LONDON HOUSING FOUNDATION LIMITED

Financial Statements

Year ended 31 March 2015
LONDON HOUSING FOUNDATION LIMITED

Report of the Trustees and financial statements for the year ended 31 March 2015

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10 Statement of financial activities
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Trustees

Mr Simon Dow (Chair)
Mr Donald Wood (Resigned 30 April 2015)
Mr Ian Brady
Mr John Stebbing
Ms Clare Miller
Mr Jeremy Swain
Ms Eleanor Stringer
Mr Derek Joseph
Ms Vic Rayner
Ms Clare Kiely (Appointed 5 November 2014)

Bankers

The Royal Bank of Scotland Plc
London City Office
62-63 Threadneedle Street
London
EC2R 8LA

Secretary and Managers

Mr D M Joseph
Tempus Wharf
29a Bermondsey Wall West
London SE16 4SA

Solicitors

Devonshires
30 Finsbury Circus
London
EC2M 7DT

Company Number

1226903

Statutory Auditor

Moore Stephens LLP
Russell Square House
10-12 Russell Square
London WC1B 5LF

Registered Charity Number

270178

Investment advisers

Tradition (UK) Limited
Beaufort House
15 St Botolph Street
London EC3A 7QX
The Trustees submit their report and financial statements for the year ended 31 March 2015 for the London Housing Foundation Limited ("the Foundation").

The Trustees, who are also directors of the Foundation for the purposes of the Companies Act, submit their annual report and the audited financial statements for the year ended 31 March 2015. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005 in preparing the annual report and financial statements of the Foundation.

TRUSTEES

The Trustees who have served during the year, unless otherwise stated, together with their interests in the ordinary shares of the charitable company are as follows:

<table>
<thead>
<tr>
<th>£1 ordinary shares</th>
<th>At 31 March 2015</th>
<th>At 1 April 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Simon Dow, Chair</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mr Ian Brady</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mr Donald Wood (resigned 30 April 2015)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mr John Stebbing</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Ms Clare Miller</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mr Jeremy Swain</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Ms Eleanor Stringer</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mr Derek Joseph</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Ms Vic Rayner</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Ms Clare Kiely (appointed 5 November 2014)</td>
<td>1</td>
<td>.</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>9</td>
</tr>
</tbody>
</table>

Statement of Trustees' responsibilities

The Trustees (who are also directors for the purpose of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and regulations.

Company law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and the results of the charitable company for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the charities SORP;
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.
The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company’s transactions and 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. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Insofar as the Trustees are aware:

- there is no relevant audit information of which the charitable company’s auditor is unaware; and

- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on charitable company’s website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislations in other jurisdictions.

GOVERNANCE, OBJECTIVES AND MANAGEMENT

Governing document

The Foundation is a charitable company limited by shares, established in 1991 as a grant providing registered charity from the residual assets of the Central YMCA Housing Association Limited. It is governed by its Memorandum and Articles of Association which were amended, and registered with both the Registrar of Companies and the Charity Commission in July 2008. These amendments enable the Chairman to receive limited remuneration for an executive role, and for the Secretary to be appointed as a Trustee. No other trustees can be paid and no Trustee can derive benefit from their shareholding.

On winding up or dissolution of the Foundation any assets remaining after satisfaction of debts and liabilities must be transferred to another charitable institution having similar objectives to those of the Foundation.

Principal objective

The Foundation was set up to ease the plight of homeless single people in Greater London, although it is not limited to this geographical area. It achieves this through strengthening the capacity of the agencies who provide services to this client group. The available funds are used to provide grants, provision of consultancy and advisory services, assembling reference information, funding training and development work.

Risk management

The Trustees have assessed the major risks to which the Foundation is exposed, in particular those related to the operations and finances of the Foundation, and are satisfied that systems are in place to manage our exposure to the major risks. There is an annual review of strategy and risk as well as an on-going review of economic and fiscal trends, which is delegated to the Investment Committee.
Recruitment and election of trustees

One-third of the Trustees resign each year and are re-elected by the shareholders in general meeting. When a vacancy occurs, care is taken to ensure that new Trustees are able to contribute effectively alongside the existing board by providing complementary skills.

Public benefit

We have referred to the guidance contained in the Charity Commission’s general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

ACTIVITIES

The principal activity of the Foundation is to deploy the income arising from its investments to help increase the capability of the voluntary sector organisations who provide services to single people in London who are either homeless or vulnerable to homelessness.

The Foundation is a niche organisation, so it has to offer support which is distinctive – in this case responsive, free from bureaucracy, and be willing to share risks in facilitating innovative projects. This agility and flexibility has to be accompanied by concentrating its funding in relatively few areas at any one time. Recent examples of this emphasis include increasing access to private rented sector accommodation for young single people; sporting and arts activity for homeless people; and offering a number of different support services to a small number of key agencies. Current specialisations include access to health and dental treatment and helping people who are coming out of custody. These funding themes are manifested both in our selection of grant applications, and in the projects that the Foundation seeks and promotes.

A constant theme over much of the Foundation’s existence has been assisting agencies who are wanting to consider mergers, usually with the aim of increasing efficiency or preserving services. In these situations we fund professional advice, usually to smaller agencies who have insufficient resources. Such support covers diverse aspects of mergers such as seeking a partner and ensuring staff and boards work together effectively once a merger is embarked upon. This comes under the heading “Sector Support”.

The Foundation has in recent years been continuously active in assembling data about the London homelessness volunteers sector so that agencies in the sector can improve their management and strategic thinking. The Foundation’s term for this is “Building Intelligence”. An example of this is the “Atlas” of services which give details on location, type of service, and names of providers across the capital.

The board believe that both the Foundation, and the London agencies, can benefit from experience in other cities. Hence a small number of grants are made – for example on mergers and health – to agencies in other UK cities, and also to cities abroad. In the latter case, useful insights can be secured since there is an international dimension to London’s homeless problems.

In funding and influencing these activities, the Foundation relies on the trustees to bring experience, knowledge, creativity and independent judgement to bear. There are normally only two part-time staff, an administrator and an executive chairman, so the board has a “hands-on” management style, taking collective, corporate responsibility for its policies and their implementation.
ACHIEVEMENTS AND PERFORMANCE

Direct Grants

During the year grants were awarded to 20 (2014: 20) organisations including the collaboration with London Councils for the assessments and prizes through the Andy Ludlow Award. Some agencies received more than one grant, particularly where there was follow-on work to help with guidance for other agencies or the expansion of a successful programme. Some grants include an element of professional or technical support from consultants and staff either commissioned or employed by the Foundation. These additional costs are recognised in the costs of internal resources allocated to the programme.

Grants are loosely categorised under four headings, examples of which are described below:

- Agency support – grants to initiate or increase the availability of services to young homeless people including ‘quality of life’.

- Criminal Justice System interface – grant to support agencies which assist young people either under threat of going to prison or being released from prison particularly to access housing and support which reduces the risk of reoffending. A significant continuing project is the funding of Prison Advice and Care Trust (PACT) who received £70,000 for its work with inmates at Wandsworth Prison.

- Organisational strengthening programme – grants have been available for agencies tackling homelessness to encourage more efficient working and respond to changes in the regulatory and funding environment. Examples have included £100,000 to Depaul International towards the cost of its projects providing shelter in Ukraine and Slovenia, as well as £39,800 towards prizes for the Andy Ludlow Awards to provide additional funding for innovative projects to help young homeless people in London.

- Research and special grants – a small number of grants are available for work that the Foundation considers will assist the sector as a whole but does not fit easily into any of the supported grant headings as described above. Examples include £5,000 to pay for a conference of London-based nurses to identify and support homeless patients.

During the year a total of £516,906 (2014: £522,706) was awarded as grants comprising:

- Agency support - £144,315 (2014: £132,843)
- Criminal Justice System interface - £164,191 (2014: £159,648)
- Organisational strengthening - £167,700 (2014: £201,725)
- Research and specials - £40,700 (2014: £28,490)

A note to the accounts lists each of the awards (Note 20). In addition £47,436 (2014: £80,000) of internal resources was allocated to the grants programme. Total value of all programmes was £564,342 (2014: £602,706).
Agencies Support (Projects)

The projects involve a series of research, training and support activities that assist homelessness agencies to develop their capacity to deliver more effective results for their clients. These projects are sector-wide rather than concentrating on particular agencies. During the year the core elements of these programmes were:

- The Services Atlas – a comprehensive listing of the services provided by agencies in London. The aim is to be able to streamline and better target the provision of services.

- Outcomes – the Foundation supports and provides financial assistance to agencies to enable them to measure outputs and understand the quality of service delivery. An example was funding for the restarting of the leadership programme to bring forward and develop staff talent in the agencies working in London.

During 2014/15 total spending on these programmes amounted to £112,909 (2014: £60,437) of external costs and £47,436 (2014: £20,000) of internal allocated resources making a total of £160,345 (2014: £80,437).

Total Charitable Expenditure

Total charitable expenditure for the year was £724,687 (2014: £683,143) as detailed in the Statement of Financial Activities on Page 10.

Plans for the Future

The Foundation sets its grants and projects strategies on a three year moving cycle and the current strategy is in the third year of that cycle and the Trustees during the year reviewed the current strategy and intend to maintain that strategy for at least a further year. With a more difficult economic climate for both young homeless people and the agencies themselves, it is likely that the concentration on grants rather than projects which is emphasised in the 2014/15 accounts will continue. The Trustees are also aware of the need to maintain support even though there is continuing pressure on the Foundation's investment income. The financial plan for 2015/16 is to continue to use reserves, if necessary, to maintain the level of support for the sector.
FINANCIAL REVIEW

Results for the Year

Investment income was £663,956 (2014: £614,152). Net gains on revaluation of tradable investments for the year were £785,895 (2014: £163,991). Losses on disposal of investments for the year were £9,499 (2014: £nil).

Charitable expenditure during the year on grants was £516,906 (2014: £522,706) and on projects £112,909 (2014: £60,437). Administration costs totalled £149,933 (2014: £159,496) of which £94,872 (2014: £100,000) related to supporting grants and projects.

Total fund balances at 31 March 2015 were £16,693,937 (2014: £16,033,333).

Investment Policy

The London Housing Foundation may only hold cash deposits with high rated credit institutions. The amount of money that can be invested in equities or properties is also restricted to a percentage of total funds available. The management of the investment is delegated to the Investment Committee which monitors performance on a regular basis.

Reserves Policy

Since it was set up in 1991, most of the investment income available to the Foundation has been used to support and promote agencies and projects that improve the quality of life for single homeless people in London.

As at 31 March 2015 unrestricted general funds have amounted to £16,625,770 partly from retention of profits £11,036,141 and partly through the realised profits on the sale of commercial property £5,589,629. This has enabled the annual support programme to increase, at least, in line with inflation. With the sale in previous years of all the properties owned by Bramah House Limited all assets are held either in cash or liquid investments.

It is the policy of the Trustees to spend or distribute all of the annual income subject to maintaining sufficient reserves and investments to enable an increasing annual programme. The Trustees have confirmed that should significant projects be identified which would make a material difference to achieving the Foundation’s objectives, there would be no restriction on using accumulated reserves and to accept reductions in future support programmes.

The free reserves at 31 March 2015 are £16.7m (2014: £16.0m) which the Trustees regard as sufficient to support the planned future activities of the Foundation.
AUDITORS

Chantrey Vellacott DFK LLP has merged its practice with Moore Stephens LLP and now practises under the name of Moore Stephens LLP.

Moore Stephens LLP has expressed its willingness to continue in office and a resolution for their reappointment will be proposed at the Annual General Meeting.

SMALL COMPANIES’ EXEMPTION

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

By order of the Board

DEREK JOSEPH
Secretary

Date: 23 July 2015
INDEPENDENT AUDITOR’S REPORT TO THE MEMBERS OF LONDON HOUSING FOUNDATION LIMITED

We have audited the financial statements of London Housing Foundation Limited for the year ended 31 March 2015 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the 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 auditors’ report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the 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.

Respective responsibilities of trustees and auditor

As explained more fully in the Statement of Trustees’ Responsibilities, 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.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board’s (APB’s) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charitable company’s circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Trustees; and the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Report of the Trustees to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company’s affairs as at 31 March 2015 and of the 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.
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; 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
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exception in preparing the Report of the Trustees.

Philip Clark (Senior statutory auditor)
for and on behalf of Moore Stephens LLP
Chartered Accountants and Statutory Auditor
London

Date: 23 July 2015

Moore Stephens is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006
LONDON HOUSING FOUNDATION LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (incorporating an income and expenditure account)
For the year ended 31 March 2015

<table>
<thead>
<tr>
<th>Note</th>
<th>2015 £</th>
<th>2014 £</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>663,956</td>
<td>614,152</td>
</tr>
<tr>
<td>4</td>
<td>785,895</td>
<td>163,991</td>
</tr>
<tr>
<td>5</td>
<td>660,604</td>
<td>35,504</td>
</tr>
<tr>
<td>6</td>
<td>(779,748)</td>
<td>(742,639)</td>
</tr>
<tr>
<td>7</td>
<td>(115,792)</td>
<td>(128,487)</td>
</tr>
<tr>
<td>12</td>
<td>(9,499)</td>
<td>-</td>
</tr>
<tr>
<td>12</td>
<td>16,033,333</td>
<td>15,997,829</td>
</tr>
<tr>
<td>16,693,937</td>
<td>16,033,333</td>
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INCOMING RESOURCES

Activities for generating funds
Investment income

TOTAL INCOMING RESOURCES

RESOURCES EXPENDED

Costs of generating funds
Investment management

Charitable expenditure
Organisational Strengthening
Criminal Justice System Interface
Research and Specials
Agencies Support

Governance costs

TOTAL RESOURCES EXPENDED

NET (OUTGOING) RESOURCES BEING NET (EXPENDITURE) FOR THE YEAR

Realised gains / (losses) on sale of investment assets
Unrealised gains on revaluation of investment assets

NET MOVEMENT IN FUNDS

Fund balances brought forward at 1 April 2014

FUND BALANCES CARRIED FORWARD AT 31 MARCH 2015

All amounts relate to continuing activities.
All recognised surpluses and deficits are included in the statement of financial activities.
The notes on Pages 12-19 form part of these financial statements.
# LONDON HOUSING FOUNDATION LIMITED

## BALANCE SHEET
31 March 2015

### FIXED ASSETS

<table>
<thead>
<tr>
<th>Note</th>
<th>Description</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Investment in subsidiary undertaking</td>
<td>£100</td>
<td>£100</td>
</tr>
<tr>
<td>12</td>
<td>Quoted investments</td>
<td>£13,687,628</td>
<td>£11,421,621</td>
</tr>
</tbody>
</table>

\[ \text{Investment in subsidiary undertaking} + \text{Quoted investments} = \£13,687,728 \quad \text{in} \quad \£11,421,721 \]

### CURRENT ASSETS

**Debtors:**
- Receivable within one year | £125,860 | £91,388 |
- Receivable after more than one year | £- | £30,000 |

\[ \text{Cash on fixed term deposit} + \text{Cash at bank and in hand} = \£3,046,622 \quad \text{in} \quad \£4,655,364 \]

### CREDITORS:

<table>
<thead>
<tr>
<th>Note</th>
<th>Description</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Creditor: amounts falling due within one year</td>
<td>£(40,413)</td>
<td>£(43,752)</td>
</tr>
</tbody>
</table>

\[ \text{Creditor: amounts falling due within one year} = 3,006,209 \quad \text{in} \quad 4,611,612 \]

### NET CURRENT ASSETS

\[ \text{Net current assets} = \£16,693,937 \quad \text{in} \quad \£16,033,333 \]

### CAPITAL AND RESERVES

<table>
<thead>
<tr>
<th>Note</th>
<th>Description</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>Called up share capital</td>
<td>£10</td>
<td>£9</td>
</tr>
<tr>
<td>16</td>
<td>Unrestricted funds</td>
<td>£16,625,770</td>
<td>£15,965,167</td>
</tr>
<tr>
<td>19</td>
<td>Designated</td>
<td>£68,157</td>
<td>£68,157</td>
</tr>
</tbody>
</table>

\[ \text{Unrestricted funds} = \£16,693,937 \quad \text{in} \quad \£16,033,333 \]

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

These financial statements were approved by the Trustees and authorised for issue on 23 July 2015 and signed on their behalf by:

Company Number 1226903

Jeremy Swain
Trustee

The notes on Pages 12-19 form part of these financial statements
1 ACCOUNTING POLICIES

Basis of accounting

The accounts are prepared under the historical cost convention, modified for the revaluation of investments and are in accordance with applicable accounting standards, and comply with the Statement of Recommended Practice for Charities “Accounting and Reporting by Charities” (“the SORP”) issued in March 2005 and the Companies Act 2006.

The following principal accounting policies have been applied:

Basis of consolidation

No consolidated financial statement has been produced as the trading subsidiary was dormant for both the financial year and the preceding financial year.

Incoming Resources

Investment income is recognised on a receivable basis. Interest is apportioned relating to the period and dividends on a received basis.

Expenditure

All expenditure is accounted for on an accruals basis and is recognised where there is a legal and constructive obligation to pay for the expenditure.

The cost of generating funds includes all costs associated with the letting of office accommodation and internal investment management.

Charitable expenditure includes all costs relating to the furtherance of the charitable objectives.

Governance costs include those incurred in the governance of the Foundation and its assets and are primarily associated with constitutional and statutory requirements.

Support costs include central functions and have been allocated to activity cost categories on a basis of staff time spent on those activities.

Grants payable

Grants payable are recognised in the Statement of Financial Activity (‘SOFA’) as charitable expenditure in the period in which the grant is authorised and any preconditions have been met. A list of grants payable can be found in Note 20.

Investments

In accordance with the SORP, investments are stated at market value at the year end. Realised and unrealised gains/(losses) are shown separately in the SOFA.
Designated funds

The Trustees, at their discretion, may set aside funds to cover specific future costs. Such funds are shown as designated funds within unrestricted funds. Where the Trustees decide such funds are no longer required for the purposes intended, they may be released by transfer to general unrestricted funds.

2 CASH FLOW STATEMENT

The Foundation has used the exemptions under Financial Reporting Standard 1 (Revised 1996), “Cash Flow Statements”, not to prepare a cash flow statement as the Trustees believe the Foundation is “small” under the Companies Act 2006.

3 INVESTMENT INCOME

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income receivable from investments quoted on the UK Stock Exchange</td>
<td>599,345</td>
<td>476,678</td>
</tr>
<tr>
<td>Bank interest receivable</td>
<td>64,611</td>
<td>137,474</td>
</tr>
<tr>
<td></td>
<td>663,956</td>
<td>614,152</td>
</tr>
</tbody>
</table>

4 TRUSTEES’ TRANSACTIONS

None of the Trustees received any emoluments for their duties as a Trustee and total expenses reimbursed during the year were £3,156 (2014: £178) relating to travel expenses.

5 EMPLOYEE INFORMATION

As at 31 March 2015 the Foundation had equivalent of one employee (2014: one). Total remuneration and benefits of £37,308 (2014: £49,647) were charged in the year. Otherwise the Foundation uses professional advisors for administration purposes. No employee has total reportable remuneration and benefits above £60,000 (2014: none).

Staff Cost note

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages and salaries</td>
<td>30,911</td>
<td>38,346</td>
</tr>
<tr>
<td>Social security</td>
<td>2,909</td>
<td>3,793</td>
</tr>
<tr>
<td>Pension (including deficit funding contributions)</td>
<td>10,832</td>
<td>10,381</td>
</tr>
<tr>
<td></td>
<td>44,652</td>
<td>52,520</td>
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<tr>
<td>Less: amounts recharged to another charity</td>
<td>(7,344)</td>
<td>(2,873)</td>
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<tr>
<td></td>
<td>37,308</td>
<td>49,647</td>
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</table>
6 RESOURCES EXPENDED

<table>
<thead>
<tr>
<th>Grants (Note 21)</th>
<th>Project costs</th>
<th>Support costs</th>
<th>2015 Total</th>
<th>2014 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>£</td>
<td>£</td>
<td>£</td>
<td>£</td>
<td>£</td>
</tr>
<tr>
<td><strong>Costs of generating funds</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investment management</td>
<td>-</td>
<td>-</td>
<td>10,080</td>
<td>10,080</td>
</tr>
<tr>
<td><strong>Charitable expenditure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant making</td>
<td>516,906</td>
<td>47,436</td>
<td>564,342</td>
<td>602,706</td>
</tr>
<tr>
<td>Agencies support (Projects)</td>
<td>-</td>
<td>112,909</td>
<td>47,436</td>
<td>160,345</td>
</tr>
<tr>
<td><strong>Governance costs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td>44,981</td>
<td>44,981</td>
<td>49,416</td>
<td>49,416</td>
</tr>
<tr>
<td><strong>TOTAL RESOURCES EXPENDED</strong></td>
<td>516,906</td>
<td>112,909</td>
<td>149,933</td>
<td>779,748</td>
</tr>
</tbody>
</table>

Administration costs comprise:

- Overheads, secretarial and accounting services: 108,085 106,501
- Legal fees: 1,988 35
- Subscriptions: 1,025 2,289
- Bank charges: 1,527 1,024
- Staff costs: 37,308 49,647

Governance costs comprise:

- Overheads, secretarial and accounting services: 32,426 31,895
- Legal fees: 597 12
- Subscriptions: 308 760
- Bank charges: 458 337
- Staff costs: 11,192 16,412

7 NET (OUTGOING) RESOURCES

Is stated after charging:

- Auditor’s remuneration - audit: 8,340 8,600
  - non-audit: - 1,470
8 TAXATION

London Housing Foundation is a registered charity and is therefore potentially exempt from taxation on its income and gains as the Foundation falls within the definition of a charitable company as defined in Part 1, Schedule 6 of the Finance Act 2010. No tax charge has arisen during the year.

9 NET MOVEMENT IN FUNDS

As the trading subsidiary is dormant the Foundation has presented only a statement of its financial activities during the year and not produced a consolidated statement.

10 TANGIBLE FIXED ASSETS

The Foundation has no tangible fixed assets.

11 INVESTMENT IN SUBSIDIARY UNDERTAKING

<table>
<thead>
<tr>
<th>Shares in subsidiary undertaking</th>
<th>Charitable Company</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£</td>
</tr>
<tr>
<td>2015</td>
<td>100</td>
</tr>
<tr>
<td>2014</td>
<td>100</td>
</tr>
</tbody>
</table>

The Foundation owns the entire share capital of Bramah House Limited, a company which was previously engaged in the letting of office accommodation including to charitable organisations and was contracted to manage part of the Impact Programme. The company ceased trading prior to 31 March 2010. The reserves at 31 March 2015 were £100 (2014: £100).

12 QUOTED INVESTMENTS

<table>
<thead>
<tr>
<th>Group and Charitable Company</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market value at 1 April 2014</td>
<td>£11,421,621</td>
</tr>
<tr>
<td>Disposals at opening market value</td>
<td>(£559,180)</td>
</tr>
<tr>
<td>Purchases</td>
<td>£2,039,292</td>
</tr>
<tr>
<td>Net gain on revaluation</td>
<td>£785,895</td>
</tr>
<tr>
<td>Market value at 31 March 2015</td>
<td>£13,687,628</td>
</tr>
<tr>
<td>Historical cost at 31 March 2015</td>
<td>£11,783,039</td>
</tr>
<tr>
<td>Historical cost at 31 March 2014</td>
<td>£10,302,927</td>
</tr>
</tbody>
</table>
These investments comprise:

- UK government stock: £1,823,667
- Bond Funds: £3,457,842
- Direct Bond Investment: £1,993,327
- Equity Funds: £6,308,144
- Direct Equity Investment: £104,648

13 DEBTORS

Amounts receivable within one year:

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other debtors</td>
<td>59,762</td>
<td>2,873</td>
</tr>
<tr>
<td>Accrued income and prepayments</td>
<td>66,098</td>
<td>88,515</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>125,860</strong></td>
<td><strong>91,388</strong></td>
</tr>
</tbody>
</table>

Amounts receivable after more than one year:

- Other debtors: £nil (2014: £30,000)

Included within other debtors is £nil (2014: £30,000) due after more than one year in respect of interest free loans made in furtherance of the Foundation’s objectives.

14 CREDITORS

Amounts falling due within one year:

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Due to subsidiary undertaking</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Other creditors</td>
<td>32,313</td>
<td>35,459</td>
</tr>
<tr>
<td>Accruals</td>
<td>8,000</td>
<td>8,193</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>40,413</strong></td>
<td><strong>43,752</strong></td>
</tr>
</tbody>
</table>
15 SHARE CAPITAL

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allotted, called up and fully paid:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>At beginning of year</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>Shares cancelled during year</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Shares issued during year</td>
<td>1</td>
<td>-</td>
</tr>
</tbody>
</table>

At end of year

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shares</td>
<td>10</td>
<td>9</td>
</tr>
</tbody>
</table>

The members of the charitable company have no interest in the unrestricted funds of the charitable company. If upon the winding up or dissolution of the charitable company there remains, after the satisfaction of all its debts and liabilities, any property whatsoever, it shall not be paid to or distributed among the members of the charitable company, but shall be given or transferred to some other charitable institutions having objects similar to the objects of the charity company.

16 CAPITAL COMMITMENTS AND OPERATING LEASES

The group had £nil capital commitments at 31 March 2015 (2014: £nil). At 31 March 2015 the charity had annual commitments under non-cancellable operating leases as follows:

<table>
<thead>
<tr>
<th>Leases expiring</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between two and five years</td>
<td>15,600</td>
<td>-</td>
</tr>
</tbody>
</table>

17 GRANT COMMITMENTS

At 31 March 2015, grants where the Trustees have agreed an allocation of resources but where the preconditions have not been met amounted to £643,984 (2014: £367,203).

18 RELATED PARTY TRANSACTIONS

Mr J Swain, Chief Executive of the housing charity Thames Reach, and Ms V Rayner, Chief Executive of Sitra, were Trustees during the year. The Trustees are keen to appoint some members with current and continuing experience of working in a homelessness agency at a senior level. Both organisations have previously benefited from grant awards by the Foundation. During the year Thames Reach £nil (2014: £nil) and Sitra £10,000 (2014: £13,000) were awarded grants by the Foundation and Sitra received £nil (2014: £3,000) for project work. Along with many other agencies, both organisations benefit from time to time by participating in training and development activities under the support programmes.

During the year the Foundation provided some admin support to the charity, Order of St John, where Donald Wood, a Trustee of the Foundation, is Chairman. The cost of these services is reimbursed by the Order of St John and amounted to £9,048 (2014: £nil) of which £1,131 (2014: £nil) was outstanding at the year end.

During the year, DMJ Consulting Services Ltd (DMJ) provides secretarial, accounting and investment management services to the Foundation totalling £48,185 (2014: £48,566) of which £12,054 (2014: £nil) was outstanding at the year end. Derek Joseph, the Secretary
and a Trustee of the Foundation, is a Director and one-third shareholder in DMJ Consulting and receives consultancy fees for services provided.

19 FUNDS

Net assets are represented by unrestricted funds, these included the following designated fund.

ELMFIELD CHARITABLE TRUST (‘ECT’)

The Trust was a registered charity which is entitled to 50% of the net rent receivable on two properties which were previously owned and managed by the Foundation’s wholly owned subsidiary, Bramah House Limited. The properties were disposed of in April 2009 to the occupying charitable agency. Since the transfer of the assets of ECT to the Foundation in 2005, the net rents have been held in a designated account to be spent on suitable grants.

<table>
<thead>
<tr>
<th>Year</th>
<th>£</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>68,157</td>
</tr>
<tr>
<td>2014</td>
<td>68,157</td>
</tr>
</tbody>
</table>

The designated account reflects the funds available and appropriate grants will be separately accounted for within this account.

In April 2009 the two buildings were sold to Thames Reach, the principal tenants. After consultation with the Charity Commission, the entitlement was determined at the point of sale as the purchaser was a suitable beneficiary of Elmfield.

20 GRANTS PROVIDED DURING 12 MONTHS ENDED 31 MARCH 2015

<table>
<thead>
<tr>
<th>Organisation</th>
<th>£</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union Chapel</td>
<td>22,000</td>
<td></td>
</tr>
<tr>
<td>Emmaus</td>
<td>17,500</td>
<td></td>
</tr>
<tr>
<td>Homeless International</td>
<td>35,700</td>
<td></td>
</tr>
<tr>
<td>De Paul International</td>
<td>100,000</td>
<td></td>
</tr>
<tr>
<td>London Network of Nurses</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>London Councils (Andy Ludlow Award)</td>
<td>39,800</td>
<td></td>
</tr>
<tr>
<td>Housing for Women</td>
<td>17,500</td>
<td></td>
</tr>
<tr>
<td>Housing Justice</td>
<td>4,800</td>
<td></td>
</tr>
<tr>
<td>PACT</td>
<td>70,000</td>
<td></td>
</tr>
<tr>
<td>Safer London</td>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td>Joel Community</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>South London YMCA</td>
<td>2,210</td>
<td></td>
</tr>
<tr>
<td>London Pathway</td>
<td>17,605</td>
<td></td>
</tr>
<tr>
<td>Women in Prison</td>
<td>22,500</td>
<td></td>
</tr>
<tr>
<td>Hestia</td>
<td>54,191</td>
<td></td>
</tr>
<tr>
<td>Lambeth Law Centre</td>
<td>30,000</td>
<td></td>
</tr>
<tr>
<td>Islington Law Centre</td>
<td>15,000</td>
<td></td>
</tr>
<tr>
<td>Centrepoint</td>
<td>10,000</td>
<td></td>
</tr>
</tbody>
</table>
21 PENSION NOTE

One employee is an active member of SHPS (Social Housing Pension Scheme). The scheme has a significant capital shortfall based on the most recent actuarial valuation and proposals are currently under discussion to increase future employer and employee contributions or agreement to reduce future benefits to pensioners to meet the shortfall. If at any time the Foundation ceases to have a member of the scheme for a period of 12 months, then there is a potential capital contribution. The Foundation has most recently been notified by SHPS that as at 30 September 2013 this potential liability was £573,066.

London Housing Foundation is a member of a group pension scheme, which is part of a multi-employer scheme, the assets of which are held in independently administered funds. The scheme is a defined benefit scheme and London Housing’s share of the underlying assets and liabilities cannot be separately identified on a reasonable basis hence contributions to the scheme are accounted for as if it were a defined contribution scheme. Contributions payable to the scheme for the year were £10,832 (2014: £10,381). Included within other creditors at 31 March 2015 was £nil (2014: £nil) relating to outstanding pension payments.