critical, sometimes life-saving services.

The feedback we receive from our beneficiaries is testament to the dedication and hard work of all staff and volunteers in the organisation and we thank them sincerely for the efforts they take every day to support our beneficiaries on their journey to independence.

There is no doubt that challenges lie ahead, as the organisation works with partners across the Housing and Homelessness and LGBTQ+ sectors to secure funding for 2022 / 23 and beyond, however we are more determined than ever to help as many people as possible to find a safe, secure home and to end LGBTQ+ Homelessness for good.

Our Vision

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

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

Our Aims and Objectives

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.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

A set of values underpins our organisation:

- **Challenging discrimination:** Legislative advances have given our communities more legal protections, yet our communities continue to experience harassment, violence and abuse in and around where they live. We will support those who experience this personally and challenge others to fight against homophobia, biphobia and transphobia.
- **Listening actively:** Many LGBTQ+ 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:** LGBTQ+ 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. LGBTQ+ 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 LGBTQ+ communities are made up of a spectrum of family units and identities, which includes intersex, questioning, queer, asexual and those who prefer not to be labelled, and all from a range of backgrounds with different experiences. So, we will continue to ask who our communities are, which will shape what we do and what we say: challenging discrimination within and outside our communities and improving access to our services for those who share other protected characteristics.
- **Working together:** We will work with other providers to improve services they offer our communities and develop new ways to meet our communities' needs and aspirations; and collaborate with others to strengthen our organisation and the services we provide.
- **Delivering value:** We will deliver our high-quality services, making the most cost-effective and efficient use of our resources and the money received from donors, sponsors and funders.

Public/Community Benefit

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

Stonewall Housing aims to be adaptable in order to meet our communities' needs. In 2020 / 2021 the organisation continued to work in partnership throughout the sector, delivering jointly with Galop, Shelter, New Horizon Youth Centre, Praxis, Thames Reach, St Mungo's and The Outside Project to deliver more services for LGBTQ+ people who are victims of domestic abuse and LGBTQ+ rough sleepers to deliver advice, advocacy, emergency shelter and community spaces to meet their emotional, physical and social needs as well as provide a roof over their head.

Achievements and Performance

Operations

Stonewall Housing has seen an increase in the overall number of people who need our help with 1390 people accessing our services in the financial year. Of these, 1344 accessed one of our advice and advocacy services and 46 people benefitted from our supported accommodation.

Advice and Support Services

Our Advice Team provides specialist housing advice, support and advocacy to the LGBTQ+ communities through a helpline and online support which is open every weekday. In this financial year, we weren't able to operate our drop-in services due to the pandemic, however ongoing relationships with the host organisations means that we have continued to receive referrals.

Stonewall Housing's Advice Service continues to excel at advocating for members of our communities in housing crisis and we have maintained our Advice Quality Standard for Housing and General Casework. The Advice Service benefits from practitioners with specialist expertise in Mental Health and Domestic Abuse, two of the key risks associated with LGBTQ+ homelessness.

Key demographics from the year.

- 28% of people accessing Stonewall Housing services are 25 and under, with the majority of service users (61%) aged 26 – 49 and 11% aged 50 and over.
- 53% of all our service users identify as BAME.
- 50% identify as having a disability 35% describe themselves as having a mental health related disability.
- 25% of our service users identify as trans, non-binary, gender queer or gender variant.
- 10% of our service users have experienced domestic violence and abuse.
- Stonewall Housing distributes vouchers for foodbanks across London. We are also referral agents for a number of welfare funds, such as Terrence Higgins Trust, Buttle Trust and London Catalyst Samaritan Grant.

Stonewall Housing provides support to LGBTQ+ young people (16–25 years old) in six houses in five London boroughs. Up to 37 young people can stay in the accommodation at any one time. Unfortunately, our colleagues at St Mungo's have had to close the LGBTQ+ schemes for over 25's leading to a gap in service for this cohort, leading us to repurposing our trans specific support to our own supported accommodation.

Feedback from service users continues to be overwhelmingly positive with 93% saying they agree or strongly agree that their worker was informative, helpful, friendly professional, supportive, non-judgemental and listens to what they have to say. Some responses received during the year include:

Stonewall Housing Association Limited

Trustees' annual report

For the year ended 31 March 2021

"I don't know what I would have done without my advisor, she's an amazing individual, not just as a person but as a support. She helped me through rough times and kept me going when I was feeling down. Without her I would not be as strong as I am today. She didn't just help me with housing, she guided me as an individual and made me make better, healthier choices. She reduced my anxiety and gave me hope."

"Please don't stop the hard work everybody is doing. The LGBT+ community needs this service it is so vital to young people and those suffering in silence, struggling to get their voice heard. Having an advocate has allowed me to take some of the stress out of my day to day living. It's still a work in progress."

"My worker is a diamond. Always understood where I was coming from and really helped me in understanding myself and feeling comfortable with myself."

Stonewall Housing Services and Partnerships

STAR Project

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

<https://www.youtube.com/watch?v=mT4Q-Z9yKnM&list=PLrybnVaUKJhDptYtJlckbIfN77mXMyIQT&index=1>

LGBT Jigsaw (part of London Youth Gateway)

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

www.londonyouthgateway.org.uk

LGBTQ+ Domestic Abuse Partnership

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

LGBTQ+ Emergency Shelter

The Greater London Authority continued to provide funding to Stonewall Housing and The Outside Project to deliver SPACE – a project which delivers 10 emergency bed spaces to LGBTQ+ people for a period of up to 28 days. This project was due to come to an end on 31 March 2021, however this was extended until 30 April 2021.

The House of Stonewall

The House of Stonewall was established bringing together service users and alumni with a view to increasing service user engagement and satisfaction, improve awareness of our services and increase opportunities for fundraising. Each of the founding members are experts by experience having been homeless as a result of their identity. Each were trained in public speaking and community action meaning they were able to represent these issues to key agencies, housing providers and political decision makers.

We have received such incredible feedback from our service users and alumni about how much they enjoy being a part of the House of Stonewall. It has created a legacy for them to attach to and take part in projects and campaigns that mean something to them; because they lived it and created it.

“It has created a platform and opportunity to pay forward the support that was once extended to me. Speaking about my homelessness journey was so cathartic. I can’t describe that feeling.”
Quote from a founding member of the House of Stonewall.

RESEARCH AND DEVELOPMENT

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

Training

Despite the challenges of working remotely, this year more providers have purchased training and consultancy services to improve how they work with LGBTQ+ staff and residents. We have trained approximately 560 staff of other private, public and voluntary organisations such as local authority partners, LGBTQ+ DV training for VAWG sector organisations and Adult Social Care settings. Feedback from evaluation is positive with 95% of people reporting an increase in their knowledge and 96% of people report that the training is excellent or good.

“The training and information was fantastic, I particularly thought that the trainer splitting us into smaller discussion groups worked really well and allowed more discussion than you are normally able to do in zoom sessions.”

“The best thing about this training was the anecdotal support from the trainer– I haven't got similar experience to refer to/haven't worked with LGBTQ homeless group so it was helpful to hear quotes and stories of what that client group feels and experiences”

- **INFLUENCE**

We use our experience, expertise and position in our communities to advocate for and influence housing policy and investment. Our new CEO, Steven McIntyre, is engaged with the All Party Parliamentary Group for Ending Homelessness and Stonewall Housing are members of the Chartered Institute of Housing and National Housing Federation.

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

- **RESOURCES AND FUNDING**

Stonewall Housing launched a new strategic plan in December 2020 which confirmed that there are many more LGBTQ+ people who need our help than we currently work with. Our Strategic Aim is therefore to increase the number of LGBTQ+ people who are able to access our support. We will do this by focusing on two key strategic priorities; to **Strengthen the Organisation** through reviews of Governance, Structure and Identity, Operational Excellence, Stakeholder Engagement and Profile Management and to **Achieve Moderate Growth** by Securing Existing Services, and Creating New Services by investing in Fundraising, Training and New Opportunities.

- **COVID-19 CHARITABLE ACTIVITIES**

During the financial year the organisation benefitted from funding specifically to ensure the organisations was able to manage the challenges that came as a result of the pandemic. In particular funding was used to provide equipment, training and software enabling the organisation to move to remote working, to employ additional members of staff to help meet the increased demand in our services and to provide core funding to ease the burden on our income generation colleagues.

Future Plans

The new financial year brings with it the opportunity for growth and development. Stonewall Housing has set an ambitious target to double the number of people we support from 1250 in March 2020 to 2500 by March 2030. We will invest in our front-line practitioners, increasing the team, on average, by one full time equivalent each year. In order to do this, we will need to secure additional, sustainable income.

Covid-19 continues to represent a threat to the voluntary sector and although Stonewall Housing benefited from Covid-19 funding, the furlough scheme and other charitable grants in 2020 / 2021 we enter the new financial year cautiously, mindful that voluntary income may be reduced.

Additional scrutiny will be required on income and expenditure and cash flow, and the Treasurer meets monthly with the CEO to monitor performance.

1. ADVICE AND ADVOCACY:

Our Advice and Advocacy services are funded through commissions with London Councils in partnership with Shelter, New Horizon Youth Centre and Galop. We also have a specific contract with the London Borough of Southwark. The current contract comes to an end on 31st March 2022. We will aim to secure the contract income during the re-tender processes which have already started at the time of writing and should be concluded by the end of November 2021.

We will aim to secure new project income through Trusts and Foundations in order to sustainably grow the front line. The focus for the new financial year is to secure funding for the Over 50's Advice and Advocacy work and the National Helpline which will expand our services beyond the capital. At the time of writing, we have been successful in securing 3 year's funding for the over 50's worker and will in the Autumn.

2. ACCOMMODATION-BASED SUPPORT:

Supported housing services are commissioned together by Haringey, Hackney and Islington and separately Newham local authorities. The current tri-borough contract comes to an end in February 2022 and the Newham contract in March 2022. We will aim to secure the contract income during the re-tender processes which have already started at the time of writing and should be concluded by the end of November 2021.

In order to raise the additional income required Stonewall Housing will expand the service offer in the Supported Housing team, to include Spot Purchase opportunities for local authorities in both our accommodation and new floating support services.

3. FUNDRAISING:

We will invest in our fundraising function, doubling the amount of resource in order to capitalise on opportunities available across the sector and will position The House of Stonewall as the vehicle for all fundraising activities, making best use of the new CIO to attract new income. We will also increase resource in the Fundraising function by making use of the Government Kick Start Scheme, employing fundraising and administrative assistants at no financial cost to the organisation.

4. TRAINING AND CONSULTANCY:

We will aim to increase income from our Training function, making use of the Kick Start Scheme to support the implementation of our marketing plan for training courses and the Stonewall Housing Inclusion Standard. Additional resource will be brought into the function as required by employing associate trainers to deliver new contractual and spot purchase business as it is acquired.

At the time of writing 3 local authorities have signed up to the Stonewall Housing Inclusion Standard, providing opportunity for organisations to demonstrate their commitment to inclusivity.

5. INFLUENCE:

We will continue to make best use of our partnerships and our representation on various boards to increase awareness of the specific housing and support issues experienced by LGBTQ+ people and how these relate to the health and care priorities that local authorities and national bodies are tasked to address. In particular we will use our work with different cohorts to identify emerging themes which will inform our campaigns and research opportunities. We will develop a proactive communications strategy to raise the profile of the organisation to attract more support for our work through improved online and community presence.

6. RESOURCES:

We will continue to work to increase the organisation's free reserves to ensure the future viability of the organisation by attracting a range of income streams, such as individual donors and corporate sponsorships. We continue to review our staff terms and conditions and our office running costs to ensure we continue to offer value for money services, collaborating with other LGBTQ+ and housing organisations, if practicable. We will invest in our IT and office systems to ensure staff have the tools necessary to carry out their roles and engage with each other and our communities more effectively. We will target the use of volunteers within the organisation.

7. GOVERNANCE:

Stonewall Housing was delighted to be registered with the Charity Commission in January 2020 through a new CIO, Stonewall Housing Charitable Foundation. The review of our governance and charitable status is now complete, to ensure compliance with relevant charity legislation and so that the organisation has robust and accountable strategic and financial systems. A skills and diversity audit of our board was completed in June with a plan for recruitment to take place in September 2021.

8. INCLUSION:

53% of Stonewall Housing's service users are from black, Asian and ethnic minorities. 20% identify as trans, non-binary and gender queer. 50% identify as having a disability, 35% have a mental health disability. 10% of our services users have experienced domestic abuse.

We acknowledge that it is not possible for us to fully match our service users in terms of representation, however, Stonewall Housing is committed to ensuring Trustees, staff and volunteers are as diverse as possible to ensure our services are accessible to all our communities and that we are representative of those we serve.

Financial Review

Actual income to 31 March 2021 was £977,868 whilst expenditure was £804,073 meaning the organisation ended the year with a surplus of £173,795. Total funds, excluding share capital, have increased from £145,880 as at 31 March 2020 to £319,675. This is mainly as a result of an increase of both restricted and unrestricted income. Unrestricted funds have increased to £236,660.

Stonewall Housing Association Limited

Trustees' annual report

For the year ended 31 March 2021

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

Due to the pandemic, Stonewall Housing staff had to adapt their ways of working across all areas of activity in order to continue to provide the usual services to clients as well as the additional support needed by vulnerable people during a frightening and isolating period. In addition, all training services were provided online, and fundraising events became virtual.

In the first 3 months of this financial year the organisation has secured £50k per year for 2 years in grant funding and £15k in fundraising income, contributing to core costs. This injection of cash provides further reassurance to the Trustees with regards to the financial health of the organisation.

The Chief Executive and Trustees regularly review expenditure and income against the annual budget and cashflow forecasts, reducing costs accordingly to ensure the organisation remains a going concern.

Principal Funding Sources

Stonewall Housing's main sources of funding were:

- London Councils (through partnerships with Shelter, New Horizon Youth Centre and Galop)
- Grants from London Boroughs of Hackney, Haringey, Islington, Southwark and Newham
- Training and consultancy
- Fundraising

Fundraising

In the financial year Stonewall Housing's Fundraising and Initiatives Manager was responsible for generating unrestricted income for the organisation. No other fundraising professionals were utilised. During the year the Fundraising Strategy was renewed providing focus in five key areas: Corporate Giving, Individual Giving, Community Events, Grants and Foundations and Legacies.

In the financial year a net total of £199,252 was raised through donations, a significant increase from the year before, helped by covid-19 specific funding.

Stonewall Housing is committed to and fully participates in the fundraising regulations for the UK and is compliant with all codes. No incidents of non-compliance were reported during the year and no complaints were received. Stonewall Housing adopts the four key principles of the Institute of Fundraising for protecting vulnerable people of Respect, Fairness, Responsiveness and Accountability.

Investment Policy

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

Reserves Policy

The Board of Trustees has examined the need for reserves in light of the main risks to the organisation. As at 31 March 2021, the total funds were £319,685, with share capital at £10, general funds at £230,333, designated funds at £6,327 and restricted funds at £83,015. Stonewall Housing's priority during 2022/23 is invest in the fundraising function and maintain current reserves to a minimum of £180,000, with a plan to increase these to £200,000 by 31/03/2023 which would provide for 3 months of operating costs.

In order to achieve this, design principles for all new projects have been agreed ensuring we only bid for new projects which meet our strategic aims and objectives, for which we have capacity and which will include a contribution towards core funding.

We will continue to invest in our fundraising and training portfolios, and we will review organisational structure to ensure we continue to make best use of the resources available to us.

It is estimated that in 2021/22 wind-up costs, including redundancies, office rent and other contracts to cover a close down period, would be approximately £180,000.

Structure, Governance and Management

Governing Document

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

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

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

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

Members of the Association each hold one share, which costs £1. The Board of Trustees considers applications for membership of the Association. If accepted each member is issued with a share

certificate that must be signed by two Trustees and stamped with the official seal. The seal and blank certificates are available in the main office and are the responsibility of the Company Secretary.

Stonewall Housing Charitable Foundation is registered as a CIO with the Charity Commission (charity registration number 1187437), wholly owned by Stonewall Housing Association. The first reporting date for the CIO is 31 March 2021. No transactions took place in 2019/20.

In 2020 / 21 Stonewall Housing Charitable Foundation received a small amount of donations via charitable giving platforms and individual donors as well as receiving a loan from Stonewall Housing Association to act as working capital.

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 (LGBTQ+) 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 LGBTQ+ communities and is made up entirely of volunteers.

Stonewall Housing advertises for Trustees through community networks and on its website. When recruiting, Stonewall Housing considers the skills, experience and diversity of current members and seeks to find new members to meet the necessary skills and to ensure it is representative of all LGBTQ+ communities.

Trustee Induction and Training

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

Principal Risks and Uncertainties

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 new organisational strategy which focuses on strengthening the organisation and achieving moderate growth. Internal control risks are minimised by the implementation of

procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety, data protection and safeguarding requirements.

Key Risks for the organisation are associated with ensuring this security for the next financial year and beyond. All contracted services are due for renewal or re-tender at the end of the financial year and announcements won't be made until November 2021. This means that the vast majority of income for the new financial year is unsecured at the time of writing.

Re-tendering processes, however, are underway and each of our partners in the London Councils projects have confirmed their ongoing commitment to the partnership and Stonewall Housing actively working on submissions.

The Trustees have analysed a variety of scenarios with regards to income and expenditure in the new financial year, including a reduction in fundraising income of 33 and 66% and it is clear there are a lot of uncertainties as we plan for the new financial year, however when taking into account the good will in each of our contracted services, the fact that we are the only organisation who provides LGBTQ+ specialist housing and advice services for all ages and the level of reserves and the contractual income already secured the Trustees consider there are no material uncertainties about Stonewall Housing Association's ability to continue as a going concern.

Organisational Structure

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

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

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

Responsibilities of the Board of Trustees

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

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

Stonewall Housing Association Limited

Trustees' annual report

For the year ended 31 March 2021

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and statements of recommended practice 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the society and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. The trustees are also responsible for safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In 2020, the Trustees reviewed the Rules of the Organisation which have been reflected in the new Governance Handbook. Trustees also carried out a charitable status review to ensure the organisation takes full advantage of funding and development opportunities.

Auditor

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

Approved by the Board of Trustees on 13 October 2021 and signed on behalf by


HJRandall (Oct 25, 2021 19:11 GMT+1)

Helen Randall
Chair



Mark Beale
Treasurer


Steven McIntyre (Oct 25, 2021 15:45 GMT+1)

Steven McIntyre
Secretary

Independent auditor's report

To the members of

Stonewall Housing Association Limited

Opinion

We have audited the financial statements of Stonewall Housing Association (the 'society') for the year ended 31 March 2021 which comprise the consolidated statement of financial activities, balance sheets, consolidated statement of cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the group's and society's affairs as at 31 March 2021 and of its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on Stonewall Housing Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Independent auditor's report

To the members of

Stonewall Housing Association Limited

Other information

The other information comprises the information included in the board's annual report, other than the financial statements and our auditor's report thereon. The board is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the board

As explained more fully in the statement of board's responsibilities set out in the board's annual report, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Independent auditor's report

To the members of

Stonewall Housing Association Limited

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the board's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the board operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the board from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Independent auditor's report

To the members of

Stonewall Housing Association Limited

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the society's members as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Sayer Vincent LLP

Date: 26-October-2021

Sayer Vincent LLP, Statutory Auditor

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

Stonewall Housing Association Limited

**Consolidated statement of financial activities
For the year ended 31 March 2021**

	Note	Unrestricted Funds £	Restricted Funds £	2021 Total £	2020 Total £
Income from:					
Donations	2	88,046	116,078	204,124	45,878
Charitable activities	3				
Housing support services		114,743	-	114,743	112,075
Advice, advocacy & support services		22,899	246,304	269,203	381,206
Education, training & consultancy		86,846	-	86,846	95,175
Development of practice & provision		-	201,567	201,567	173,644
Covid-19 support		-	81,154	81,154	-
Other trading activities	4	-	-	-	597
Other	5	20,231	-	20,231	-
Total income		332,765	645,103	977,868	808,575
Expenditure on:					
Raising funds		5,547	24,922	30,469	15,382
Charitable activities	6				
Housing support services		93,736	22,679	116,415	121,066
Advice and advocacy		38,438	288,507	326,945	347,972
Education, training & consultancy		32,846	43,001	75,847	69,663
Development of practice & provision		10,789	161,390	172,179	198,521
Covid-19 support		3,296	78,916	82,212	-
Total expenditure		184,652	619,415	804,067	752,604
Net income for the year	7	148,113	25,688	173,801	55,971
Transfers between funds		(553)	553	-	-
Net movement in funds		147,560	26,241	173,801	55,971
Reconciliation of funds					
Total funds brought forward		89,106	56,774	145,880	89,909
Total funds carried forward	18	236,666	83,015	319,681	145,880

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 Limited

**Balance sheets
As at 31 March 2021**

	Note	The group		The society	
		2021	2020	2021	2020
		£	£	£	£
Fixed assets					
Tangible fixed assets	13	-	-	-	-
Current assets					
Debtors	14	85,719	132,776	100,719	132,776
Cash at bank and in hand		332,800	106,519	312,966	106,519
		418,519	239,295	413,685	239,295
Creditors: amounts due within 1 year	15	(98,834)	(93,405)	(98,834)	(93,405)
Net current assets		319,685	145,890	314,851	145,890
Net assets	16	319,685	145,890	314,851	145,890
Share capital and funds					
Share capital	17	4	10	4	10
Funds	18				
Restricted funds		83,015	56,774	83,015	56,774
Unrestricted Funds					
Designated funds		6,327	2,501	6,327	2,501
General funds		230,339	86,605	225,505	86,605
Total Funds		319,685	145,890	314,851	145,890

Approved by the Board of Trustees on 13 October, 2021 and signed on its behalf by:

HJRandall

HJRandall (Oct 25, 2021 19:11 GMT+1)

Ms Helen Randall (Chair)

mbeale

Mr Mark Beale (Treasurer)

Steve McIntyre

Steven McIntyre (Oct 25, 2021 15:45 GMT+1)

Mr Steven McIntyre (Secretary)

Stonewall Housing Association Limited

**Consolidated statement of cash flows
For the year ended 31 March 2021**

	Note	2021 £	2020 £
Cash flows from operating activities			
Net cash provided by operating activities	19	226,287	75,731
Cash flows from financing activities:			
Proceeds from issuing of share capital		<u>(6)</u>	<u>-</u>
Cash (used in financing activities)		<u>(6)</u>	<u>-</u>
Change in cash and cash equivalents in the year		226,281	75,731
Cash and cash equivalents at the beginning of the year		<u>106,519</u>	<u>30,788</u>
Cash and cash equivalents at the end of the year		<u>332,800</u>	<u>106,519</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) - (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.

These financial statements consolidate the results of the charity and its wholly-owned subsidiary Stonewall Housing Charitable Foundation on a line by line basis. Transactions and balances between the charity and its subsidiary have been eliminated from the consolidated financial statements. Balances between the two entities are disclosed in the notes of the charity's balance sheet. A separate statement of financial activities, or income and expenditure account, for the charity itself is not presented as a summary of the result for the year is disclosed in the notes to the accounts.

b Going concern

The Trustees do not consider that there are any sources of estimation or 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.

The effects of Covid-19 create considerable risk in forecasting. However when taking into account the level of reserves, and future secured funding the Trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

c Income

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

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

On receipt, donated gifts, professional services and donated facilities are recognised on the basis of the value of the gift. Generally this is the amount the business would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market. A corresponding amount is then recognised in expenditure in the period of receipt.

Coronavirus job retention scheme income and other coronavirus support income is recognised when the Charity 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.

Accounting policies (continued)

d Interest receivable

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

e Fund accounting

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

f Expenditure and irrecoverable VAT

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

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

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

Housing support services	16.3%
Advice and advocacy	44.4%
Education, training & consultancy	10.0%
Development of practice & provision	17.1%
Covid-19 support	5.4%
Cost of raising funds	3.5%
Support and governance costs	3.3%

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

g Allocation of support costs

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

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

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

Raising funds	3.7%
Housing support services	16.9%
Advice and advocacy	45.8%
Education, training & consultancy	10.4%
Development of practice & provision	17.6%
Covid-19 support	5.6%

Accounting policies (continued)

h Operating leases

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

i Tangible fixed assets and depreciation

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

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

j Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

k Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

l Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

m Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

n Pensions

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

Notes to the Financial Statements
As at 31 March 2021

2 Income from donations

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Coronavirus Community Support Fund	-	48,155	48,155	-
Covid-19 Homelessness Response Fund	-	67,923	67,923	-
Martin Lewis Fund	10,000	-	10,000	-
New Pictures Limited	1,500	-	1,500	-
ITV	1,000	-	1,000	-
Newton Europe	1,000	-	1,000	-
Allen & Overy	-	-	-	480
Lloyds Bank	500	-	500	-
Freshfields	500	-	500	-
Gifts in kind	36,163	-	36,163	17,820
Donations from fundraising events	12,803	-	12,803	21,019
Donations from individuals	24,580	-	24,580	6,559
Total income from donations 2021	88,046	116,078	204,124	45,878
Total income from donations 2020	45,878	-		

Next donated £2,000 worth of cosmetics which were given to clients and to The Outside Project to distribute to their clients. £7,000 of gift in kind donations represents consultancy work provided by Newton Europe and £21,163 is legal services provided by Trowers and Hamblins. These are based on estimates provided by the companies as to how much the work would cost if available commercially.

3 Income from charitable activities

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Housing support services				
Supporting People grants	108,675	-	108,675	102,590
IPA (Southwark Council)	5,280	-	5,280	5,800
Client fund (London Catalyst)	-	-	-	1,000
Client covid fund (donations)	788	-	788	2,685
Total housing support 2021	114,743	-	114,743	112,075
Total housing support 2020	111,075	1,000		
Advice and advocacy				
STAR (Shelter)	-	110,000	110,000	110,000
Jigsaw (New Horizons)	-	108,756	108,756	108,756
Domestic abuse partnership (Galop)	-	27,548	27,548	27,548
Domestic abuse advice (Galop)	-	-	-	69,902
Domestic abuse IT programs	-	-	-	65,000
Advice and advocacy (Southwark Council)	22,899	-	22,899	-
Total advice, advocacy & support 2021	22,899	246,304	269,203	381,206
Total advice, advocacy & support 2020	-	381,206		

Stonewall Housing Association Limited

**Notes to the Financial Statements
As at 31 March 2021**

3 Income from charitable activities (continued)

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Education, training & consultancy				
Training & consultancy	86,846	-	86,846	95,175
Total education, training & consultancy 2021	86,846	-	86,846	95,175
Total education, training & consultancy 2020	95,175	-		
Development of practice & provision				
Initiatives & service development (LGBT+ Futures)	-	10,000	10,000	-
Expanding service delivery (Tides)	-	22,448	22,448	-
Identifying need (LCRF)	-	48,120	48,120	-
Improving practice (Trust for London)	-	36,300	36,300	36,000
SPACE (GLA)	-	65,464	65,464	81,833
Winter Pride (GLA)	-	19,235	19,235	22,050
Ambassadors (LGBT+ Futures Fund)	-	-	-	7,551
LGBT+ services development (Westminster Council)	-	-	-	10,000
Health inclusion tool (NHSE)	-	-	-	10,000
Housing manifesto (Trust for London)	-	-	-	5,000
Donations	-	-	-	1,210
Total development of practice & provision 2021	-	201,567	201,567	173,644
Total development of practice & provision 2020	21,210	152,434		
Covid-19 support				
MHCLG	-	41,985	41,985	-
LCRF	-	39,169	39,169	-
Total Covid-19 support 2021	-	81,154	81,154	-
Total Covid-19 support 2020	-	-		
Total income from charitable activities 2021	224,488	529,025	753,513	762,100
Total income from charitable activities 2020	227,460	534,640		

4 Income from other trading

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Room hire	-	-	-	597
Total trading income 2021	-	-	-	597
Total trading income 2020	597	-		

Stonewall Housing Association Limited

Notes to the Financial Statements As at 31 March 2021

5 Other income

	Unrestricted £	Restricted £	2021 Total £	2020 Total £
Coronavirus Job Retention Scheme	20,231	-	20,231	-
Total other income 2021	20,231	-	20,231	-
Total other income 2020	-	-		

Stonewall Housing Association Limited

Notes to the Financial Statements As at 31 March 2021

6 Charitable subsidiary

	Unrestricted £	Restricted £	For the 15 months to 31 Mar 21 £	2020 Total £
Stonewall Housing Charitable Foundation	4,872	-	4,872	-
Total income from charitable subsidiary 2021	4,872	-	4,872	-
Total income from charitable subsidiary 2020	-	-		

The Society has a subsidiary, Stonewall Housing Charitable Foundation, a CIO registered at the Charity Commission number 1187437. Control is established according to sections 24.19 and 24.21 of the SORP. Activities of the subsidiary have been consolidated on a line by line basis. The registered office address is 008 Coppergate House, 10 Whites Road, London E1 7NF.

The subsidiary is used for primary purpose charitable activities. Available surpluses are retained within the subsidiary to be used to support the activities of Stonewall Housing Association.

The trustees Helen Randall and Mark Beale are also trustees of the subsidiary. The other trustees of the subsidiary are Lucy Pedrick, Joshua Willacy and Natalie Daniels.

A summary of the results of the subsidiary are shown here:

	For the 15 months to 31 Mar 21 £	2020 Total £
Income from:		-
Donations	4,872	-
Total income	4,872	-
Expenditure on:		-
Raising funds	38	-
Total expenditure	38	-
Net movement in funds	4,834	-
Reconciliation of funds		
Total funds brought forward	-	-
Total funds carried forward	4,834	-
The assets and liabilities of the subsidiary were:		
Current assets	19,834	-
Current liabilities	(15,000)	-
Total net assets	4,834	-
Total funds	4,834	-

Stonewall Housing Association Limited

Notes to the financial statements
As at 31 March 2021

6 Analysis of expenditure

	Charitable activities								2021 £	2020 £
	Raising funds £	Housing support services £	Advice & advocacy £	Education, training & consultancy £	Development of practice & provision £	Covid-19 support £	Governance costs £	Support costs £		
Salaries including agency and temporary staff	18,887	78,171	234,324	55,091	84,357	29,536	362	22,589	523,317	480,449
Consultants and freelance	896	4,147	11,262	2,542	11,329	1,359	100	753	32,388	18,581
Staff recruitment, training, travel, etc	1,022	2,101	2,073	353	2,235	3,287	12	300	11,383	31,903
Premises and equipment costs	1,823	8,434	22,904	5,167	8,803	32,072	205	1,530	80,938	58,914
Office overheads	588	4,975	7,106	1,553	2,639	8,696	132	466	26,155	22,844
Project activity costs	1,160	2,749	21,745	369	51,959	3,923	6	168	82,079	103,002
Tenants and client support and activities	1,000	5,660	-	-	260	-	-	-	6,920	3,600
Education, information and publicity	56	135	366	83	141	44	3	24	852	1,759
Cost of raising income	2,855	20	-	4,537	-	-	-	-	7,412	9,332
Audit and compliance	-	-	-	-	-	-	32,623	-	32,623	22,220
	28,287	106,392	299,780	69,695	161,723	78,917	33,443	25,830	804,067	752,604
Support costs	951	4,368	11,838	2,681	4,556	1,436	-	(25,830)	-	-
Governance costs	1,231	5,655	15,327	3,471	5,900	1,859	(33,443)	-	-	-
Total expenditure 2021	30,469	116,415	326,945	75,847	172,179	82,212	-	-	804,067	752,604
Prior year										
Unrestricted direct expenditure	14,880	110,080	-	67,088	41,858	-	23,262	5,226		
Restricted direct expenditure	-	5,244	331,745	-	153,221	-	-	-		
Unrestricted support & governance costs allocated	502	5,742	16,227	2,575	3,442	-	(23,262)	(5,226)		
Total expenditure 2020	15,382	121,066	347,972	69,663	198,521	-	-	-		

Of the total expenditure, £184,652 was unrestricted (2020: £262,394) and £619,415 was restricted (2020: £490,210).

**Notes to the financial statements
As at 31 March 2021**

7 Net income for the year

This is stated after charging :

	2021	2020
	£	£
Auditor's remuneration:		
▪ Audit		
▪ Audit fees (excluding VAT)	4,700	4,600
Operating lease rentals:		
▪ Property	34,040	40,786
▪ Other equipment	9,041	7,715
	<u>43,781</u>	<u>53,101</u>

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

Staff costs were as follows:

	2021	2020
	£	£
Salaries and wages	466,089	429,884
Social security costs	40,948	37,275
Employer's contribution to defined contribution pension schemes	9,508	8,988
Redundancy and termination costs	6,462	-
	<u>523,007</u>	<u>476,147</u>
Agency and temporary staff	310	4,302
	<u>523,317</u>	<u>480,449</u>

The following number of employees received employee benefits (excluding employer pension) during the year between:

	2021	2020
	No.	No.
70,000-79,999	<u>1</u>	<u>-</u>

The total employee benefits, including employer's NI and pension contributions, of the key management personnel were £174,539 (2020: £149,429).

The society trustees were not paid or received any other benefits from employment with the charity in the year (2020: £nil). No trustees were reimbursed expenses during the year (2020: £170). No trustee received payment for professional or other services supplied to the society (2020: £nil).

Notes to the financial statements

As at 31 March 2021

9 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 17.3 (2020: 16).

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

	2021	2020
	No.	No.
Housing support services	2.1	2.5
Advice and advocacy	5.8	7.2
Education, training & consultancy	1.2	1.1
Development of practice & provision	2.2	1.4
Covid-19 support	0.7	0.0
Cost of raising funds	0.4	0.2
Governance and support	0.4	0.2
	12.8	12.6

10 Related party transactions

Helen Randall, the chair of Stonewall Housing Association, is also a partner at Trowers and Hamlins. Trowers and Hamlins provided the society with legal services on a pro bono basis to the value of £21,163 (2020: valued at £16,225). The chair was not involved in the provision of the advice. This is accounted for in Note 2 in Gifts in Kind.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties. (2020: none)

11 Parent company

The parent company's gross income and the results for the year are disclosed as follows:

	2021	2020
	£	£
Gross income	972,996	808,575
Result for the year	168,961	55,971

12 Taxation

The society is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The society's charitable subsidiary Stonewall Housing Charitable Foundation is also exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

Stonewall Housing Association Limited

**Notes to the financial statements
As at 31 March 2021**

13 Tangible fixed assets

Group and society	Computer equipment	Office decoration	Totals
	£	£	£
Cost			
At 1 Apr 2020	24,040	6,426	30,466
Additions in year	-	-	-
Disposals	-	(6,426)	(6,426)
	<hr/>	<hr/>	<hr/>
At 31 Mar 2021	24,040	-	24,040
Depreciation			
At 1 Apr 2020	24,040	6,426	30,466
Charge for the year	-	-	-
Disposals	-	(6,426)	(6,426)
	<hr/>	<hr/>	<hr/>
At 31 Mar 2021	24,040	-	24,040
Net book value			
At 31 Mar 2021	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 Mar 2020	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

14 Debtors

	Group		Society	
	2021	2020	2021	2020
	£	£	£	£
Grants receivable	44,571	89,705	44,571	89,705
Trade debtors	31,935	27,329	31,935	27,329
Other debtors	5,741	10,321	5,741	10,321
Prepayments	3,472	5,421	3,472	5,421
Amount owed by charitable subsidiary	-	-	15,000	-
	<hr/>	<hr/>	<hr/>	<hr/>
	85,719	132,776	100,719	132,776
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

15 Creditors : amounts due within 1 year

	Group		Society	
	2021	2020	2021	2020
	£	£	£	£
Trade creditors	83,670	46,186	83,670	46,186
Other creditors	8,759	4,069	8,759	4,069
Accruals	6,405	43,150	6,405	43,150
	<hr/>	<hr/>	<hr/>	<hr/>
	98,834	93,405	98,834	93,405
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Stonewall Housing Association Limited

Notes to the financial statements

As at 31 March 2021

16 Analysis of group net assets between funds

	General unrestricted £	Designated £	Restricted £	Total funds £
Net current assets	249,499	6,327	162,689	418,515
Liabilities	<u>(19,160)</u>	<u>-</u>	<u>(79,674)</u>	<u>(98,834)</u>
Net assets at 31 March 2021	<u>230,339</u>	<u>6,327</u>	<u>83,015</u>	<u>319,681</u>

17 Share capital

	2021 £	2020 £
At the start of the year	10	10
Issued in Year	-	-
Cancelled in Year	<u>(6)</u>	<u>-</u>
At the end of the year	<u>4</u>	<u>10</u>

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

Notes to the financial statements
As at 31 March 2021

18 Movements in funds

	At 1 Apr 2020 £	Incoming resources £	Outgoing resources £	Transfers £	At 31 Mar 2021 £
Restricted funds:					
Star project (Shelter)	-	110,000	(110,000)	-	-
Jigsaw (New Horizon Youth Centre)	-	108,756	(108,756)	-	-
Domestic abuse partnership (Galop)	-	27,548	(27,548)	-	-
Domestic abuse IT programs (Galop)	46,942	-	(16,686)	-	30,256
Expanding services (Tides)	-	22,448	(8,329)	-	14,119
Identifying need (LCRF)	-	48,120	(19,526)	-	28,594
Improving practice (Trust for London)	3,462	36,300	(39,974)	212	-
SPACE (GLA)	418	65,464	(66,038)	156	-
Winter Pride (GLA)	(463)	19,235	(18,857)	85	-
Fundraising/training (LGBT+ Futures)	-	10,000	(6,666)	-	3,334
Housing manifesto (Trust for London)	5,000	-	(2,000)	-	3,000
Coronavirus Community Fund	-	48,155	(48,155)	-	-
Covid-19 Homelessness Response Fund	-	67,923	(67,923)	-	-
Covid support					
--MHCLG	-	41,985	(42,085)	100	-
--LCRF	-	39,169	(36,831)	-	2,338
Client fund (London Catalyst & Ethan Magid)	1,415	-	(41)	-	1,374
Total restricted funds	56,774	645,103	(619,415)	553	83,015
Unrestricted funds:					
<i>Designated funds:</i>					
Corona Crisis fund	2,501	2,788	(5,162)	-	127
IT fund	-	-	-	6,200	6,200
<i>Total designated funds</i>	2,501	2,788	(5,162)	6,200	6,327
General funds	86,605	325,105	(179,452)	(6,753)	225,505
Charitable subsidiary	-	4,872	(38)	-	4,834
Total unrestricted funds	89,106	332,765	(184,652)	(553)	236,666
Total funds	145,880	977,868	(804,067)	-	319,681

Transfers Between Funds

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

Purposes of restricted funds

STAR Project (Shelter)

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

Purposes of restricted funds (continued)

LGBT Jigsaw (New Horizon Youth Centre)	LGBT Jigsaw, is part of a wider London Councils funded project, the London Youth Gateway, led by New Horizon Youth Centre and including partners, AKT, Galop and De Paul UK. The aim is to provide a network of services for young lesbian, gay, bisexual and transgender (LGBT+) people at risk of becoming homeless.
Domestic abuse partnership (Galop)	Stonewall Housing is part of the Domestic Abuse Partnership which is led by Galop with partners Switchboard and London Friend. The aim is to provide a network of services for LGBT+ people who experience domestic abuse.
Domestic abuse IT programs (Galop)	As part of the Domestic Abuse Capacity Project, led by Galop and funded by the Home Office, additional funding was awarded for the development of web based technology to increase awareness and understanding of LGBT domestic abuse.
Expanding services (Google Tides)	The funding is to enable the building of additional capacity in order to build partnerships with new local authorities and develop a spot purchasing model of service delivery.
Identifying need (LCRF)	This funding enables the organisation to provide additional staff to both identify and meet the needs of LGBTQ+ people across London who have found themselves in crisis as a result of Covid-19.
Improving practice (Trust for London)	Trust for London has awarded a grant enable Stonewall Housing to connect and work with local authorities and housing providers to establish a new pathway approach for LGBT+ housing across London.
SPACE (GLA)	The funding is to enable Stonewall Housing and the Outside Project to develop and test methods of safe shelter accommodation for vulnerable homeless LGBT+ people, to prevent rough sleeping.
Housing Manifesto (Trust for London)	The funding is to enable Stonewall Housing and its six partners to develop a manifesto for LGBT+ housing to inform a joint campaign to influence mayoral candidates during the 2020 election. The project was put on hold due to the Covid 19 pandemic delaying the elections and resumed when a new date was set.

Purposes of restricted funds (continued)

Coronavirus Community Fund & Covid-19 Homelessness Response Fund

Funds were received from the Big Lottery in partnership with the Government and from Homeless Link in partnership with the MHCLG to provide financial stability to the organisation during the pandemic and to decrease any deficit in the financial year due to the difficulties in carrying out income generating activities.

Covid support (MHCLG & LCRF)

Funds were received from the MHCLG and London Community Response Fund to provide enough staff to maintain safe accommodation during the pandemic and to purchase equipment and related IT infrastructure to enable staff to work from home, as well as to provide external therapeutic supervision for staff.

Client fund (London Catalyst & Ethan Magid)

The Samaritan Grant was used to provide emergency hardship payments to people in need and the donation from Ethan Magid is to help with client travel costs. The unspent funds are carried forward to be used for the same purpose in 2021-22.

Purposes of designated funds

Corona Crisis fund

A fundraising campaign was set up to raise funds to help clients in need during the Covid 19 crisis. The balance of the fund has been designated to be used solely to support clients.

IT Fund

Funding has been set aside to use for purchases of equipment and essential IT upgrades.

Stonewall Housing Association Limited

Notes to the financial statements

As at 31 March 2021

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

	2021	2020
	£	£
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	173,801	55,971
Decrease/(increase) in debtors	47,057	(32,194)
Increase in creditors	5,429	51,954
	<u>226,287</u>	<u>75,731</u>

20 Analysis of cash and cash equivalents

	2021	2020
	£	£
Cash at bank and in hand	<u>332,800</u>	<u>106,519</u>
	<u>332,800</u>	<u>106,519</u>

21 Operating lease commitments

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

	Property		Equipment	
	2021	2020	2021	2020
	£	£	£	£
Less than 1 year	21,600	36,865	6,898	6,898
1 - 5 years	20,520	-	5,749	12,647
	<u>42,120</u>	<u>36,865</u>	<u>12,647</u>	<u>19,545</u>

Stonewall Housing Association Limited

Notes to the financial statements

As at 31 March 2021

22 Notes from 2020

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

	General unrestricted £	Designated £	Restricted £	Total funds £
Net current assets	121,616	2,501	115,168	239,285
Liabilities	(35,011)	-	(58,394)	(93,405)
Net assets at 31 March 2020	86,605	2,501	56,774	145,880

b Details of movement in funds during the previous reporting period

	At 1 Apr 2019 £	Incoming resources £	Outgoing resources £	Transfers £	At 31 Mar 2020 £
Restricted funds:					
Star project (Shelter)	-	110,000	(117,101)	7,101	-
Jigsaw (New Horizon Youth Centre)	-	108,756	(108,833)	77	-
Domestic abuse partnership (Galop)	-	27,548	(27,807)	259	-
Domestic abuse capacity project (Galop)	-	69,902	(69,946)	44	-
Domestic abuse IT programs (Galop)	-	65,000	(8,058)	(10,000)	46,942
Improving practice (Trust for London)	5,018	36,000	(37,556)	-	3,462
Ambassadors (LGBT+ Futures)	-	7,551	(7,551)	-	-
SPACE (GLA)	4,186	81,833	(85,601)	-	418
Winter Pride (GLA)	-	22,050	(22,513)	-	(463)
LGBT living skills training	5,000	-	(5,000)	-	-
Housing manifesto (Trust for London)	-	5,000	-	-	5,000
Client fund (London Catalyst & Ethan Magid)	659	1,000	(244)	-	1,415
Total restricted funds	14,863	534,640	(490,210)	(2,519)	56,774
Unrestricted funds:					
<i>Designated funds:</i>					
Corona Crisis fund	-	2,685	(184)	-	2,501
<i>Total designated funds</i>	-	2,685	(184)	-	2,501
General funds	75,046	271,250	(262,210)	2,519	86,605
Total unrestricted funds	75,046	273,935	(262,394)	2,519	89,106
Total funds	89,909	808,575	(752,604)	-	145,880

SHA Ltd annual report and financial statements 2021 - Doc 1 of 2

Final Audit Report

2021-10-26

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