

**SIR OSWALD STOLL FOUNDATION**

**REPORT AND FINANCIAL  
STATEMENTS FOR THE YEAR ENDED  
31 MARCH 2022**

**Charity Number: 207939**

**Company Registered Number: 148636**

**Homes England Number: A3418**

**Registered in England & Wales**

**INDEX TO THE REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

	Page
Index	2
Trustees, Officers and Advisers	3 - 4
Trustees' Report	5 - 21
Independent Auditor's Report	22 - 25
Statement of Comprehensive Income	26
Statement of Financial Position	27
Statement of Changes in Reserves	28
Cash-Flow Statement	29
Notes to the Cash-Flow Statement	30
Notes to the Financial Statements	31 - 54

## CHARITY TRUSTEES, OFFICERS AND ADVISERS

The Charity Trustees under Charity Law and the Directors of the Charitable Company are listed below, as is their committee membership:

Patron: HRH The Countess of Wessex GCVO DStJ CD

President: Field Marshal The Lord Walker of Aldringham GCB CMG CBE DL

Company Secretary: Richard Gammage

Trustees:

Air Vice-Marshal Ray Lock CBE (Chairman)

David Arthur (d)

Paul Brookes (c)

Karl Craig (a, b)

Dr Ian Fyfe-Green (b), from December 2021

Richard Freeman (e)

Uta Hope (e)

Commander Clare Hughes RNR (b), until March 2022

Simon Philips (e)

Timothy David Rossington CB (a)

Katherine Russell (d)

Roger Shrimplin (c)

Mark Sweeney (a), from December 2021

George Thornton (b, c)

During the reporting period, two new Trustees joined the Board: Dr Ian Fyfe-Green and Mark Sweeney, both in December 2021. Commander Clare Hughes resigned from the Board in March 2022.

During the year the activities of the Charity Trustees were conducted through five sub-committees, the Trustee membership of which is shown above:

- (a) Finance & Human Resources Committee
- (b) Audit & Risk Committee
- (c) Fulham Site Development Committee
- (d) Housing & Services Committee
- (e) Fundraising & Communications Committee

Chief Executive Officer (CEO): Air Commodore Richard Gammage

Senior Management Team (the 'Executive'):

As well as the CEO, the Executive included the following during the reporting period:

Claire Bendall	Director of Services
Sarah Berzon	Director of Corporate Services
Nick Coverdale	Director of Housing
Beverley Russell	Director of Fundraising and Communications
Amanda Soobrayan	Finance Director

## **PRINCIPAL ADDRESS AND REGISTERED OFFICE**

The Sir Oswald Stoll Mansions, 446 Fulham Road, London, SW6 1DT

### **Advisers**

Investment Advisers

CCLA  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

Bankers

National Westminster Bank Plc  
Fulham Broadway  
London  
SW6 1AG

Solicitors

Trowers & Hamlin LLP  
3 Bunhill Street  
London  
EC1Y 8YZ

Auditors

Crowe U.K. LLP  
St James House  
St James Square  
Cheltenham, GL50 3PR

Insurance Brokers

AJ Gallagher  
27-30 Railway Street  
Chelmsford  
CM1 1QS

### **Website:**

[www.stoll.org.uk](http://www.stoll.org.uk)

## **THE TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2022**

Under the Charities Act 2011, the Board of Trustees has pleasure in presenting its Report and the Financial Statements of the Sir Oswald Stoll Foundation (Stoll) for the year ended 31 March 2022.

### **REFERENCE AND ADMINISTRATIVE INFORMATION**

Stoll was formed in 1917, is constituted as a company limited by guarantee registered in England & Wales, No 148636 and it is registered with the Charity Commission, No 207939. It is also a registered provider of social housing, No A3418.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing Document**

Stoll is organised and managed in accordance with its Memorandum and Articles of Association (most recently updated 5<sup>th</sup> December 2019).

#### **Code of Governance**

Stoll intends to continue to be compliant with the relevant elements of the National Housing Federation's Code of Governance, including the 2020 revision and the associated Together with Tenants standards. We also benchmark ourselves against the standards of governance expected by the Charity Commission. Stoll makes use of independent reviews of its governance, most recently in 2019. Stoll is also informed by the standards expected by the Confederation of Service Charities (Cobseo) in respect of good governance procedures.

Following issuance of the National Housing Federation's latest Code of Governance, the Board undertook to review Stoll's governance procedures and, where applicable, to adapt it to meet the revised Code; and, to adopt the Together with Tenants standards. The Code is built around the key values upon which good governance is based, namely, accountability, integrity, openness, and equality, diversity and inclusion. And at its heart are four core principles:

- Mission and values;
- Strategy and delivery;
- Board effectiveness; and,
- Control and assurance.

The Board unanimously endorsed Together with Tenants standards in early 2021 and it endorses a focus upon and continuous improvement in their implementation.

#### **Board of Trustees**

The Charity's Trustees are legally responsible for the overall management and control of Stoll, and they normally meet four times per annum. Trustees are appointed at a meeting of the Board of Trustees on the basis of nominations received from the Trustees and the CEO, including professional qualities, experience, personal competence and availability. Where necessary, advertisements are placed to secure candidates to fill vacancies. The appointment of new Trustees takes care to ensure that the relevant skills and experience are represented, and the current Trustees bring a great depth of experience in charity work, housing, the Armed Forces, finance, investments and property. The Board of Trustees is self-appointing, with members appointed initially for three years and subject to re-appointment every three years for a maximum of three terms.

The Trustees receive no remuneration or other benefit from their role with Stoll, nor are they directly related to it in any way. Expenses are reimbursed as appropriate. Any matters involving connections between Trustees and Stoll staff or beneficiaries, or indeed any interests, such as contractual relationships with a related party, must be disclosed to the full Board and registered in the Interests' Register. In the current year, no significant matters were reported, but one Trustee (who is also a tenant), George Thornton, has declared interests in any future development of the Fulham site and in rent and service charge setting.

The Board sets the strategic direction which it delegates to the Executive to deliver. It appoints the CEO and ensures good performance through regular supervision and annual appraisal. The CEO is responsible for leading and managing the organisation through the Executive. In 2020, the Board of Trustees and the Board's sub-committees moved meetings online to maintain safe, appropriate and effective governance during the Covid-19 global pandemic, but it has since returned gradually to face to face meetings.

The work of the Board is conducted by five sub-committees all of which are: attended by the CEO and the appropriate member(s) of the Executive; chaired by a Trustee; and, attended by Trustees and by other volunteer members:

- The Finance and Human Resources (HR) Committee scrutinises revenue, the budget (including rents, service charges and salaries) and capital expenditure. This Committee also considers long-term forecasts, supervises and finalises the audited Financial Statements and prepares this Annual Report for approval by the Board, and it works alongside the Audit and Risk Committee to review financial risk management on behalf of the Board. It monitors the performance and reporting of pensions and the investment manager(s). The Committee also oversees the work of the Director of Corporate Services, including for HR and IT matters. The Finance and HR Committee is chaired by Timothy David Rossington.
- The Housing and Services Committee considers all housing and support services matters, including policies and the day-to-day core operational business and activities of the Charity. It also reviews and recommends rents and service charges, and it oversees property maintenance. The Committee is chaired by Katherine Russell.
- The Audit and Risk Committee reviews regulatory policies required of the Charity, and it also reviews the processes in place for monitoring policy implementation including via 'deep dives' into specific business activities. It supports the audit process and compliance with the arrangements for Health and Safety. The Committee was chaired by Clare Hughes until February 2022 at which point Karl Craig assumed this responsibility. Clare Hughes relinquished her trusteeship in March 2022 but will continue to sit as a volunteer member of this Committee.
- The Fulham Site Development Committee (aka 'Development Committee') supervises and provides strategic oversight on behalf of the Board of the envisaged development of the Fulham estate. The Committee is chaired by Roger Shrimplin. The other Committees support this Committee by overseeing aspects of the Fulham Development planning pertinent to their areas of governance.
- The Fundraising and Communications Committee promotes a market-aware culture within Stoll, monitors fundraising activities to support the Charity including for capital projects and it oversees all communication activities. It advises the Board on such matters. The Committee is chaired by Richard Freeman.

### **Trustee Recruitment and Training**

New Trustees and Committee Members are recruited on a need's basis in accordance with the Stoll Governance Procedures. Each new person is inducted into the workings of the Charity, including its various policies and procedures, at an induction workshop organised for them by the Executive. They can also attend specialist external courses, including training on the roles and responsibilities of Trustees. External trustee training and information courses are designed to keep them informed and updated on current issues in the sector and on regulatory requirements. They also benefit from in-house training opportunities, spending time with staff and with our beneficiaries and from meetings with the CEO and

Executive. The Charity wishes to encourage greater numbers of residents to volunteer to become committee members and, in time, trustees.

## **OBJECTS, PRINCIPAL ACTIVITIES and PUBLIC BENEFIT**

### **Charitable Objects**

Stoll is a charitable company and registered provider of social housing established to provide housing and associated amenities and facilities, and care and support for those who have served in the Armed Forces of The Crown and in the Merchant Navy, and who are disabled, vulnerable or infirm. Its principal activity is the provision and management of housing and accompanying support services to enable Stoll's tenants and other Veterans in the wider community to live independently. Its subsidiary aim, where spare capacity exists, is to support any other person who is disabled, vulnerable or infirm. This is less well known, but it is a core element of the Charity's Objects. During the year ending 31 March 2022, Stoll continued to meet its Objects through the delivery of training and support to veterans.

### **Principal Activities**

The Charity's principal activities, as specified in the Memorandum and Articles of Association, are delivered effectively. Stoll provides two hundred and eighty-seven supported housing units which are delivered in five main schemes (sites) found within London and the South East. We have one hundred and fifty-seven homes and communal facilities in Fulham (Sir Oswald Stoll Mansions), four further townhouses in Fulham, twenty homes at Banstead Court in Acton, thirty-six homes in Chiswick (Chiswick War Memorial Homes) and a further thirty-six units in Hounslow (Countess of Wessex House). Outside of London, we opened a new scheme in Aldershot (Centenary Lodge), which won the Inside Housing Award for best social housing development in 2019. This wonderful accomplishment for the Charity now provides a further thirty-four homes for Veterans.

Stoll's income comes from two main sources, foremost of which are rent and service charges which provides the basis of funding Stoll housing. Secondly, charitable donations, which fund the comprehensive support services that Stoll provides to Veterans living in its five schemes. Stoll maintains an ongoing commitment to keep its rents and service charges as low as is possible, commensurate with delivering the core housing function, yet not proving a barrier to Veterans approaching Stoll for support or to tenants returning to work. We remain committed to providing an exceptionally high-level of support services to tenants, but rents and service charges do not cover the cost of providing support services, therefore, fundraising remains a vital source of income. The Charity's support services include facilities not normally found in housing schemes, such as Wi-Fi, IT suites, a gymnasium, communal gardens and other recreation facilities. Stoll provides a higher void standard for new lettings and a handyman-type service to help with minor repairs and DIY requests. The support services we offer enable Stoll to house tenants with complex problems, although we have made (and will continue to make) the case to Government that we cannot take the most complex cases without statutory funding from Government. Stoll's own support services are enhanced by the many positive working relationships that Stoll has built with its various partners in the wider voluntary sector (for example with Haig Housing, the Poppy Factory and SSAFA) and with the NHS. These relationships enhance the support offered to the more than three hundred Veterans that we support annually in our properties. Covid-19 created all manner of practical difficulties in sustaining housing and support services during this reporting period, but the Trustees are proud of what has been achieved and they are grateful to the staff for their efforts in trying circumstances as well as to the many partners and donors who have enabled this collective effort.

Stoll also operates a number of wider support services, including a national resettlement service for Veterans ready to live independently without further support. The nationwide Veterans' Nomination Scheme provides access to local authorities' social housing to meet the 'general needs' of Veterans who are ready to move on from supported accommodation. It affords them a priority for general needs housing. Over six hundred Veterans have been found such a permanent home during the past decade. This Scheme was previously enabled by external funding, but the removal of such funding caused Stoll to reconsider how to fund it as a 'core service' of Stoll while we continue to explore external funding

opportunities.

Stoll continues to provide a broad range of Health and Wellbeing activities, providing training, confidence-building, and considerable wider benefits to those undertaking them. During this period, in response to the challenges of the pandemic, our programme has necessarily been more flexible and creative than is normally the case, with at times less in-person and more online and remote Health and Wellbeing activities for Veterans and their families. Due to the vulnerability of our beneficiaries, it has been important to seek to maintain social networks. Activities have ranged from therapeutic programmes with a focus on psychological wellbeing and mindfulness, to other activities that focus upon social and physical outcomes to support the wider wellbeing of our Veterans. This work was enhanced through the year by joint working with local NHS mental health services and by a wide range of partners offering therapies and similar projects. This year there was an increase in bespoke individual work, plus some group work such as gardening. Some activities involved hybrid sessions, with a mix of outdoor group work and online work via zoom. The programme has continued to provide training, confidence building alongside other wider benefits. There has been an increase in demand for support for issues regarding mental health and we have welcomed the ongoing success of mental health services provided by Op COURAGE (the Veterans' Mental Health and Wellbeing Service).

One final area of work for Stoll and which has been a significant growth area for the Charity is in policy and public affairs work around Veterans' housing. Stoll's CEO co-chairs The Confederation of Service Charities (Cobseo) nationwide 'umbrella group' (the Cobseo Housing Cluster) that leads the process of bringing about a much more co-ordinated, sector-wide and nationwide approach to our country's Veterans in housing need. In this guise, we continue to lead the successful 'No Homeless Veterans' campaign, helping Local Authorities to best fulfil their statutory obligations around Veterans' housing and encouraging them to 'go beyond' wherever possible. Anecdotally, the number of Veterans in housing need has gone down and we have some evidence that tens of Local Authorities have changed their practice as a result of our campaigning. During this period, we have prepared a second phase of this campaign, which we plan to launch in May 2022. We intend to ensure this reach endures and improves. The CEO is also a Director of Cobseo.

## **PUBLIC BENEFIT**

The Trustees give careful consideration to the Charity Commission's guidance on Public Benefit. They are content that the Charitable Objects are being followed and that significant Public Benefit is being achieved by the Charity. Stoll remains committed to the aim of providing Public Benefit in accordance with its founding principles and the disclosure of its Public Benefit aims. The Trustees have complied with the Public Benefit duty in Section 17 of the Charities Act 2011. With appropriate governance in place, Stoll has volunteers donating their time in different ways, including as Trustees and Committee Members, in fundraising and activities, as practitioners, as well as corporate and support volunteers. Community Outreach activities are broad, and Stoll seeks to enhance these further in the next reporting period.

## **STRATEGIC REPORT**

### **ACHIEVEMENTS AND PERFORMANCE**

#### **Strategy and Achievement**

Achievements by the Charity are in many ways unquantifiable, being as they are so closely related to the holistic support of the beneficiaries. That said, Stoll benchmarks its performance closely against key sector performance indicators. The emphasis for our staff is upon the needs of each individual and the Charity is making considerable headway in this respect, including through ongoing, significant investment in facilities, training and its clear focus on support. We aspire to continually improve.

The Board's commitment to maintaining Stoll's excellence has been reinforced by the capital programme. Expenditure on capital projects (component replacements) during the reporting year amounted to £633k



(2021: £22k).

The extensive range of capital projects in recent years has included ongoing refurbishment of the five schemes, the Aldershot development (mentioned above) and planned maintenance, albeit this latter element has in the short-term been impacted significantly by Covid-19. This reporting period has seen significant investment (£563k) in fire-safety works across our schemes

This reporting year's work has been delivered in accordance with the Charity's five-year Strategy (developed as a focus for work out to 2026 and refined by the Board in 2021) and in the context of the significant cost reductions in 2019. These were essential given a temporary pause in the intended redevelopment of the site in Fulham. Despite the self-evident challenges associated with the global pandemic, the fundamental services that Stoll provides to its beneficiaries have continued to be delivered effectively.

During this reporting period, the Trustees note the progress being made in four key areas:

1. Maximise the independence of our existing beneficiaries through the provision of excellent support and housing services. During the reporting year, Stoll:

- delivered effective services to ensure an increased focus upon independence;
- ensured that our Health and Wellbeing Services maximised outcomes relating to mental health such as reducing isolation;
- evolved our support structure to give greater clarity to tenants and encourage the more independent to stand on their own two feet to a greater degree;
- nurtured effective collaborative work, including with local authorities, The Poppy Factory and Op Courage, that promotes the independence of our beneficiaries; and,

Our work has resulted in the following outcomes for our beneficiaries:

- thirty-four Veterans were housed or rehoused in a Stoll property;
- seven Veterans moved on from our properties into independent living;
- thirty-five Veterans were housed by the Veterans' Nomination scheme;
- 7% of residents we worked with were more able to live independently;
- 89% of residents we supported retained their independence; and,
- over one hundred residents becoming more independent due to wellbeing or vocational activity.

We are proud that these figures are consistent with the previous year, reflecting the hard work that staff have undertaken with the focus on outcomes for our beneficiaries.

As the above demonstrates, Stoll has continued to provide high quality support and housing services which serve to engender independence. This year over one hundred beneficiaries received bespoke support to gain new skills and interests, while over one thousand opportunities were taken to attend activities either online or in person. There have been more than one hundred and fifty examples of collaborative work with other agencies such as around addiction, mental health and debt. The Charity's staff have actively worked with over two hundred beneficiaries to achieve outcomes such as gaining employment, maximising welfare benefits, managing anxiety and making local connections. Our staff have continued to deliver this vital support despite the challenges of lockdowns and other Covid-19 restrictions.

2. Deliver increased levels of Veteran-specific supported accommodation according to need.

Following the relatively recent completion of the Centenary Lodge scheme in Aldershot, Stoll has not further added to its property portfolio, but work has been initiated to explore how best to redevelop the Sir Oswald Stoll Mansions' site in Fulham. This work is informed by engagement with our residents in Spring 2022. We intend that this should involve some improved properties on site and, in time, improved scope for an increased portfolio of supported housing for our future beneficiaries at the point of greatest need. We have therefore evolved our strategic work around developing Stoll's future housing offer,

whereby an option could be to offer two different types of housing: more temporary accommodation in studio-type flats for working age Veterans on short-term tenancies; coupled with, longer-term accommodation options for Veterans who may not return to the workplace because of age, health issues or disability. We intend to work together with our current beneficiaries, and with others, to scope future provision.

3. Contribute to a National Network of Suitable Accommodation and Support Services for Vulnerable Adults.

Stoll continues to be the leading Veterans' housing supported charity seeking to achieve a more co-ordinated approach to Veterans' housing in the UK. Our nationwide 'No Homeless Veterans' campaign ([www.nohomelessVeterans.org.uk](http://www.nohomelessVeterans.org.uk)) has been a considerable success. The campaign has already had a media reach of twenty-two million people including five pieces of national coverage and four pieces of broadcast media, as well as a social media reach of one hundred and forty-one thousand impressions. Staff from some one hundred Local Authorities were briefed by members of our team up and down the country. We deliver this work on behalf of the Cobseo Housing Cluster. We are leading the Cluster to evolve the No Homeless Veterans brand and its offer have launched the second phase of this campaign in May 2022. There is much more to be done to end Veterans' homelessness.

4. Redevelop Stoll's 'outreach services' to increase our visibility and ability to prevent homelessness.

Stoll had run outreach services for Veterans over the previous eight years and was saddened in late 2019 to close its Outreach Service due to funding constraints on the partner charity. The closure of this service had two detrimental effects on the beneficiaries. London lacked an outreach service with the range of skills and multi-disciplinary approach that previously existed, meaning that the most vulnerable Veterans in the capital did not get the level of support they need to coherently move forward in their lives. Secondly, it meant that some of the more vulnerable Veterans could not move into Stoll properties because Stoll did not now have the resource to properly prepare the Veterans, for example to assist them in resolving issues that prevent them settling down in a residential setting prior to moving to Stoll. We continue to seek to bring back the former outreach service if we can secure the necessary funding.

## **Corporate Services**

The Corporate Services function has had a special focus of late on digital technology in order to best support the Charity's business functions during the pandemic with, where appropriate, staff being given the facility to work from home and maintain communication with colleagues, Veterans and partners alike. Improving digital access for Veterans has been a key element of work during this reporting period, involving training, software and hardware.

Stoll also made some important improvements to its corporate services functions in areas such as Finance, Fundraising, Human Resources, Health and Safety, and Governance. Key initiatives during the reporting year included:

- developing a new Digital Strategy for the Charity
- updating data security procedures
- making positive strides to the way in which we deliver our Health and Safety inspections, tracking and practice throughout the organisation;
- improving the Charity's purchasing procedures;
- reviewing staff flexible working arrangements.

## **Benchmarking and Key Performance Indicators (KPI)**

Benchmarking with other social housing entities is frequent and detailed, and it is scrutinised robustly by the Board's Housing and Services Committee, which regularly reviews benchmarking and KPI data. This includes where there is scope to improve provision for the beneficiaries.

Stoll makes effective use of comparative information from supported housing and small housing associations, including in the following regards:

## Value for Money

Our performance is measured against our strategic goals. Our Performance indicators are based on the Regulator of Social Housing (RSH) Value for Money (VfM) metrics. The RSH introduced VfM metrics to compare performance across the sector in a fair and comparable way and in accordance with FRS102 requirements. The relevant VfM metrics measure economy, efficiency, and effectiveness on a comparable basis across the sector. We benchmark our VfM performance:

- internally: against our target for the year and last year's actual performance; and,
- externally: against our actual performance with other similar sized housing providers to measure efficiency and effectiveness and to identify where improvements can be made.

VfM Metrics	Measure	Stoll 20/21	Stoll 21/22	Small Providers Benchmarking (SPBM)
1 - Operating Margin (Overall).	Efficiency	21.1%	13.5%	8.8%
2 - Operating Margin (Social Housing Lettings).	Efficiency	28.8%	22.4%	14.7%
3 - EBIDTA MRI (as % of interest).	Efficiency	555.5%	110.5%	913.0%
4 - Gearing (RSH and Scorecard Measure).	Efficiency	27.8%	23.4%	101.0%
5 - New Supply Delivered (Social Housing Units).	Effectiveness	Nil	Nil	-
6 - Reinvestment %.	Efficiency	0.1%	2.9%	-
7 - Return On Capital Employed (ROCE) %.	Efficiency	2.2%	1.5%	3.3%
8 - Social Housing Cost Per Unit.	Economy	£7,318	£8,079	£13,935

Continuous improvement remains a key approach for Stoll and, while our Key central focus remains the support and services we provide to our residents, we provide KPI that are monitored and reported to the Board (on a quarterly basis).

1 - Operating Margin – expenditure across all areas was reduced due to the phased exit Covid lockdowns from March 21 to July 21 in the year, contributing to an ongoing positive operating margin of 13.5% (operating surplus of £544k)

2 - Operating Margin (Social Housing Lettings) – our procurement policy was embedded further this year, resulting in an operating margin of 22.4% for social housing lettings. This margin is likely to come under pressure though with increasing regulatory compliance requirements arising from the fire safety, the social housing white paper and the Government's 2050 net carbon target.

3 - Interest Cover (EBITDA MRI) – due to capitalised repairs in excess of £633k, our earnings before interest, tax, depreciation, and amortisation were 110.5% against a covenant of 110.0%.

4 - Gearing - this is a measure of borrowing in relation to our total assets. Our Gearing ratio at March 2022 is low at 23.4% which satisfies loan covenant requirements and gives us the capacity to take advantage of additional borrowing, for example, for development and growth purposes.

7 - Return on Capital Employed (ROCE) – is a measure of our overall operating surplus in relation to our total assets less current liabilities. Our ROCE is always low as any surplus that Stoll makes in its operations is reinvested in maintaining its existing homes, building new homes and maintaining and investing in its support services.

8 - Social Housing Cost Per Unit – this is the key cost measure used by RSH. We fell slightly short of our target of £8k. However, this cost is higher than the median cost for supported housing providers published by the RSH. Their publication on the ‘cost regression analyses’ recognises that supported housing providers’ unit costs can vary significantly between £8k and £14k per unit/annum. A supported housing provider’s average unit cost is dependent on (a) its income/cost proportions from supported housing, (b) clients’ support needs, (c) size of the organisation, and (d) regional cost variances. Therefore, due to Stoll’s size and investment in support for our beneficiaries our unit costs are in the higher end of this band.

**Social Housing White Paper**

The disaster seen at Grenfell has driven a want and need for change across the social housing sector. Guidance was published in November 2020 and outlines seven commitments for social housing providers including enhancing the existing Decent Homes Standard. Stoll reviewed and reinforced its procedures to manage safety risks during the design, construction, completion, and occupation stages of its developments and we have put into place effective, proportionate measures to manage safety risks. Stoll has a dedicated member of staff, the Director of Corporate Services, who along with the Director of Housing is responsible for maintaining health and safety and building standards. As part of the White paper requirements, Stoll began an extensive capital refurbishment programme this financial year 2021-22 that is in excess of £750k.

**Sustainability target**

Stoll is committed to meeting the Government’s sustainability targets – EPC ratings C by 2030 and the net zero carbon targets by 2050. We have included a significant capital commitment in addition to fire safety measure costs for our existing stock in our long-term business planning. We will also ensure that the proposed development in Fulham and any new developments are built within these standards.

**Housing KPI**

Stoll achieved the following performance:

SPBM Housing KPI	Stoll £’s	Similar Housing Associations £’s
Housing Management Cost Per Unit.	1,158	643
Responsive Repairs Cost Per Unit.	1,042	1,162
Major & Cyclical Repairs Cost Per Unit.	19	753
Service Charge Per Unit.	1,920	-

The main benchmarking resources used to compile this Report are the:

- SPBM Smaller Providers Benchmarking, a national group of one hundred and forty Housing Associations with up to one thousand homes;
- SPBM Supported Housing, a group of twenty-one supported housing providers who produce a comparative benchmarking data set and with whom we meet quarterly; and,

- House Mark, a national benchmarking database of four hundred housing providers of varying sizes.

<b>Indicator</b>	<b>Stoll's Target</b>	<b>Stoll 20/21</b>	<b>Stoll 21/22</b>	<b>SPBM sources</b>
Void turnaround time (days).	42	154	132	41
% Void Loss.	4.1%	6.3%	6.1%	6.2%
Current arrears.	4.5%	4.6%	5.6%	5.6%
Personal rent arrears (net of Housing Benefit).	3.0%	2.4%	3.2%	1.4%
% of Routine Repairs Completed Within Target.	97.0%	78.0%	93.0%	92.9%

Arrears – arrears increased in 2021-22 due to the effects of the pandemic and the resulting impact on the finances of our veterans and the delays in processing Housing benefit payments. These increases are being monitored and a personal action plan put into place for each tenant in arrears.

### **Independence and Dignity**

<b>Indicator</b>	<b>Stoll's Target</b>	<b>Stoll 20/21</b>	<b>Stoll 21/22</b>
Veterans living more independently	>20.0%	8.0%	8.0%
% Veterans who have maintained or increased their independence.	90.0%	97.0%	97.0%

During the last two years, Stoll has evolved its tenancy agreements so that all new tenants are offered Periodic Assured Shorthold tenancies.

### **People and Homes**

<b>Indicator</b>	<b>Stoll's Target</b>	<b>Stoll 20/21</b>	<b>Stoll 21/22</b>
Veterans moving into Stoll properties.	24	34	34
Veterans moving towards independence.	16	7	7
Veterans housed through the Veterans' Nomination Scheme.	40	36	35

### **FUTURE PLANS**

The context in which Stoll makes its future plans involves many factors, including:

- a determination to improve financial stability for the short, medium and long-term;
- that the redevelopment of the Fulham site, previously an opportunity, is a necessity;
- a growing voice and culture of increased regulation and a greater commitment to building and fire-safety - Stoll supports this and made significant progress in 2021-22;
- recognition that our people are what make us effective and that, therefore, they deserve our ongoing commitment to investment and support;
- that we need to retain an outward-facing aspect to our work in order to maintain our positive reputation in the Veterans' housing space; and,
- the paramount importance of us understanding of who our services are for and the level of service we offer to each beneficiary.

In the Strategy, the Board has set five strategic objectives, each with their own sub-objectives to be achieved over the course of the next five years:

- Strategic Objective 1: Operate a financially sustainable charity;
- Strategic Objective 2: Ensure that all Stoll properties are safe and in good repair;
- Strategic Objective 3: Invest in our people;
- Strategic Objective 4: Deliver an integrated support and housing service; and,

- Strategic Objective 5: Consolidate our position as the leading organisation within the Veterans’ supported housing space.

These set the context within which our annual work plans and budgets are developed. Stoll’s staff are caring, competent and they work collegiately, but they are limited by the current capacity of the Charity. The Board is confident that, through this Strategy, capacity can be enhanced leading to even better outcomes for the beneficiaries.

## FINANCIAL REVIEW

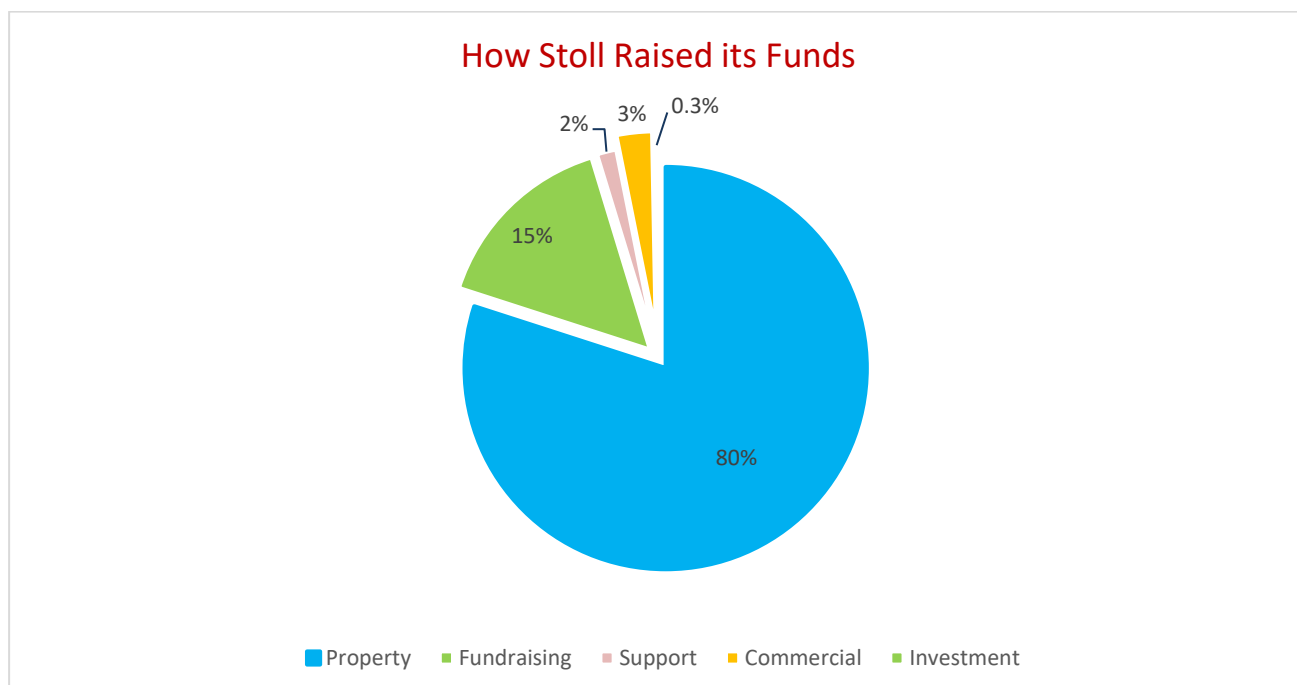
Following previously reported concerns about cash-flow, robust action was taken from 2019 by the Board and it, allied to the effective actions of the Executive, has enabled a far stronger financial position during the last and during this reporting period. This has established a much firmer footing for the Charity. This context also provided the basis and confidence for proceeding with the temporarily paused Fulham site development planning (so as to address the increasingly high risk associated with the site) and for other activities.

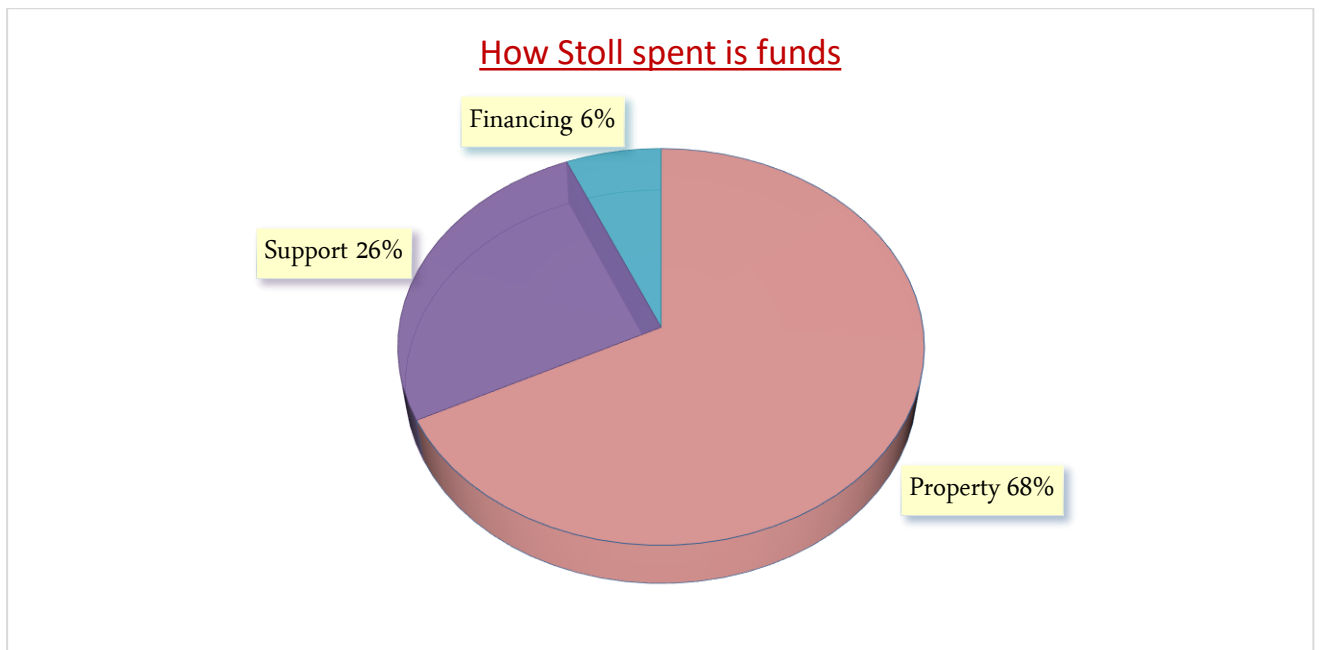
Stoll’s turnover increased by 3% to £3.8m (2021: £3.6m) and the operating costs by 16% to £3.3m (2021: £2.7m). This is due to operating cost increases from continuing investments in management, staff and IT infrastructure to enhance our service delivery. The overall surplus for the year was £343k.

As at March 2022, capital employed within Stoll was £33.4m (2021: £33.7m) comprised of £22m in grants, £6.9m in bank loans and the remainder as reserves of £4.5m (2021: £3.9m). We had cash reserves of £1.3m providing a good buffer to manage short-term cash flow pressures, albeit less than the target in our Reserves Policy.

### Results for the year

The Charity’s total comprehensive income for the year was £597k (2021: £187k).





### Principal Risks and Uncertainties

The Trustees monitor risk via a comprehensive Risk Table and consider that the key strategic risk relates to the ongoing and prohibitive cost of maintenance of the properties at Sir Oswald Stoll Mansions (its oldest scheme, based in Fulham). Much of the Fulham site was constructed a century ago and at a time when expectations and standards were unrecognizably different. While the buildings have undergone substantial refurbishment in their lifetimes, they are not at the standard of Stoll's other properties. They need significant (and currently unaffordable) investment. Our low rents and service charges mean that we do not raise the levels of funding needed to maintain them to the standard Stoll would wish, let alone to redevelop them or to cope with increasing regulatory aspects. Despite the endeavours of the Charity to secure alternative funding for example from central Government for supported housing or via a step change in fund-raising, the Board has concluded that an alternative approach is now required. This is one of the main drivers to think creatively about how best to redevelop the site and to improve provision for Veterans at the point of greatest need in the coming years. This would ensure that all our properties are best-in-class in line with our other schemes away from Fulham. During the last year, the Charity initiated the work necessary to underpin proposed development at Fulham and it intends to consult residents during 2022-23 on a proposal that would enable it to continue to support its current and future residents with high quality housing for veterans in the 21<sup>st</sup> century.

The most significant other risks facing the Charity similarly involve financial and estate risks. Other risks include those relating to compliance with statutory requirements (for example, fire-safety standards), service delivery and support. All such risks are monitored closely and mitigated by a range of measures including comprehensive policies and strategies. The level and breadth of activity at Stoll is impressive and the risks associated with all activities are minimised by effective planning and robust risk assessment. Credit, liquidity and cash-flow risks are overseen by the Finance and HR Committee and managed directly by the CEO and Finance Director.

Risk is monitored in detail by the Board and also scrutinized by all Board sub-committees, who in turn report on risk matters regularly to the Board. The separate Audit and Risk Committee provide oversight of the Executive in such matters and it helps shape the approach taken by the other Committees and by the Board. The risk management process and the resulting Risk Table identifies risks, assesses their impact and probability and, where necessary, recommends controls to further mitigate and monitor those risks that are assessed as the highest. The generic controls used to minimise risk include:



- detailed terms of reference together with formal agendas for Committee and Board activity;
- strategic planning by the Executive, reviewed regularly by the Board;
- comprehensive budgeting and management accounting; and,
- robust organisational structures and lines of reporting, and formal written policies.

We ensured that services to our beneficiaries remained as accessible as possible during this challenging time. The Support services were, however, offered in different ways and they were not always as readily accessible to the beneficiaries as we, or they, would want.

Our agility and flexibility has nevertheless meant that we have continued to offer high-quality Housing and Support services, responding to the changing needs of our beneficiaries as the pandemic unfolded. That said, we recognise that Stoll staff have at times been less accessible and certainly less well able to provide support over the reporting period.

Cost of Living - One of the main risks to sustainable rents and tenancies facing social housing providers in 2022 is the 'Cost of Living'. It is reported that, across the UK, 9-10% of the population are experiencing moderate to severe food insecurity. The Covid pandemic has reportedly exacerbated these problems. Stoll has been a supportive landlord during the pandemic. One of the risks to household sustainability over the coming months is the expected rises in energy prices, which will likely disproportionately affect those on low incomes. It is realistic to predict that these compound circumstances will result in additional pressure on rent arrears. We are trying to identify tenants that may be at risk of fuel poverty or financial hardship and putting in place a procedure to begin conversations early to put suitable support in place and sustain tenancies.

### **Fundraising Performance**

There was more good work continued this year, seeking to improve engagement with external funders across our sector in order to sustain core activities, with the broad aspiration of creating a step-change in philanthropic income post pandemic. As the Covid-19 impact became clearer, the focus shifted to seeking funding to enable the Charity to best assure the safety of staff and beneficiaries and to assure the delivery of core services. Stoll is very thankful for the continued support the organisation gets from its regular funders. As the Covid-19 restrictions lifted throughout the year we were able to welcome funders to again visit our housing schemes and to see the difference that their generous support makes to Stoll veterans. We were, for example, delighted to host a visit by ABF The Soldiers' Charity in November 2021 who met with Stoll veterans and talked to them about their individual journeys since leaving the Armed Forces and how Stoll provides them with a home and individual support. Our CEO welcomed attending the Royal Navy and Royal Marines Charity (RNRMC) Board meeting in June 2021 and the opportunity to speak about the impact of its funding on Stoll's Royal Navy and Royal Marines veterans and their families. Stoll is looking forward to working more closely with our regular funders over the coming year and will be involved in filming Stoll veterans with the Veterans Foundation early in the next reporting year. Thanks to the funding from the Forces in Mind Trust, Stoll is delighted to be the lead partner in the Cobseo project for the next stage of the No Homeless Veterans Campaign. The campaign will work closely with social housing providers to 'Think Veteran' and it will provide support for local authorities and housing associations with training and materials to understand the needs of veterans seeking social housing.

Stoll is very grateful to its various supporters, including the following: Forces Support, ABF The Soldiers' Charity, Armed Forces Covenant Fund, Forces Support, Headley Court Trust, Irving Memorial Trust, Lloyd's Patriotic Fund, Queen Mary's Roehampton Trust, Royal Air Force Benevolent Fund, Royal Navy and Royal Marines Charity, Scott (Eredine) Charitable Trust, Trinity House, Veterans' Foundation, Forces in Mind Trust, Chelsea Supporters' Trust, Cemex, and Hounslow Council

The Charity receives support from other charities too, and from businesses, as well as via its fundraising activities and individual, regular and one-off donors. The main focus in this year was in seeking support from new trusts and charities. The Charity is immensely grateful to all of our donors, past and present who make our various charitable activities possible, a typical example being the work of the Chelsea Supporters' Trust with its annual 'Big sleep out', an event that was virtual last year but returned to its



normal format this March and was attended by our CEO and a couple of our veterans, one of who spoke eruditely about having lived in a car until he moved to Stoll a year before.

Overall, £572k was raised this year (2021: £549k), with additional sums pledged for the future. Although this reflects a dip on many previous years, it is nevertheless adjudged to be a success given the context.

Stoll employs a small team of fundraisers to raise funds for its projects and activities. We raise funds from charitable trusts and foundations, corporates, individuals and through community events and activities. Stoll's activities are undertaken in accordance with the guidance of the Fundraising Regulator and in adherence to its Code of Practice. Stoll does not contact individuals or hold personal information without their permission. Fundraising income and activity is monitored quarterly by the Fundraising and Communications Committee and by Stoll's Board. Stoll's fundraising team work to set targets (e.g. for trusts, individual donors and corporates). Performance against targets is monitored monthly through the Stoll Management Accounts. We mitigate the risk of not achieving our targets through the use of scenario planning and frequent reviews of progress. Stoll also has a single employee focussed solely on communication. Internal communication works to inform beneficiaries of events, activities and general information regarding their tenancies at Stoll. The Stoll website has a 'beneficiary only' section and we also send out a monthly newsletter. We were delighted to re-introduce a summary 'Annual Report' for 2021, a short document which sets out what we do and how we do it. We intend to return next year to holding quarterly residents' meetings with the key Stoll staff including the CEO wherever possible.

Planning has commenced for consulting residents on future development of the Fulham site. Stoll's external communication seeks to inform the public about the work of Stoll and the needs of our beneficiaries. We do this through the Stoll website, social media and written materials. Communications are monitored quarterly by the Fundraising and Communications Committee.

### **Reserves Policy**

The Charity's Reserves Policy is to maintain sufficient unrestricted income reserves to enable it to meet its short-term financial obligations (deemed to be three months' operating costs) in the event of an unexpected revenue shortfall and to mitigate operational risks such as those arising from pandemics, staffing shortages, and reactive asset management requirements. We hold three types of reserves:

- Restricted reserves – funds received from donors for designated purposes.
- Unrestricted reserves invested in Housing properties – generated through normal operations and invested in property assets.
- Free reserves – generated from normal operations.

With, annually, 15% of our income coming from revenue fundraising, maintaining an adequate reserve is vital. Therefore, Stoll commits to retaining a minimum of three months' operating costs (not including restricted funds) in cash reserves and we intend to have six months' reserves by the end of the forthcoming strategy period (2025). The Board reviews the Reserves Policy annually. Total reserves at 31 March 2022 were £4.5m (2021: £3.9m) of which £96k (2021: £128k) was restricted, £3.7m (2021: £3.5m) was re-invested in our properties to the benefit of our Veterans and free reserves amounted to £630k - this is under our target of six months of operating costs, £1.6m for 2021-22.

### **Investment Policy**

Stoll's investment objectives are focused upon supporting the Charitable Objects. This involves emphasis upon the current and future needs by, maintaining (at least) the value of the investments in real terms; producing a consistent and sustainable return to support operational expenditure; and, delivering these objectives within acceptable levels of risk. The investment strategy and associated distribution are reviewed annually by the Finance and HR Committee, as is the performance of investment manager(s). Investments are only those considered suitable for a charity, including in respect of social, environmental or ethical considerations, and external investment managers provide reports on a quarterly basis for review by the Finance and HR Committee, which monitors performance.

## **Investments**

At the year-end, the Charity invested £500k (2021: Nil) via funds managed by CCLA (investment managers) in the COIF Charities Investment Fund. Stoll's investments are managed in accordance with the Investment Policy, with the intent to balance the needs and interests of current and future beneficiaries of Stoll activities. Through the Finance and HR Committee, the Trustees monitor the performance of the investments and of the external manager(s) of its investments quarterly.

## **Our People**

The Board of Trustees is immensely grateful for the outstanding efforts of staff during the unprecedented challenges associated with Covid-19. Between April 2021 and spring 2022, Stoll concentrated on delivering the core housing and support services during the pandemic, and in line with Government guidelines and direction it moved many staff to remote working while continuing to enable the essential 'front line' service delivery staff to work on site in a 'Covid-19-secure' way. Employee wellbeing has naturally been at the forefront of our planning during the period, thereby ensuring that we protect the community, continue to deliver services and reduce the impact of social isolation. At the end of the reporting period, Stoll had thirty-five members of staff (with 4 vacancies), a mix of full-time and part-time.

Consultation with employees has continued at all levels throughout the Covid-19 pandemic with the aim of taking the views of employees into account when decisions are made that are likely to affect their interests. Employees are made aware of the financial and economic performance of the Charity. Communication with employees continues through normal management channels in a variety of forms and also to apprise staff of current issues. Remuneration is set by the Board, with the objective of enhancing performance and of rewarding fairly and responsibly our employees. The appropriateness and relevance of remuneration is reviewed annually, including reference to benchmarking with small housing associations and charities. This enables Stoll to remain sensitive to the broader issues of remuneration and employment conditions elsewhere. Delivery of Stoll's charitable vision and purpose is primarily dependent on its staff, the cost of whom is the largest single element of charitable expenditure. Stoll encourages applications from disabled persons, makes adjustments to application and interview processes accordingly, and supports staff who become disabled through the course of their employment via reasonable workplace adjustments and access to continuous professional development and staff training.

Decisions relating to employment are objective, free from bias and based solely on work criteria and individual merit. Stoll promotes a working environment that is free from discrimination, harassment and victimisation. Stoll is an equal opportunities employer and seeks to be inclusive in its approach to recruitment, selection and staff development. Stoll operates a policy of positive promotion of employment opportunities to Veterans and is proud to be a gold standard holder of the Armed Forces Covenant Employer Recognition Scheme.

## **STATEMENT OF ACCOUNTING AND REPORTING RESPONSIBILITIES**

### **Trustees Responsibilities Statement**

The Trustees (who are also the Directors for the purposes of Company Law) are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards).

Company Law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs.

In preparing these Financial Statements, the Board was required to:

- select the most appropriate accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2015;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the Financial Statements; and,
- prepare the Financial Statements on the going concern basis (there are no material uncertainties).

The Trustees are responsible for keeping proper accounting records that are sufficient to show and explain the charitable company's transactions, disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the Financial Statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019 and the SORP: Accounting by Registered Social Housing Providers 2018. The Board has a general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities. The Board is responsible for the maintenance and integrity of the corporate and financial information included on the Stoll website.

### **Code of Governance**

In 2019 Stoll implemented an action plan to ensure it remained compliant with all aspects of the National Housing Federation Code of Good Governance. We also benchmarked ourselves against the equivalent code developed by the Charity Commission. In 2017 we conducted an independent review of our governance assisted by consultants (Campbell Tickell). During the previous financial year, we also benchmarked ourselves against the new Cobseo governance standard, having been on the working group to develop it. We scored very highly and continue to retain high governance standards and to operate in line with our Governance Procedures. A further light touch review is envisaged in the next reporting period.

### **Internal Controls**

The Board acknowledge its responsibility for ensuring that Stoll has in place a system that is appropriate to the various business environments in which it operates and for reviewing its effectiveness. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within Stoll or for publication;
- the maintenance of proper accounting records which disclose with reasonable accuracy at any time the financial position of Stoll; and,
- the safeguarding of assets against unauthorised use or disposition.

It is the Board's responsibility to establish and maintain systems of internal control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include ensuring that:

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of Stoll's assets;
- experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the Board and management to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term; regular management Financial Statements are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the committees of the Board with final authorisation by the Board itself;
- the Board reviews reports from the Executive, from the internal audit process and from the External Auditor to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing Stoll. The Board has established a three-year internal, rolling audit mechanism and the Internal Auditor reports to the Board. Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports; and,
- a comprehensive process of annual business planning involving the Executive.

No weaknesses have been identified in internal controls that resulted in material losses, contingencies, or uncertainties that require disclosure in the Financial Statements or in the Auditor's Report on the Financial Statements, but the Board records that the intended internal audit mechanism was deferred (due to Covid-19) from this reporting period to the next.

The Board has undertaken an assessment of compliance with the Governance and Financial Viability Standard as set out by the Regulators. Stoll has completed two independent reviews of its governance. One in 2017 with an independent consultant in the light of the regulatory framework and a second, in 2019, involving a review with Cobseo (the umbrella body). These reviews confirm that Stoll complies with these standards.

### **Disclosure of information to the Auditors**

In the case of each person who was a Trustee at the time this Report was approved:

- so far as that Trustee was aware there was no relevant available information of which Stoll's auditors were unaware; and
- that Trustees have taken all steps that the director ought to have taken as a trustee to make him or her aware of any relevant audit information and to establish that Stoll's auditors were aware of that information.

This confirmation is given and should be interpreted in accordance with the provision of s418 of the Companies Act 2006.

## **Auditors**

At the Annual General Meeting in November 2021, Crowe UK LLP was appointed as External Auditors from the financial year ending March 2022.

## **Approval of the Report**

This Report was approved by the Board on 31<sup>st</sup> August, 2022.

A handwritten signature in black ink that reads "Ray Lock". The signature is written in a cursive style with a large, looping 'R' and 'L'.

Signed on behalf of the Board by:

Air Vice-Marshal Ray Lock CBE (Chair of Trustees)

## **Independent Auditor’s Report to the Members of Sir Oswald Stoll Foundation**

### **Opinion**

We have audited the financial statements of Sir Oswald Stoll Foundation (“the charitable company”) for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Changes in Reserves, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company’s affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing from April 2019.

### **Basis for opinion**

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

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

In auditing the financial statements, we have concluded that the trustees’ 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 the charitable company’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 trustees with respect to going concern are described in the relevant sections of this report.

## **Other information**

The trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

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

- the information given in the trustees' report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

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

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report included within the trustees' report.

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

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

## **Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement as set out on page 9, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to



enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements such as the Companies Act 2006, the Housing and Regeneration Act 2008 together with the Housing SORP. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statements items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were requirements imposed by the Regulator for Social Housing, general data protection legislation, health & safety legislation and employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

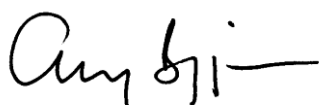


We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management and the Risk and Audit and Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, sample testing of income, reviewing accounting estimates for biases, reviewing regulatory correspondence with all regulators, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

### **Use of our report**

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



Guy Biggin

Senior Statutory Auditor

For and on behalf of

**Crowe U.K. LLP**

Statutory Auditor

Cheltenham

Date: 30 September 2022

**STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 March 2022**

	Notes	2022 £	2021 £
<b>Turnover</b>	<b>2</b>	3,797,616	3,626,274
<b>Operating expenditure</b>	<b>2</b>	<u>(3,254,001)</u>	<u>(2,780,461)</u>
<b>Operating Surplus</b>	<b>8</b>	543,615	845,813
Interest receivable and similar income	<b>6</b>	10,781	613
Interest payables and similar charges	<b>7</b>	(210,979)	(207,459)
<b>Surplus for the financial year</b>	<b>16</b>	<u><b>343,417</b></u>	<u><b>638,967</b></u>
Actuarial profit/(losses) in respect of pension schemes		254,000	(452,000)
<b>Total comprehensive income for the financial year</b>		<u><u><b>597,417</b></u></u>	<u><u><b>186,967</b></u></u>

All of Stoll's operations are classed as continuing.

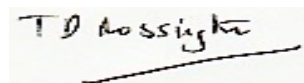
**STATEMENT OF FINANCIAL POSITION AS AT 31 March 2022**

	Notes	2022	2021
<b>Fixed assets</b>			
Tangible fixed assets – housing properties	9	33,350,192	32,972,924
Tangible fixed assets – other	10	210,084	190,031
		<b>33,560,276</b>	<b>33,162,957</b>
<b>Current assets</b>			
Debtors	11	363,517	295,129
Investments		500,000	
Cash at bank and in hand		874,798	1,863,026
		<b>1,738,315</b>	<b>2,158,155</b>
<b>Creditors: amounts falling due within one year</b>	12	(1,881,224)	(1,620,026)
<b>Net current assets/liabilities</b>		<b>(142,909)</b>	<b>538,129</b>
<b>Total assets less current liabilities</b>		<b>33,417,367</b>	<b>33,701,085</b>
<b>Creditors: falling due after more than one year</b>	13	(28,947,372)	(29,847,505)
<b>Total net assets</b>		<b>4,469,995</b>	<b>3,853,580</b>
<b>Reserves</b>			
Unrestricted reserves	16		
- Invested in housing Properties		3,743,591	3,516,825
- General Reserves		630,251	208,255
Restricted Funds	22	96,153	128,500
		<b>4,469,995</b>	<b>3,853,580</b>

The accounts were approved and authorised for issue by the Board of Trustees on 31<sup>st</sup> August 2022 and were signed on its behalf by:



Air Vice-Marshal Ray Lock CBE (Chair of Trustees)



Timothy David Rossington CB (Chair of Finance Committee)

**STATEMENT OF RESERVES FOR THE YEAR ENDED 31 March 2022**

	Invested in housing properties £	Restricted funds £	General (Free reserves) £	Total Reserves £
<b>Balance at 1<sup>st</sup> April 2021</b>	3,516,825	128,500	208,255	<b>3,853,580</b>
Surplus for the year	-	217,653	379,765	<b>597,417</b>
Transfer between funds	226,766	(250,000)	42,231	<b>18,997</b>
<b>Balance at 31<sup>st</sup> March 2022</b>	<b>3,743,591</b>	<b>96,153</b>	<b>630,251</b>	<b>4,469,995</b>

The invested in housing properties column shows the designated reserve specifically earmarked for future investment in Stoll's housing properties.

Restricted funds represent funds given to Stoll for a specific purpose or to support a project (these cannot be used for any other purpose).

Undesignated funds are funds which can be used in accordance with the Memorandum and Articles at the discretion of the Trustees.

**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 March 2022**

	Notes	2022 £	2021 £
<b>Net cash generated from operating activities</b>	<b>A</b>	1,068,569	724,678
<b>Investing activities</b>			
Interest received		10,781	613
Deferred capital grants received		-	-
Proceeds on disposal of tangible fixed assets		4,300	-
Purchases of tangible assets		(1,000,608)	(57,153)
Investment		(500,000)	-
<b>Net cash used in from investing activities</b>		(1,485,527)	(56,541)
<b>Financing activities</b>			
Repayments of borrowings		(360,292)	(302,842)
New loans		-	1,000,000
Interest paid		(210,979)	(207,459)
<b>Net cash generated from financing activities</b>		(571,271)	489,699
<b>Net (decrease)/increase in cash and cash equivalents</b>		(988,229)	1,157,836
Cash and cash equivalents at beginning of the year	<b>B</b>	1,863,027	705,190
<b>Cash and cash equivalents at end of year</b>		874,798	1,863,026

**NOTES TO THE CASH FLOW STATEMENT for the year ended 31 March 2022**

**A RECONCILIATION OF OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES**

	<b>2022</b>	<b>2021</b>
	£	£
Net Income/loss	597,417	186,967
Depreciation	603,288	569,180
Loss/Gain on sale of housing properties	(4,300)	15,659
(Increase)/Decrease in Accounts Receivable	(68,388)	(21,100)
(Decrease)/Increase in Creditors	301,921	(304,307)
Interest payable	210,979	207,459
Interest Receivable	(10,781)	(613)
Amortised government grants	(307,568)	(307,568)
Movement in Pension Liability	(254,000)	379,000
	<hr/>	<hr/>
Net cash inflow from operating activities	<b>1,068,569</b>	<b>724,678</b>
	<hr/>	<hr/>

**B CASH AND CASH EQUIVALENTS**

	<b>At 1<sup>st</sup> April</b>	<b>Cash flow</b>	<b>At 31 March</b>
	<b>2021</b>	<b>£</b>	<b>2022</b>
	£	£	£
Cash at bank and in hand	1,863,026	(988,229)	874,797
	<hr/>	<hr/>	<hr/>
Net funds	<b>1,863,026</b>	<b>(988,229)</b>	<b>874,797</b>
	<hr/>	<hr/>	<hr/>

**C NET DEBIT NOTE**

	£	£
	<b>2022</b>	<b>2021</b>
	£	£
Cash and Cash Equivalents	874,798	1,863,026
Short Term Borrowings:		
Bank Loans	(264,988)	(227,214)
Other Loans	(114,524)	(125,000)
Long Term Borrowings:		
Bank Loans	(6,316,121)	(6,599,545)
Other Loans	(208,335)	(312,500)
	<hr/>	<hr/>
	<b>(6,903,967)</b>	<b>(7,264,258)</b>
	<hr/>	<hr/>
Net Debt position	<b>(6,029,169)</b>	<b>(5,401,232)</b>
	<hr/>	<hr/>

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022

### 1 Accounting Policies

#### General information

Stoll is a private company limited by guarantee incorporated in England and Wales under the Companies Act 2006. Stoll is also a registered charity and a registered provider of social housing with Homes England. A description of the nature of Stoll's operations and its principal activity is disclosed in the Trustees' Report.

Stoll's registered office is:

The Sir Oswald Stoll Mansions, 446 Fulham Road, London, SW6 1DT.

Stoll meets the definition of a Public Benefit Entity per Financial Reporting Standard (FRS) 102, the FRS applicable in the UK and Republic of Ireland.

#### Basis of accounting

The Financial Statements of Stoll are prepared: in accordance with FRS 102 and with the Housing Statement of Recommended Practice (SORP) 2018 ("the SORP"); and, so as to comply with the Accounting Direction for Private Registered Providers of Social Housing 2019. The Financial Statements have been prepared under the historical cost convention as modified by the revaluation of certain assets in accordance with Stoll's accounting policies. The Financial Statements are presented in Sterling.

#### Going concern

After reviewing the Stoll Budget for 2022/23, the Charity's forward-looking financial planning (five-year cash-flow), the associated Strategy and planning, and with an eye to the wider context in the sector and with the economy, the Board has a reasonable and prudent expectation that Stoll has adequate resources to continue to operate for the foreseeable future. Given the comprehensive nature of this analysis, the Board continues to adopt the 'going concern' basis in preparing the Financial Statements.

#### Turnover

Turnover comprises rental and service charge income, revenue grants (where available), fees and donations.

Rental, service charge and fee income is recognised on a receivable basis.

Revenue grants and donations which are received to fund specific expenditure are matched with that expenditure and any such income received in advance is deferred.

Other revenue grants and donations are recognised when Stoll becomes entitled to them, where there is a probable certainty over their receipt and they can be measured reliably.

## NOTES TO THE ACCOUNTS for the year ended 31 March 2021 (continued)

### 1 Accounting Policies (continued)

#### Social Housing Grant and Government grants

Government grants include grants receivable from Homes England, local authorities, and other Government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure on a *pro rata* basis under the accrual model. The unamortised element of Government grants is recognised as deferred income in creditors.

Grants relating to revenue are recognised in the Statement of Comprehensive Income over the same period as the expenditure to which they relate. Until revenue grants are recognised as income they are recorded as liabilities.

Government grants released on sale of the property may be repayable but are normally available to be recycled and used for projects approved by Homes England. If this is the case, they are credited to a Recycled Capital Grant Fund and are included in the Statement of Financial Position in creditors. If there is no requirement to recycle or repay the grant on disposal of the asset, any unamortised grant remaining within creditors is released and recognised as income in the Statement of Comprehensive Income.

#### Other grants

Grants received from non-Government sources are recognised using the performance model. A grant which does not impose a specific future performance condition is recognised as revenue when the grant proceeds are receivable. A grant that imposes a specific future performance related conditions on Stoll, is recognised only when these conditions are met. A grant received before the revenue recognition criteria are satisfied is shown as a liability in the Statement of Financial Position.

#### Housing property

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and stated at cost less accumulated depreciation and any recognised impairment losses. The cost of properties is the initial purchase price together with those costs that are directly attributable to acquisition and construction including interest cost up to the date of completion and directly attributable staff costs. Properties in the course of construction are not depreciated. Freehold land is not depreciated.

Depreciation is charged on major components so as to write off the cost of the components to their residual values, over their estimated useful lives, using the straight-line method. The components identified, with their respective estimated useful lives, are as follows:

<b>Component</b>	<b>Life</b>
Kitchen	20-25 years
Bathroom	25 years
Electrical heating	20 years
Electrical main	20 years
Hot water cylinders	20 years
Boilers	7-20 years
Lifts	25 years



## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 1 Accounting Policies (continued)

Flat roof	25 years
Traditional roof	50-100 years
Structure	100 years

#### Capitalisation of interest

Interest is capitalised on fixed asset housing up to the date of completion of capital works on each scheme. The interest is calculated using the weighted average rate of interest payable by Stoll on its loans as a whole, applied to the carrying value of the asset under construction net of grant. This treatment applies irrespective of the original purpose for which the loan was required.

#### Expenditure on components

Subsequent expenditure which relates to either the replacement of previously capitalised components or the enhancement of such components which results in incremental future benefits is capitalised and the carrying amount of any replaced component or part component is derecognised.

Any other expenditure incurred in respect of repairs is charged to the Statement of Comprehensive Income.

#### Other fixed assets

Other property, plant and equipment are stated at cost less accumulated depreciation. Stoll also holds other assets i.e. paintings which are held under policy of revaluation. Depreciation is charged on a straight-line basis over the expected useful lives of the assets at the following rates:

Freehold Office	50 years
Leasehold Buildings	50 years (or the term of the lease if shorter)
Equipment	4 years
Fixtures	4 years
Motor vehicles	4 years
Computers/laptops	3 years

Individual items of furniture or equipment are capitalised where the unit cost of the purchase exceeds £1,000.

#### Impairment

For the purposes of impairment assessments, housing properties are grouped together into schemes, each scheme typically comprising one or more buildings in an immediate locality, and each building consisting of one or more accommodation units. Schemes are typically developed or acquired as one entity. The exception is street properties, which are geographically diverse and where individual properties may have been acquired piecemeal.

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 1 Accounting Policies (continued)

#### Impairment (continued)

At each Statement of Financial Position date, housing schemes are assessed to determine if there are indicators that the scheme may be impaired in value; if there are such indicators of impairment, then a comparison of the scheme's carrying value is compared to its recoverable amount is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Statement of Comprehensive Income; the carrying value is reduced appropriately.

The recoverable amount of a scheme is the higher of its fair value less costs to sell and its value in use. Value in use for housing schemes which are able to be let in their current condition and which are fulfilling the social purpose for which they were acquired is based on the depreciated replacement cost of the asset. For other schemes, value in use is defined as the net present value of the future cash flows before interest generated from the scheme.

When an impairment loss is subsequently reversed, the carrying amount of the scheme is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of Comprehensive Income.

#### Holiday Pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date, has been carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

#### Pension costs

Stoll operates a defined benefit scheme, which is administered independently by TPT retirement solution. The expected cost of providing pensions is calculated from actuarial advice. It is not possible to separately identify the underlying assets and liabilities belonging to Stoll on a consistent and reasonable basis.

As there is a contractual agreement between the scheme and its members, including Stoll, that determines how the deficit will be funded, the contributions payable that arise from the agreement to the extent that they relate to the deficit is recognised as a liability in the Statement of Financial Position and the resulting expense in the Statement of Comprehensive Income. When the contributions are not expected to be settled within one year after the reporting period, the liability is measured at the present value of the contributions payable by using a discounted rate (discounted present value basis). The rate used is determined by reference to market yields at the reporting date on high quality bonds.

Stoll also contributes to a defined contribution scheme. The charge to the Statement of Comprehensive Income represents the employer contributions payable to the scheme for the accounting period.

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 1 Accounting Policies (continued)

#### Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to income and expenditure on a straight-line basis over the lease term. The aggregate benefits of any lease incentive are recognised as a reduction in expenses recognised over the term of the lease.

#### Value Added Tax (VAT)

Irrecoverable VAT which can be attributed to a capital item or expenditure is added to the costs of the capital item or expenditure.

#### Taxation

Stoll is a charity within the meaning of the Charities Act 2011 and is exempt from taxation under the provisions of the Income and Corporation Taxes Act 1988.

#### Financial instruments

Financial assets and financial liabilities are recognised in the Statement of Financial Position when Stoll becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that Stoll will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of Stoll's cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

The effective interest rate is the rate that exactly discounts estimated future cash flows through the expected life of the financial asset or liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest bearing loans, overdrafts and other loans which do not meet the criteria to be classified as basic financial instruments are recorded at their fair value with any movements in fair value being reflected in the Statement of Comprehensive Income.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, at bank and in short-term deposits. Cash equivalents are highly liquid investments that are readily convertible to known amounts of cash without significant risk of change in value.

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 1 Accounting Policies (continued)

#### **Employee benefits**

Short-term employee benefits including holiday pay and annual bonuses are accrued as services are rendered.

#### **Restricted reserves**

These are funds given to Stoll for a specific purpose or to support a project and that cannot be used for any other purpose. (See Note 22 for more detail).

#### **Unrestricted general funds**

These are funds which can be used in accordance with the Memorandum and Articles at the discretion of the Trustees.

#### **Key sources of estimation uncertainty and judgements**

The preparation of the Financial Statements requires the use of estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses for the year. Although these estimates and associated assumptions are based on historical experience and the management's best knowledge of current events and actions, the actual results may ultimately differ from those estimates. The estimates and underlying assumptions are reviewed on an on-going basis.

#### *Critical judgements in applying Stoll's accounting policies*

The following are the critical judgements, apart from those involving estimations (which are dealt with separately below), that the Board has made in the process of applying Stoll's accounting policies and that have the most significant effect on the amounts recognised in the Financial Statements.

- Financial instrument classification
- Housing property impairments

#### *Financial instruments classification*

The classification of financial instruments as "basic" or "other" requires judgement as to whether all applicable conditions as basic are met. This includes consideration of the form of the instrument and its return.

One of Stoll's loans includes a clause that allows the lender to reset rates unilaterally at various points in the future. As such, one of the required conditions for classifying that loan as basic is not met and the loan has been classified as being "other" and therefore held at fair value.

The rate of interest charged at present is considered to be in line with the market rate. Furthermore, there is no penalty for repaying the loan in the event that any future reset rate is considered to be above the then market rate. On that basis, the Trustees consider that the fair value of the loan is not materially different from the principal amount outstanding.

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 1 Accounting Policies (continued)

#### Key sources of estimation uncertainty and judgements (continued)

##### *Housing property impairments*

For impairment purposes, as explained in the accounting policies, housing properties are grouped into schemes which reflects how the properties are managed.

Recoverable amounts are based on either future cash flows or, for assets held for their service potential, depreciated replacement cost. The assessment of whether an asset is held for its service potential is a matter of judgement and in making that judgement the Board considers the current use of the asset and the expected future use of the asset. If the asset is unable to be let in its current condition or is not being used for a social purpose, either now or in the foreseeable future, it is assessed as not being held for its service potential.

Recoverable amounts for assets held for their service potential are assessed at the depreciated replacement cost. This is the lower of (a) the cost of purchasing an equivalent property on the open market; and (b) the land cost plus the rebuilding cost of the structure and components. The Board has oversight of its properties and considers that all of them are in demand and that, therefore, depreciated replacement cost is appropriate. In view of the location of Stoll's properties and the high cost of replacement, the Board has conducted a review and assessed that no areas impairment has arisen.

##### *Key sources of estimation uncertainty*

The estimates and assumptions which have the most significant effect on amounts recognised in the Financial Statements are discussed below:

- Useful lives of depreciable assets; and,
- The main components of housing properties and their useful lives.

##### *Identification of housing property components*

Stoll accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful lives. Judgement is used in allocating property costs between components and in determining the useful lives of each component.

Housing property depreciation is calculated on a component-by-component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

##### *Useful lives of depreciable assets*

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets.

Uncertainties in these estimates relate to 'technological obsolescence' and changes to future legislative requirements.

**NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)**

**2a Particulars of turnover, operating costs and operating surplus**

			<b>2022</b>	<b>2021</b>
	Turnover	Operating costs	Operating surplus	Operating surplus
<b>Income and expenditure from lettings</b> (Note 2b)	2,988,344	(2,318,647)	669,697	931,290
<b>Other social housing activities:</b> Supporting people	58,657	(653,993)	(595,336)	(519,884)
Activities funded by donations and grants	643,868	(271,166)	372,702	335,873
<b>Non - social housing activities</b> Commercial property	106,747	(10,195)	96,552	98,534
	<b>3,797,616</b>	<b>(3,254,001)</b>	<b>543,615</b>	<b>845,813</b>

**Activities funded by donations and grants comprise:**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trusts & Grants	581,977	435,562
Corporates	22,500	25,100
Strategic Partners (Help for Heroes)	-	11,562
Community, Individuals & Events	34,391	35,093
Major Donors	5,000	1,050
Statutory Bodies	-	35,000
Lottery Funding	-	5,262
Legacies	-	-
	<b>643,868</b>	<b>548,629</b>

**NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)**

<b>2b) Particulars of income and expenditure from lettings</b>	<b>2022</b>	<b>2021</b>
	£	£
<b>Turnover</b>		
Rent receivable net of service charges and voids	1,836,781	1,786,334
Service Charges	752,544	687,286
Other Income	87,150	169,267
Grant Amortisation	307,568	307,568
Profit on disposal of assets	4,300	-
Turnover from other social housing lettings	<u>2,988,344</u>	<u>2,950,455</u>
<b>Expenditure on letting activities</b>		
Services	(551,046)	(527,316)
Management	(859,396)	(575,493)
Routine Maintenance	(299,171)	(209,342)
Planned Maintenance	(5,496)	(102,627)
Bad Debt expense	(24,040)	(39,023)
Depreciation of housing properties	(579,498)	(549,706)
Profit or Loss on disposal of assets	-	(15,659)
Total expenditure on lettings	<u>(2,318,647)</u>	<u>(2,019,164)</u>
<b>Operating Surplus/Deficit on letting activities</b>	<u>669,697</u>	<u>931,290</u>
Net rental income is stated after losses from voids of	<u><b>165,614</b></u>	<u><b>(120,411)</b></u>

**3 Analysis of accommodation**

	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>
Units in management:		
Supported housing / housing for older people	283	283
General needs	4	4
	<u>287</u>	<u>287</u>

**4 Emoluments of the Board of Trustees and Senior Management Team**

The Chief Executive, who is also the Company Secretary, receives emoluments, but none of the Trustees do. Total expenses reimbursed to Trustees were £834 (2021: £127).

Trustee and Senior Management Team	<b>2022</b>	<b>2021</b>
	£	£
Total expenses reimbursed	<u>834</u>	<u>127</u>
The total emoluments including pension & benefits in kind of the key management personnel were:	<u>423,961</u>	<u>398,492</u>
The total emoluments excluding pension & benefits in kind of the key management personnel were:	<u>395,252</u>	<u>366,799</u>

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 4 Trustee emoluments (continued)

Key management personnel are defined in Note 21.

Stoll employed three (3) members of staff who earned between £60,000-£70,000 and one (1) member of staff, the CEO, who earned between £80,000-£90,000.

The CEO is the highest paid director whose remuneration for the year, including salaries, bonuses and pension contribution was between £90,000-£100,000.

### 5 Employee information

The average full-time equivalent number of persons, including directors, employed by Stoll during the year was:

	2022	2021
	Number	Number (restated*)
Administration	7	8
Communications	1	1
Fundraising	3	3
Housing	8	7
Support	11	14
	<u>30</u>	<u>33</u>

	2022	2021
	£	£ (restated*)
Staff costs for the above persons were:		
Wages & Salaries	1,131,909	1,105,213
Social Security Costs	112,313	108,095
Other Pension Costs	74,650	79,791
	<u>1,318,872</u>	<u>1,293,099</u>

#### Average No of Employees

	2022	2021
Average number of employees	<u>36</u>	<u>36</u>

\*where appropriate the 2021 figures have been updated to ensure consistency with the 2022 figures.



**NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)**

<b>6</b>	<b>Interest receivable and similar income</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	Bank interest	10,781	613
		<hr/> <hr/>	<hr/> <hr/>
<b>7</b>	<b>Interest payable and similar charges</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	Bank loans	(195,979)	(199,459)
	Less: amounts capitalised	-	-
		<hr/>	<hr/>
	Unwinding of discount on multi-employer pension scheme liability	(15,000)	(8,000)
		<hr/> <hr/>	<hr/> <hr/>
		(210,979)	(207,459)
<b>8</b>	<b>Surplus for the year is stated after charging:</b>	<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
	Depreciation		
	- housing properties	579,499	549,706
	- other assets	23,790	19,475
	Auditor's remuneration (excluding VAT)		
	- In respect of the external audit	19,800	15,500
	- In respect of tax advice	1,500	-
	- In respect of preparation of accounts		3,250
	Operating lease rentals		
	- Plant and machinery	10,387	27,241
	- Land and buildings	-	-
		<hr/> <hr/>	<hr/> <hr/>

NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

9 Tangible Fixed Assets

<b>Tangible Fixed Assets - Housing Properties</b>				<b>31-Mar-22</b>
	<b>Freehold properties</b>	<b>Under Construction</b>	<b>Leasehold Properties</b>	<b>Total</b>
	£	£	£	£
<b>Cost</b>				
At 1 April 2021	39,139,042	-	1,124,156	40,263,198
Revaluation				
Additions- property acquisition & development	139,722	388,111	-	527,833
Additions- replacement components	428,933	-	-	428,933
Disposals	(123,959)	-	(13,055)	(137,014)
Cost at 31 March 2021	39,583,740	388,111	1,111,100	41,082,950
<b>Depreciation</b>				
At 1 April 2021	6,926,055	-	364,218	7,290,273
Charge for the year	554,329	-	25,170	579,499
Released on disposal	(123,959)	-	(13,055)	(137,014)
At 31st March 2022	(7,356,425)	-	(376,333)	(7,732,758)
<b>Net book value At 31st March 2022</b>	<b>32,227,314</b>	<b>388,111</b>	<b>734,767</b>	<b>33,350,192</b>
<b>Net book value At 31 March 2021</b>	<b>32,212,988</b>	<b>-</b>	<b>759,938</b>	<b>32,972,926</b>

NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

**10 Property, plant and equipment - other**

	Freehold land & Buildings £	Fixtures, Fittings & equipment £	Motor Vehicles £	Total £
<b>Cost</b>				
<b>At 1 April 2021</b>	393,662	306,332	45,975	745,969
Additions	-	43,842	-	43,842
Disposals	-	(6,058)	(45,975)	(52,033)
<b>Cost at 31 March 2022</b>	<b>393,662</b>	<b>344,116</b>	<b>-</b>	<b>737,778</b>
<b>Depreciation</b>				
<b>At 1 April 2021</b>	212,803	297,159	45,975	555,937
Charge for the year	7,873	15,917	-	23,790
Disposals	-	(6,058)	(45,975)	(52,033)
<b>At 31st March 2022</b>	<b>(220,676)</b>	<b>(307,018)</b>	<b>-</b>	<b>(527,694)</b>
<b>Net Book Value</b>				
<b>At 31st March 2022</b>	<b>172,986</b>	<b>37,098</b>	<b>-</b>	<b>210,084</b>
<b>At 31 March 2021</b>	<b>180,860</b>	<b>9,171</b>	<b>-</b>	<b>190,031</b>

**NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)**

<b>11 Debtors</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Arrears of rent and service charge	220,902	179,600
Less: provision for bad and doubtful debts	<u>(111,035)</u>	<u>(87,600)</u>
Net rental arrears	109,866	92,001
Prepayments	100,139	55,454
Accrued income	143,069	114,749
Debtors	8,425	16,733
Other debtors	2,018	16,191
	<u><b>363,517</b></u>	<u><b>295,129</b></u>
<b>12 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank borrowings (Note 14)	379,512	227,214
Rents received in advance	114,524	103,314
Trade Creditors	380,828	136,952
Other Creditors	7,224	72,287
Other taxes & social securities	49,513	5,296
Accruals & deferred income	527,642	552,395
Multi-Employer Pension Scheme	101,913	90,000
Deferred Capital Grant (Note 15)	212,920	212,920
Other deferred capital grant	<u>107,148</u>	<u>94,648</u>
	<u><b>1,881,224</b></u>	<u><b>1,620,026</b></u>
<b>13 Creditors: amounts falling due after more than one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank borrowings (Note 14)	6,316,121	6,599,545
Other loans (Note 14)	208,335	312,500
Grant (Note 15)	16,582,059	16,794,979
Other grant	5,377,209	5,329,357
Multi-Employer Pension Scheme	391,087	666,000
Deferred Grant	<u>72,562</u>	<u>145,124</u>
	<u><b>28,947,372</b></u>	<u><b>29,847,505</b></u>

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 14 Financial instruments

Stoll's financial instruments comprise cash, bank borrowings and items such as trade creditors and debtors which arise directly from its operations. The main purpose of these financial instruments is to provide finance for Stoll's operations.

Stoll's operations expose it to a variety of financial risks including credit risk, liquidity risk and interest rate risk. The Trustees have delegated the responsibility for monitoring financial risk management to a sub-committee of the Board of Trustees, the Audit and Risk Committee.

#### *Credit risk*

Stoll's credit risk is primarily attributable to its inability to make payments on its loans or the interest associated with the loan. Close financial monitoring in meeting its lenders covenants is performed quarterly, and reported to the Finance and to the Audit and Risk Committee so that, for example, risk of failure to meet lender covenants is mitigated.

#### *Liquidity risk*

Stoll's liquidity risk is primarily the increase in rent arrears due to welfare reform and an enforcement of a 1% rent reduction on housing associations over the next five years.

Stoll has a Rent Allocations Policy that involves appropriate credit checks on potential tenants before flats are let out.

#### *Interest rate risk*

Stoll has both interest-bearing cash investments and interest bearing liabilities. Interest bearing assets comprise cash as well as debt which earn interest at a variable rate. Stoll's cash investments earned interest at a fixed rate of 1%.

The carrying values of Stoll's financial assets and liabilities are summarised by category below:

	2022 £	2021 £
<b>Financial assets:</b>		
Measured at undiscounted amounts receivable		
• Debtors	322,642	295,129
<b>Financial liabilities:</b>		
Measured at amortised cost		
• Loans repayable	6,903,967	7,264,259
Measured at undiscounted amounts receivable		
• Trade creditors	7,225	136,952

Stoll's income, expense, gains and losses in respect of the financial instruments are summarised below:

#### **Interest income and expense**

• Total interest income for financial assets at amortised cost	-	-
Total interest expense for financial liabilities at amortised cost	210,979	207,459

NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

14 Financial instruments (continued)

Details of the terms of Stoll's borrowings are disclosed below:

Housing loans	2022 £	2021 £
One year or less	379,512	352,214
One to two years	422,990	352,214
Two to five years	1,018,973	999,577
Over five years	5,082,493	5,560,254
<b>Total housing loan</b>	<b>6,903,967</b>	<b>7,264,259</b>
Less repayable within one year	(379,512)	(352,214)
<b>Total housing loan falling due after more than one year</b>	<b>6,524,456</b>	<b>6,912,045</b>

The loans from Crown are secured by specific charges on the company's housing properties, with interest being charged at rates of 9.375% - 11.500%. The life of these varies from 17 years to 20 years.

The loans from Nationwide are secured by charges on specified housing units in Fulham. Interest was charged previously at LIBOR rates but the transition to SONIA was made in January 2022, with interest being charged now at of 2.5% + BOE rates. These loans are expected to be repaid by September 2039.

The loan from The Royal British Legion is secured over 36 flats at Wessex House, with interest being charged at a rate of 4% and repaid at 10% per annum.

The loan from Charities Aid Foundation Bank (CAF) is secured over the 36 flats in Chiswick with interest being charged at a rate of 2.75% + BOE rate and repaid over 25 years.

A loan from Charity Bank is secured over the 20 flats in Banstead with interest being charged at a rate of 2.5%+ BOE rate and repaid over 25 years.

The organisation has commenced rationalising these securities.

15 Deferred capital grants	2022 £	2021 £
At 1 April	17,007,899	17,220,819
Grants receivable in the year	-	-
Transferred to other capital grants	-	-
Release to income in the year	(212,920)	(212,920)
<b>Balance at 31 March</b>	<b>16,794,979</b>	<b>17,007,900</b>
Classified as:		
Amounts to be released within one year	212,920	212,920
Amounts to be released in more than one year	16,582,059	16,794,979
	<b>16,794,979</b>	<b>17,007,900</b>

NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

**16 Reserves (excluding investment revaluation)**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Income and Expenditure</b>		
As at 1 April 2021	3,853,580	3,666,613
Surplus for the year	597,417	186,967
Transfer between funds	18,997	
As at 31 March 2022	<u><u>4,469,995</u></u>	<u><u>3,853,580</u></u>

**Analysed as:**

Invested in housing properties	3,743,591	3,516,825
Development	-	0
Restricted Funds	96,153	128,500
General	630,251	208,255
	<u><u>4,469,995</u></u>	<u><u>3,853,580</u></u>

**17 Members**

Stoll is a company limited by guarantee registered under the Companies Act 2006. It has no equity or non-equity share capital. Membership confers no rights to any form of financial return.

**18 Capital commitments**

We have further capital commitments for Fire Safety Works at our Chiswick site of £72.4k in the next financial year 2022-23 (we have spent £205k at this site for the financial year ending March 2022).

**19 Operating lease commitments**

At year end Stoll had future minimum lease payments under non-cancellable leases are as follows:

	<b>2022</b>	<b>2021</b>
	<b>Vehicles &amp; Office Equipment</b>	<b>Vehicles &amp; Office Equipment</b>
	<b>£</b>	<b>£</b>
Leases which expire:		
No later than one year	10,387	16,854
Between two and five years	-	10,387
	<u>10,387</u>	<u>27,241</u>

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

### 20 Related Party transactions

1. One Tenant Trustee serves on Stoll's Board of Trustees. The normal chargeable rent is applied.

Rent for the year £ 10,368

2. The Charity applied and received a grant from Queen Mary Roehampton Trust where the ex-CEO was a trustee

Grant £ 30,000

Key management are those persons having authority and responsibility for planning, controlling and directing the activities of the group, or in relation to the company, the company. In the opinion of the Board of Trustees of the Association the key management are:

- CEO
- Senior Management Team (members of)

The remuneration paid to key management personnel is disclosed in note 4.

### 21 Pension

Below is information provided by the Social Housing Pension Scheme in respect of the Defined Benefit Scheme of which Stoll is a member.

#### Contingent Liability

We have been notified by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee has been advised to seek clarification from the Court on these items. This process is ongoing, and the matter is unlikely to be resolved before the end of 2024 at the earliest. It is recognised that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

#### FOR THE PERIOD FROM 31 MARCH 2021 TO 31 MARCH 2022

#### FAIR VALUE OF PLAN ASSETS, PRESENT VALUE OF DEFINED BENEFIT OBLIGATION, AND DEFINED BENEFIT ASSET (LIABILITY)

	31/03/2022	31/03/2021
	(£000s)	(£000s)
Fair value of plan assets	3,125	3,228
Present value of defined benefit obligation	3,618	3,984
Surplus (deficit) in plan	(493)	(756)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(493)	(756)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognised	-	-



## RECONCILIATION OF THE IMPACT OF THE ASSET CEILING

	<b>Period from 31 March 2021 to 31/03/2022 (£000s)</b>
Impact of asset ceiling at start of period	-
Effect of the asset ceiling included in net interest cost	-
Actuarial losses (gains) on asset ceiling	-
Impact of asset ceiling at end of period	-

## RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION

	<b>Period from 31 March 2021 to 31/03/2022 (£000s)</b>
Defined benefit obligation at start of period	3,984
Current service cost	9
Expenses	5
Interest expense	85
Member contributions	5
Actuarial losses (gains) due to scheme experience	(10)
Actuarial losses (gains) due to changes in demographic assumptions	(58)
Actuarial losses (gains) due to changes in financial assumptions	(275)
Benefits paid and expenses	(127)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Exchange rate changes	-
Defined benefit obligation at end of period	3,618

RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF  
PLAN ASSETS

	<b>Period from 31 March 2021 to 31/03/2022 (£000s)</b>
Fair value of plan assets at start of period	3,228
Interest income	70
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(162)
Employer contributions	111
Member contributions	5
Benefits paid and expenses	(127)
Assets acquired in a business combination	-
Assets distributed on settlements	-
Exchange rate changes	-
Fair value of plan assets at end of period	3,125

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2021 to 31 March 2022 was (£92,000)

DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME  
(SOCl)

	<b>Period from 31 March 2021 to 31/03/2022 (£000s)</b>
Current service cost	9
Expenses	5
Net interest expense	15
Losses (gains) on business combinations	-
Losses (gains) on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Defined benefit costs recognised in Statement of Comprehensive Income (SoCl)	29

DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME (OCI)

	<b>Period from 31 March 2021 to 31/03/2022 (£000s)</b>
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(162)
Experience gains and losses arising on the plan liabilities - gain (loss)	10
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	58
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	275
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	181
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
Total amount recognised in Other Comprehensive Income - gain (loss)	181

ASSETS

	<b>31/03/2022 (£000s)</b>	<b>31/03/2021 (£000s)</b>
Global Equity	600	514
Absolute Return	125	178
Distressed Opportunities	112	93
Credit Relative Value	104	102
Alternative Risk Premia	103	122
Fund of Hedge Funds	-	-
Emerging Markets Debt	91	130
Risk Sharing	103	118
Insurance-Linked Securities	73	78
Property	84	67
Infrastructure	223	215
Private Debt	80	77
Opportunistic Illiquid Credit	105	82
High Yield	27	97
Opportunistic Credit	11	88
Cash	11	-
Corporate Bond Fund	208	191
Liquid Credit	-	39
Long Lease Property	80	63
Secured Income	116	134

Liability Driven Investment	872	820
Currency Hedging	(12)	-
Net Current Assets	9	20
<b>Total assets</b>	<b>3,125</b>	<b>3,228</b>

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

#### KEY ASSUMPTIONS

	<b>31/03/2022</b>	<b>31/03/2021</b>
	<b>% per annum</b>	<b>% per annum</b>
Discount Rate	2.79	2.17
Inflation (RPI)	3.59	3.28
Inflation (CPI)	3.20	2.86
Salary Growth	4.20	3.86
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2022 imply the following life expectancies:

	<b>Life expectancy at age 65 (Years)</b>
Male retiring in 2022	21.1
Female retiring in 2022	23.7
Male retiring in 2042	22.4
Female retiring in 2042	25.2

## 22 Restricted Fund

Name of Donor	Type of Restriction	Opening balance as at 1st April 2021	Income	Expenditure	Transfer	Restricted Funds Balance
ABF The Soldiers' Charity	Support - Mansions	22,500	43,567	40,653		25,414
Anonymous	General Support		100,000	100,000		-
BAE Systems	Health and Wellbeing - Centenary Lodge		2,500	2,500		-
Cemex	Veterans' Nomination Scheme		20,000	20,000		-
Childwick Trust	Support staff		15,000	5,000		10,000
Worshipful Company of Coopers	Independent Living Support		3,000	3,000		-
FiMT (Forces In Mind Trust)	No Homeless Veterans Campaign	-	17,175	17,175		-
Forces Support	Capital grant for Fire Safety Works	100,000	150,000		(250,000)	-
Hammersmith United	Covid Support	-	1,000	1,000		-
Headley Court	Wounded Injured and Sick Support		72,562	72,562		-
LB Hounslow	Covid Support		25,000	14,583		10,417
Queen Mary's Roehampton Trust	Support – Fulham scheme	-	30,500	30,500		-
Royal Air Force Benevolent Fund	Support activities	6,000	6,000	11,000		1,000
Royal Navy and Royal Marines Charity	Support activities	0	30,000	30,000		-
Royal Signals Charity	Health and Wellbeing		1,250	1,250		-
The Armed Forces Covenant Fund Trust	Core Funding for Veteran Support	-	85,312	42,656		42,656
The Armed Forces Covenant Fund Trust	Supporting veterans and families impacted by the Afghanistan conflict		17,500	17,500		-
The Armed Forces Covenant Fund Trust	Covid Support		1,750	1,750		-
The Drapers Charitable Fund	Health and Wellbeing	0	20,000	13,333		6,667
Trinity House	Support activities		5,000	5,000		-
The Veterans Foundation	Covid Support		30,000	30,000		-
<b>Total Restricted Funds</b>		<b>128,500</b>	<b>677,116</b>	<b>459,463</b>	<b>(250,000)</b>	<b>96,153</b>

## NOTES TO THE ACCOUNTS for the year ended 31 March 2022 (continued)

The Fire Safety capital grant of £250k was received from Forces Support.

We received a charity grant of £362,810 over five years from Headley Court in 2020 (we have two years remaining of £145,124 that is recognised in Deferred income).

### 23 Unrestricted reserves

The balance of income for unrestricted purposes came from our fundraising activity.

Name of Donor	Type of Restriction	Amount donated
Wraith Real Estate		5,000
Big Sleep Out Chelsea Supporters' Trust		20,159
Other under £5k unrestricted donations		19,967
		<b>45,126</b>

### 24 Capital Funds

There were no grants received from donors in this financial year for capital purposes.

Capital grants	Aldershot	MoD re bathrooms	Total
	£	£	£
Balance as at 1 April 2021	5,240,600	183,405	5,424,005
Grants received in the year	-	-	-
Released to income in the year	(84,800)	(9,848)	(94,648)
<b>Balance as at 31st March 2022</b>	<b>5,155,800</b>	<b>173,557</b>	<b>5,329,357</b>
Classified as:			
Amounts to be released within one year (note 13)	84,800	9,848	94,648
Amounts to be released in more than one year (note 14)	5,071,000	163,709	5,234,709
	<b>5,155,800</b>	<b>173,557</b>	<b>5,329,357</b>

The grant from the Ministry of Defence (MoD) received in the financial year 2014/15 was spent on refurbishing twenty-five bathrooms for veterans. The grants received in relation to the Aldershot development are now fully released.