



LHA London

the heart of London

LHA London Ltd Annual Report 2014/2015



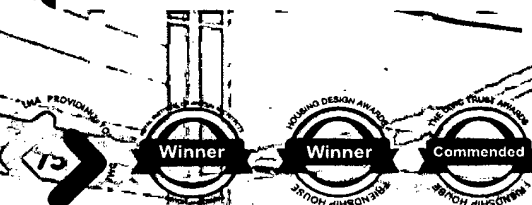
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COMPANIES HOUSE



Company Registration No. 363816

At a Glance

As one of London's largest providers of mixed catered and self-catered accommodation provisions, LHA London builds on 75 years' experience to continue to drive beneficiaries' satisfaction, increase bed numbers and provide volunteering opportunities.

**Bed
numbers up
9.4% year on year**

**Approaching
2000
bed numbers**

**Over 15,000
residents benefitted
from staying in our
hostels**

**Providing
accommodation
across
6 Boroughs**

**262
Volunteers gained
work through our
scheme**

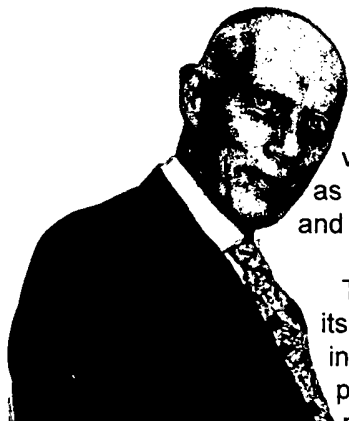
Our volunteers' voice

Maria Albert from Spain, 22-25 years old, started with LHA in September 2015

My responsibilities at Halpin House are to clean the rooms and common areas. I used to live in Spain and I was studying English language and my public exam for being a teacher. I most like about LHA that I'm in touch with a lot of people and the relationships I can keep with my friends that work here. London is the most cosmopolitan city in the world and I love it. When I leave LHA, I plan to be a teacher in Spain and if that is not plausible I will come back to London. Aside from LHA I also do voluntary work with children in the summer.



Chairman's Statement



This is a particularly exciting time to be the Chairman of LHA London Ltd. When I became Chairman, in March 2015, I inherited from my predecessor, The Rev Canon Alan Deboo, a strong and vibrant organisation with a clear vision for the future. My thanks go to him of his many years of selfless service as a Trustee and as Chairman and for his continuing guidance and support to me and all the Board of Trustees.

The LHA Strategic Plan charts a course for the Charity to grow and thus provide its benefits of safe, flexible and affordable accommodation to more beneficiaries in more areas of London. 2015 saw the opening of Torquay House in Paddington, providing another 167 places for residents and volunteers, bringing our total bed numbers up to 1947 beds. The Strategic Plan sets a long term goal of 3000 beds and our future developments will focus on making our offering even more affordable for younger residents.

Our Strategy also encompasses building partnerships with our London charities that provide accommodation to beneficiaries with more complex needs than we can directly manage. We are pleased with the progress we have made in this direction, with active partnerships established that are helping four charities deliver much needed help to special groups of young people in London.

The LHA sets high standards of governance in the oversight of the affairs of the Charity. My thanks go to all my colleagues on the Board of Trustees and in particular I would like to recognise the contribution made by Mr Keith Corrie, who retired in December 2015 after almost fifteen years' service on the Board. We welcome Ms Alexandra Whiston-Drew to the Board and her legal experience will be of great value to the Charity.

Much of the work of the Board is carried out in Committees.

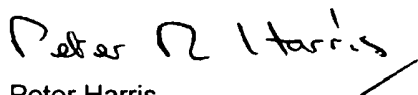
The Social Policy Committee helps define and monitor the quality and value of our offering to our beneficiaries, is leading the drive to help younger residents as they take their first steps onto the London accommodation ladder and manages the identification of and support to our partner Charities. The Report of the SPC Chairman, Alison Craze, highlights the excellent work to date.

The Property Oversight and Projects Committee works alongside the CEO to monitor, maintain and develop our valuable property portfolio, as set out in the Report by David Robertson, the Committee Chairman.

The Risk Management Committee, HR Remuneration and Pension Committee and Investment Committee combine to provide the broad and balanced input required to enable our strategic goals to be delivered from a sound financial and organisational platform.

I now turn to our staff and volunteers. I am very well supported by a highly capable and dedicated senior management team and a talented and enthusiastic team of staff and volunteers. They ensure that the Charity delivers on its core values of affordability, freedom, safety and connecting people and places, making the LHA a home from home in London for our beneficiaries.

I anticipate great things from LHA London as we move through 2016 and beyond.

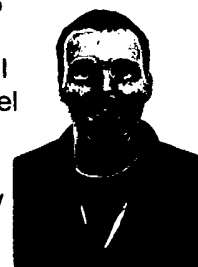


Peter Harris
Chairman of the Board of Trustees

Our volunteers' voice

Victor Femia from Sao Paulo in Brazil, 25-30 years old, arrived at Bowden Court October 2015

I work here as a housekeeper; it's a nice hostel with a good atmosphere that makes it a very social place. I previously stayed at Belsize House 10 years ago and was a cleaning porter there, back then I combined my duties as a volunteer with a job in a club. After I left Belsize I had saved enough to travel around the world visiting New York, Spain, Greece, Italy, Argentina and Uruguay and I have done a variety of jobs including work on a cruise ship. I came back to LHA because it's the best way to meet people in the city and there is good flexibility in the timetables and what it allows you to do. I currently work in a Pret-a-Manger Monday to Friday in the afternoons and volunteer here in the morning; this gives me the weekends off, which is very important to me.



Our Committees and Advisors



LHA LONDON LTD
Registered Charity No. 1069428
Company Registration No. 363816

Sub-committees:

Investment Advisory Committee:

Mrs. M.A Gair, FCCA
Mr. P. Harris, BA, FCA
Mr A. McTavish, MSc(Econ); BSc(Econ); FRSA

Property Oversight and Projects Committee:

Mr. D. Robertson, BA, BSc, CEng, FICHEM (Chairman)
Mr. R.K. Corrie, BA, BAI, MICE, CEng, FIM, Hon FAPM
Mr. R.C. Gray, AIAS
Ms. H. Stone, OBE, FREng, BSc, CEng, FICE

HR, Remuneration & Pension Committee:

Rev Canon A.J Deboo, MA, MSc, MCIPD (Chairman)
Mr. P. Harris, BA, FCA
Mr. A. McTavish, MSc(Econ); BSc(Econ); FRSA
Ms. Alexandra Whiston-Dew

Social Policy Committee:

Mrs. J.A. Craze, BA, Dip SW (Chairperson)
Mr. R.C. Gray, AIAS
Mrs. L. Holford, JP
Mr A. McTavish, MSc(Econ); BSc(Econ); FRSA
Lady E. Verey

Risk Management Committee:

Mrs. L. Holford, JP (Chairperson)
Mr. D. Robertson, BA, BSc, CEng, FICHEM
Ms. Alexandra Whiston-Dew

Pension Trustee:

Capita ATL Pension Trustees Limited

LHA SERVICES LIMITED

Board of Directors:

Mr. P. Harris, BA, FCA (Chairman)
Mr. R.C. Gray, AIAS
Ms. H. Stone, OBE, FREng, BSc, CEng, FICE
Mr. R.K. Corrie, BA, BAI, MICE, CEng, FIM, Hon FAPM
(Resigned 31/12/2015)

Mr. A.R. Perkins, FRSA (Chief Executive & Company Secretary)
Mrs. M.A. Gair, FCCA (Finance Director)

Auditors:

Mazars LLP - Times House, Throwley Way, Sutton, Surrey, SM1 4JQ

Bankers:

Barclays Bank Plc. - Level 27, 1 Churchill Place, London E14 5HP
Allied Irish Bank Plc - 4 Tenterden Street, London W1S 1TE

Investment Advisors:

Barclays Wealth - No. 1 Colmore Square, Birmingham B4 6ES

Solicitors:

Batt Broadbent - Minster Chambers, 42/44 Castle Street,
Wiltshire SP1 3TX

Registered Office:

11 Belgrave Road, London, SW1V 1RB

Our Trustees



Peter Harris
Chairman
Chartered Accountant.
Management Consultant
specialising in Corporate
Strategy & Business
services outsourcing.
Chair of Northbridge
Industrial Services Plc,
Chair of Atmaana
Business Consulting Ltd.
Chair of The Sunningdale
Hope Trust.
Appointed 2012



Emma Beardmore
Planning development
consultant, Graduate
Newcastle University.
Masters Town Planning.
Graduate Reading
University Postgraduate
Diploma Surveying.
Member of the Royal
Town Planning Institute.
Currently advising
on development projects
in the UK.
Appointed 2012



Alison Craze
Retired Social Worker,
specialising in
Children and Families.
Previously employed
by the British Council
working with overseas
postgraduate
students.
Appointed 2011



Alan Deboo
Member of the CIPD.
Senior personnel
management & industrial
relations in broadcasting,
rail transport and defence
sectors. Priest in C of E.
Canon of Salisbury
Cathedral.
Appointed 1993



Richard Gray
Qualified Surveyor.
Previously with the
Spastics Society as
Head of Architect
Department.
Assistant Director with
Cerebral Palsy
Overseas. General
Manager for LHA before
retiring.
Appointed 2004



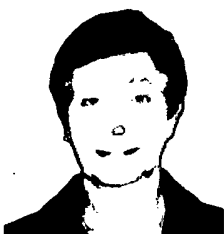
Lin Holford
IT Manager in public
and private sectors,
now retired.
Justice of the Peace.
Associate Mental
Health Act Hospital
Manager.
Appointed 2012



Alec McTavish
Entered the Civil Service and
worked as an Economic
Adviser in various
Government Departments.
Joined British Rail & became
Director of Business Systems.
At rail privatisation was
appointed a Director at the
Association of Train Operating
Companies.
Appointed 2014



David Robertson
Chartered Chemical
Engineer Project
Manager/ Director in
oil and gas Industry for
more than 20 years.
Travelled on several UK
and overseas
assignments.
Retired in 2010.
Appointed 2010



Helen Stone, OBE
Retired Chartered Civil
Engineer, experienced
in project management
Past Chairman of
Governors,
major London girls'
school. Chairman of
Ethics & Standards
Board, APMG.
Appointed 2007



Emma Verey
Oxford graduate with long
experience of the voluntary
sector. Former Chair of the
Friends of Moorfields Eye
Hospital, member of the
Development Board of the
Bodleian Library & director of
the trading arm of the RHS.
Currently a trustee of 2 Victorian
art galleries & of the Kensington
& Chelsea Foundation.
Appointed 2014



Alexandra Whiston-Dew
Practicing solicitor
advising on privacy, media
and commercial litigation
matters. Graduate of
Edinburgh University and
BPP University. Member of
the Honourable Society of
Lincolns Inn.
Appointed 2015



Keith Corrie
(Retired 31.12.2015)
Appointed 2000

Board of Trustees Governance

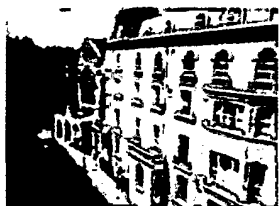
We take the Governance responsibilities of the Board of Trustees seriously. Our Board comprises Trustees with professional qualifications in planning, construction, project management, economics and finance, HR, social policy and law, giving a great breadth of skills at board level. Trustee training is an ongoing process and includes in-house trustee training courses run by Mazars LLP, external courses as appropriate for specific needs and circulation of newsletters and updates from the Charity Commission.

We enhance our Board performance by careful analysis of complementary skill sets and through an independently conducted annual self-appraisal process.

Whilst preserving continuity and experience, we seek an orderly rotation of Trustees to continually refresh the Board skill set. Recruitment of new Trustees is carried out through a bi-lateral approach of networking and using the professional recruitment services of Trustees Unlimited, one of the premier providers of trustee candidates for the Charity sector.

Prior to appointment, potential Trustees follow the LHA three phase selection process, which comprises an interview with the Chairman and Chief Executive and a tour of LHA facilities, an interview by a Selection Panel of Trustees and finally an invitation to shadow a Board Meeting and to meet the entire Board. Successful candidates will then be appointed by the Board and formally re-elected at the first AGM following appointment. There is a formal induction process for new Trustees, which includes a Trustee familiarisation pack.

Our residents' voice at Belvedere House Providing accommodation in London for over 75 years



"When I was looking for an accommodation which is at a reasonable hostel price without the noise and chaos of a normal hostel and also gives me some comforts of a hotel like a single bed, a wardrobe etc, I found this place to be perfect for me. I find travelling from Belvedere house to other places very easy as it is a five minute walk from Gloucester Road Station and has easy access to other tube lines and bus services. It is walkable to Kensington High Street and easy to get to Hammersmith Shopping centre. It has kitchen facility with microwave but would be nicer to have a few pots and pans to cook with for short stay residents. The most important thing is that since it is a working people hostel, there are no noisy and drunken late night guests and you can relax in your room. The volunteers work hard to keep the bathrooms, toilets and hostel in general clean. The reception is good and helpful. Overall a good comfortable stay."

Our residents' voice at Torquay House Providing accommodation in London for over 75 years



"What a pleasant surprise! The area has (within 10/15 minutes walk) Portobello Road market..along the canal. Canal walking right through to CAMDEN/Regents Park via/Little Venice. Kensington Gardens is just a little further away (at the end of Queensway). Local shops, right by the hostel provide all a self catering person would need. They also have a nice multi cultural London feel..Queensway (shopping) is just a two minute walk from ROYAL OAK station. The WCC open Porchester Gardens/with secure playground etc.. en route is truly beautiful. The area is a surprise a day..Number 36 bus..outside the hostel goes direct to Victoria station. The hostel itself is an "out the box" brand new build, has terrace and roof gardens. The studios are modern and clean, Staff are nice to deal with, and even when multi check ins do their best to be welcoming. Value for money and a surprisingly practical base for W & SW London. Highly recommended!"

Our volunteers' voice

Thomas Gomis from France, 26-30 years old, volunteer at Halpin for 1 year

Before I came to stay at LHA I was working in a theatre and I saw that I could volunteer to contribute towards my rent. This worked well for me because I still work as front of house in a theatre so the hours allow me to volunteer in the morning and work on the weekend evenings. My favourite thing about London is that there is something for everyone, whatever your tastes you will find it in London. When I leave LHA, I want to do some travelling before returning home.



Chief Executive's Statement

2015 has proved to be an extraordinary year! LHA celebrated its 75th anniversary in November. This has been a time to reflect on the progress we have made to date and the continuing monumental contribution from our staff and volunteers. Their contribution is reflected in our excellent resident feedback. Our live-in staff and volunteers makes our Charity uniquely positioned to deliver what our residents look for when seeking accommodation.



Our focus remains on creating affordable accommodation for young working people and students in London. We set high expectations for what we would achieve in 2014/15.

Our portfolio has grown this year with the addition of Torquay House. The new purpose-built hostel provides beneficiaries with an exceptional accommodation experience. We will continue to focus on providing a variety of room options, from dormitory to studio and from catered to self-catered. We believe we are the only accommodation provider to give an ultra-flexible deal requiring just 7 days' notice and a small refundable deposit.

We will continue our search for a new superbly-located opportunity to increase our bed numbers further.

We have created an enhanced customer experience with superfast fibre Wifi service, gym facilities in a number of our buildings and superior bedding and furniture quality. Residents increasingly rely on the convenience of online communication. We will develop a platform to explore the advantages of online payment and booking.

We have developed a new document management system to move our systems toward the 'paperless' age. We will continue to invest for the future.

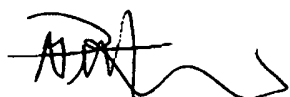
We now do virtually no printing, all our marketing is done on-line. We have a very successful website which was rebuilt 18 months ago. This is further backed up by Twitter, Facebook and YouTube. Instant feedback from our residents is a key indicator of how well we support our beneficiaries.

We have an exceptional team of staff and volunteers who provide our 24/7 customer care and support mechanism.

Our Social Policy Committee administered the allocation of the LHA grant funding facility to Albert Kennedy Trust, The Kipper Project, Safer London Foundation and Cardinal Hume Centre. The LHA is proud to support charities with similar objectives.

I would like to thank all our people for their continued hard work, passion and focus on customer service which has driven us forward in the year.

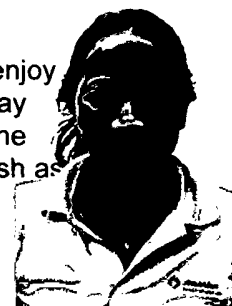
LHA has built an unrivalled 'niche' model for accommodation in London. We are well placed to develop our 10 year strategic plan to continue to deliver sustainable growth.



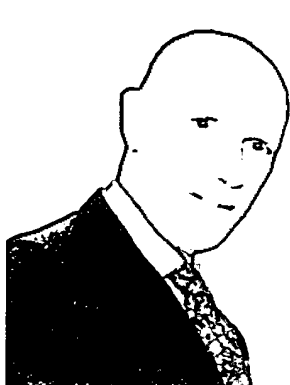
Our volunteers' voice

Carolina Serrizuela from Argentina, 25-30 years old, arrived at New Mansion April 2014

When I started at New Mansion I was cleaning rooms and doing general porter duties but now I enjoy it a lot more working in the kitchen and serving breakfast. I'm in charge of breakfast every weekday and do 7am until 11.30am. I enjoy being able to organise the kitchen and get my volunteering done early in the day because it allows me to teach Spanish to children in the afternoon. I teach Spanish as a nanny for an American family living in London so that their Spanish is strong if they return to America. I love most about the city the multi-culturalism, theatres, music, people and the weather (joke!) and enjoy the timetable I'm able to work at with LHA plus the room is nice.



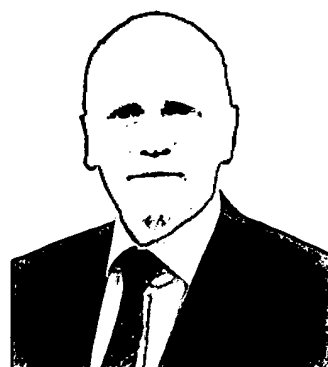
LHA London Ltd - Our Management Team



Peter Harris
Chairman



Marsha Gair
Finance Director

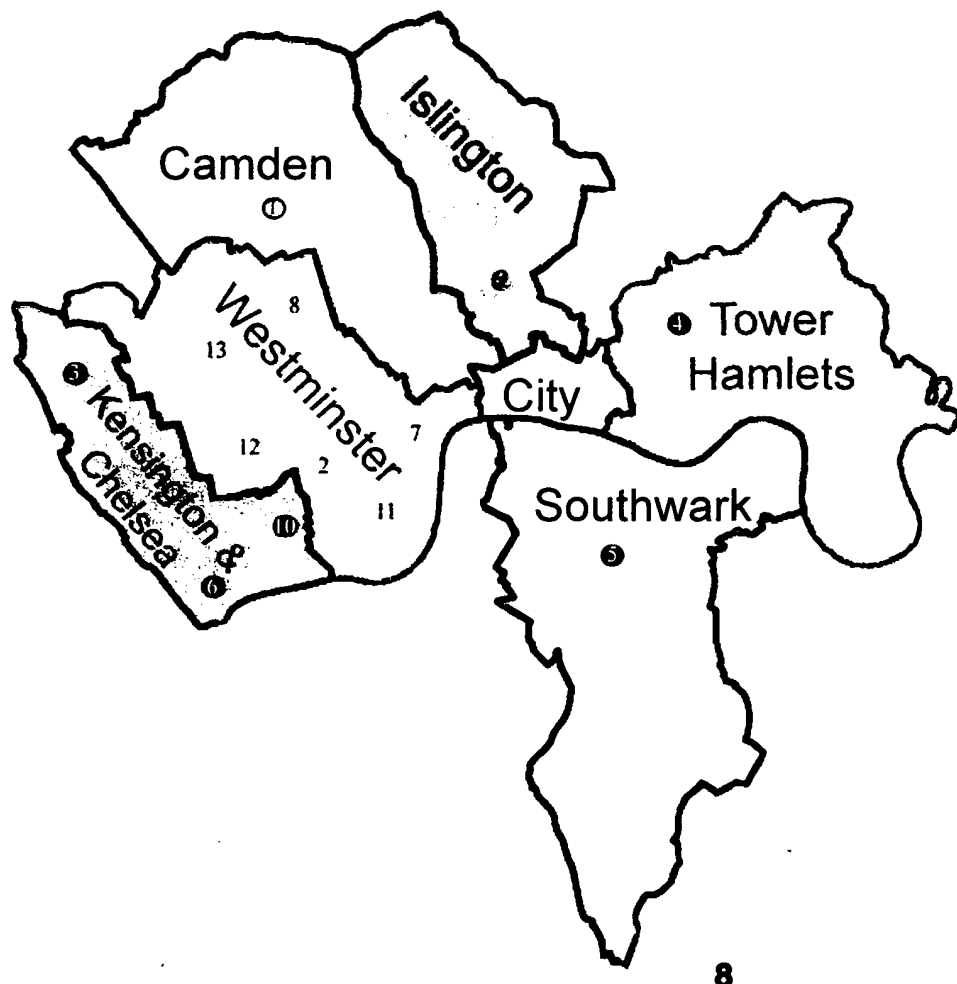


Tony Perkins
Chief Executive

Our Board and management provide a great combination of skill sets. We are working hard to push the Charity forward. We recognise that it is important to invest in people if the business is to progress. The year ahead will bring new challenges but we believe our strategy is sound.

The Board determines policy, ensures the proper management of the LHA and provides effective guidance and leadership to the Chief Executive, the executive team and employees of LHA. The Board appoints the Chief Executive who reports to the Board at their meetings.

Trustees are, individually and collectively, responsible for the overall governance and strategic direction of the organisation.



Our Properties

- ① Belsize House
- ② New Mansion
- ③ Bowden Court
- ④ Davies Court
- ⑤ Friendship House
- ⑥ Halpin House
- ⑦ Holland House
- ⑧ Leinster House
- ⑨ Newington Court
- ⑩ Belvedere House
- ⑪ Railton House
- ⑫ Sandeman-Allen House
- ⑬ Torquay House

Our Plan and Progress

Statement of Principal Activities

LHA provides affordable accommodation for young working people and students living in Central London. LHA operates 13 Central London hostels providing over 1900 bed spaces. LHA provides accommodation in the Boroughs of Westminster, Kensington and Chelsea, Camden, Southwark, Tower Hamlets and Islington. A structure of 70 paid staff and over 170 volunteers provide support services.

Mission and Vision for 2015-2025

LHA's mission is to relieve poverty by acquiring, establishing, maintaining and managing secure, affordable accommodation for young people of limited means working or studying in Central London.

LHA's vision is to continue as a steadily expanding, financially sound, well-governed and managed Charity providing a range of accommodation and associated services which meet the reasonable expectations of self-sufficient residents.

LHA's vision includes seeking ways of working in partnership with other organisations providing accommodation and support services to vulnerable young people in London so as to broaden the achievements of our charitable objectives.

Strategic Objectives

LHA's strategic objectives and vision are by 2026 to own and manage secure, diverse, good quality and affordable accommodation in Central London providing an additional 1000 beds with associated services meeting the reasonable needs and expectations of residents.

To be a financially sound, well-managed, pro-active organisation, including maintaining and developing the volunteer scheme.

To offer accommodation services which provide a stepping stone to enable young people to advance their career and education, whilst meeting the reasonable needs and enhancing the wellbeing of residents. LHA will continue to broaden its geographical search in other areas of London having good transport links.

LHA will continue to offer a range of catered, self-catered and self-contained accommodation and rooms of single and multiple occupancy to meet the varying and changing needs of residents. In addition, LHA will develop a concept providing even more affordable accommodation for less well-off beneficiaries, possibly outside zone 1 and 2 but within the M25.

The minimum standards will be defined by research carried out by the Social Policy Committee – a sub-committee of the main Board - and the search for suitable properties will be coordinated by the Property Oversight and Projects Committee to ensure the appropriate technical considerations are taken into account.

Our residents' voice at Halpin House



"My entire stay was memorable and had amazing time with such great staff. I am amazed by what these volunteer students for most of them are doing. At the time of check in, reception staff was very courteous and polite. I was briefly explained about what my stay and some local details I was given a local guide and map. While I was escorted to the room by reception staff the gentlemen also briefed me about the cleaning schedule. The hotel rooms have amazing city view (I was on the 4th floor) and specially at night its really beautiful. As a whole my entire stay was cherishable and would definately like to visit the property very soon again."

Providing accommodation in London for over 75 years

Fulfilling our Strategy in 2014-15

Building and Maintenance Programme



The Torquay Street new build project in Paddington was completed in March 2015. The complex land assembly and construction project is a valuable addition to the property portfolio.

Preparation for converting the Belsize House, London NW3 site from catered to self-catered is set for site mobilisation in late 2015. The major upgrade is scheduled for a 40 week refurbishment programme.

Railton House in Bayswater, London W2 is scheduled for a major upgrade in 2016. LHA has a comprehensive building maintenance programme to cover all building maintenance systems. The 10 year plan provides for refurbishment and repairs to all buildings.

Supporting Young People in the LHA

LHA has broadened its marketing strategy. We will ensure our voice is heard by young people up and down the country. We want them to be aware of the unique opportunity to use our hostels as a stepping stone to long term accommodation arrangements whilst working or studying in London.

We continue to advertise the Volunteer scheme both internally and externally so as to provide opportunities and support for as many young people as possible.

Recruiting, Training and Supporting LHA people

LHA recruited an apprentice on the Hospitality Management course in 2015 and will explore further apprenticeship opportunities for 2016. Keeping our people safe at work is fundamental to LHA. We continue to investigate all health and safety incidents to understand their root cause and share lessons learnt, and regular health and safety training is undertaken.

Our in-house maintenance team have begun a programme of advanced training in the fields of plumbing and electrical maintenance. New annual 360 degree staff performance reviews administered by external consultants are planned for introduction in late 2015.

Supporting our Operations with IT and Communications

LHA has a robust IT framework using secure off-site data centres. LHA's 24 hour, 7 day operation requires an appropriate disaster recovery plan to be in place.

LHA is reviewing the current front-of-house software and planning for upgrade to provide enhanced reporting facility.

A new document management system has been introduced to move LHA towards a 'paperless' operation.

The new website and social media platforms have moved LHA to a position where it will be able to assess new online booking and customer interface opportunities in the future.

Our volunteers' voice

Claudia from Spain, 22-25 years old, arrived at Belsize house in October 2015

My volunteering role at Belsize is as a housekeeper, which I started 3 months ago. I like volunteering because it's a great opportunity to save money, whilst living in London, which is hard to do otherwise. Before coming to LHA London, I was working in London. What I like most about London is that it's the most cosmopolitan city that I've ever seen; there are so many possibilities and a lot of things to do. After LHA, I am hoping to use my economics knowledge to find a full time job.

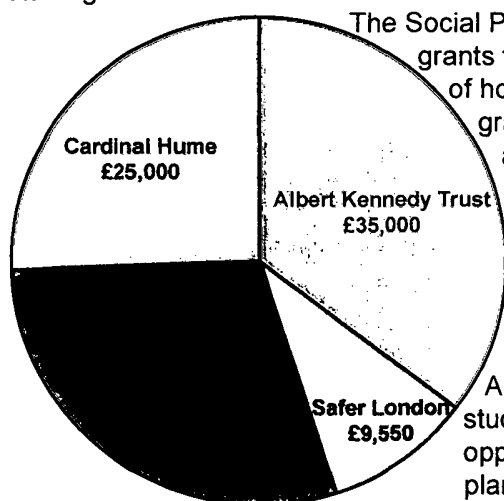


Social Policy Committee

The Social Policy Committee is chaired by Alison Craze and focuses on the needs and welfare of our current and future residents.

We are constantly looking for ways to understand our beneficiaries' experience better and with this in mind commissioned our second survey of residents in August 2015. 689 residents completed the questionnaire giving us useful feedback on what they value about LHA and areas where they would like improvements. Affordability is a main concern for our residents and a key part of our charitable objectives and the survey gave us useful information as to how they see this.

We have begun to examine in more depth the differences in resident profile in our different buildings, looking at age groups, preference for catered or self-catered facilities, length of stay and shared versus single rooms. A closer analysis will, we believe, allow LHA to tailor future building plans to cater for the needs of young people starting out in London.



2015 Awards

The Social Policy Committee has taken the lead in establishing a fund to provide grants to London charities working directly with young people in London at risk of homelessness. This year grants have been given to four charities. The grant to AKT supports two rooms in their Purple Door emergency accommodation, Cardinal Hume are being helped with the refurbishment of showers in their hostel for young people. The grant to Safer London provides essentials for young people fleeing gang violence and the Kipper Project is being helped with a scheme to help young people move from hostel accommodation to the private rented sector.

We are also keen to make LHA more widely known within the UK. A pilot project undertaken with the University of Sheffield will give students from the university on placement in London the opportunity of staying at LHA next summer and we are planning to build on this to make LHA better known among students and graduates of British universities.



Alison Craze
Chair of Social Policy Committee

Property Oversight and Projects Committee

The POP Committee is a small group of trustees, assisted by the CEO, who oversee the LHA property portfolio and LHA's acquisitions and major projects. The committee's main priority was to oversee the successful construction and opening of a new building in Westminster, Torquay House, which provides an additional 157 beds. The Opening Ceremony was held on September 24th.



New room layout - Belvedere House

Keith Corrie completed his term as Chairman of the committee and is succeeded by David Robertson. We take this opportunity to thank Mr Corrie for his valuable contribution.

The committee also monitored the upgrade of Belvedere House and is currently involved in the upgrade, redecoration and conversion of Belsize House from a catered to self-catered facility. The committee is now active in the search for a new acquisition, outside Zone 1 and 2, which meets the LHA Lite criteria.

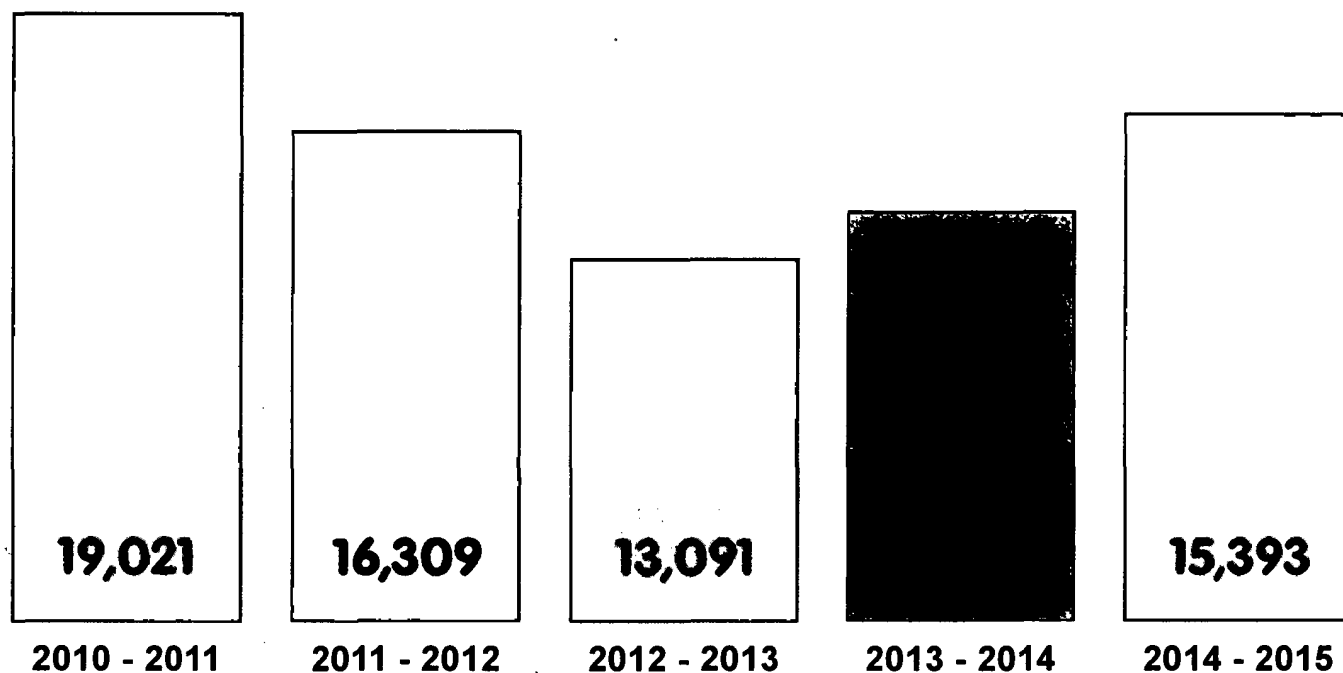
The Property Oversight and Projects Committee works closely with the Social Policy committee to exchange ideas and identify topics for discussion at the annual Away Day, attended by all trustees and the management team.



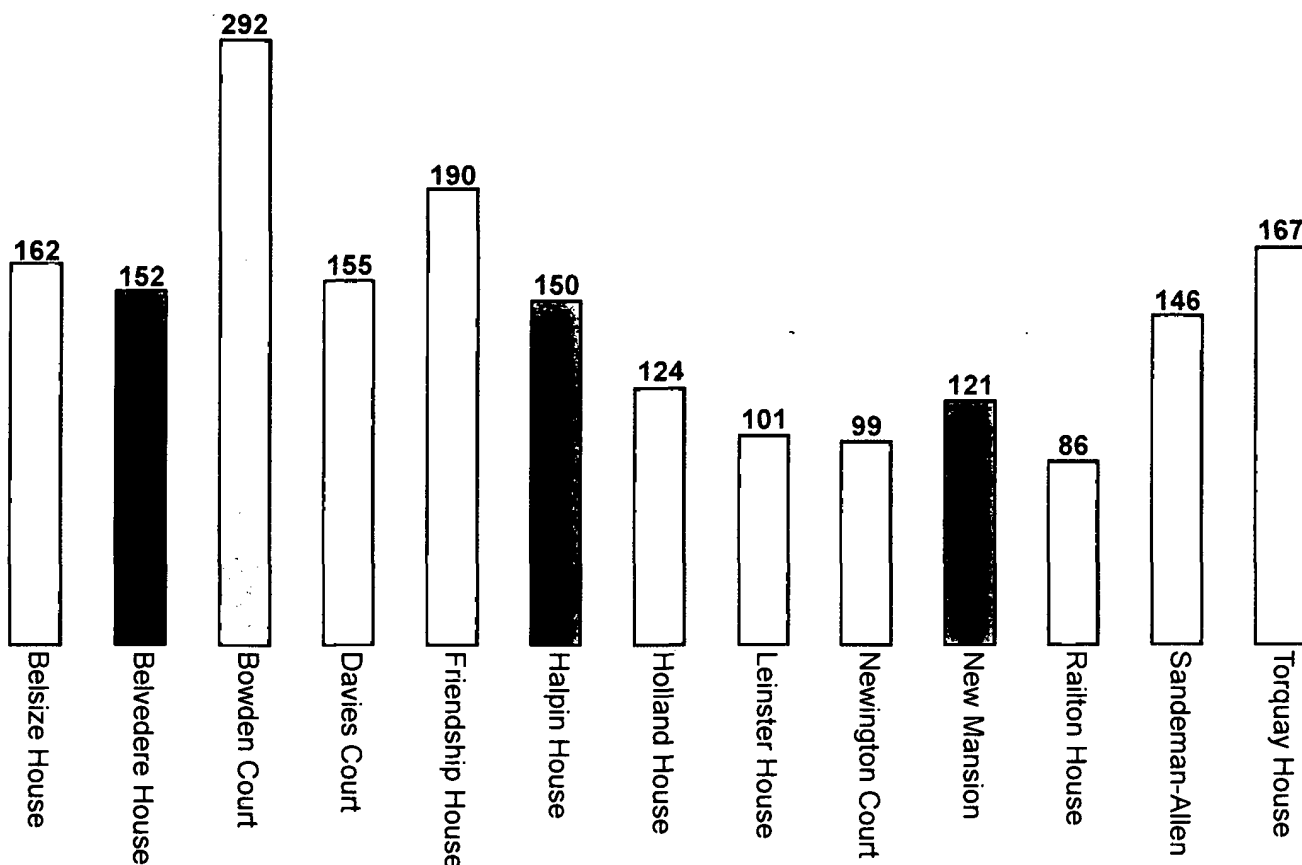
David Robertson
Chairman of Property Oversight and Projects Committee

Our Performance

Number of residents through our doors in 2014-2015 were 15,393, this compares with 14,188 in 2013-2014, 13,091 in 2012-2013, 16,309 in 2011-2012 and 19,021 in 2010-2011.



Bed Numbers Across Our Sites



Celebrating 75 Years with the Opening of Torquay House

LHA celebrated the formal opening of Torquay House in September 2015. The guests were able to view a time-line of properties and key events that had taken place during LHA's 75 year history.

Tours of the building gave guests an opportunity to explore the studio and self-catered accommodation and to meet staff and residents.

We were pleased to welcome ex-staff who had worked in our hostels during the 1980's and 1990's. New tall buildings in the London Borough of Westminster are relatively unusual. The building's main design consideration was to provide a specification which didn't compromise the acoustic integrity of the building in close proximity to the elevated section of motorway.

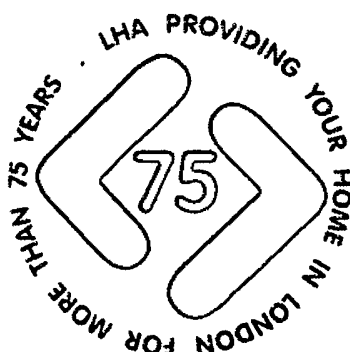
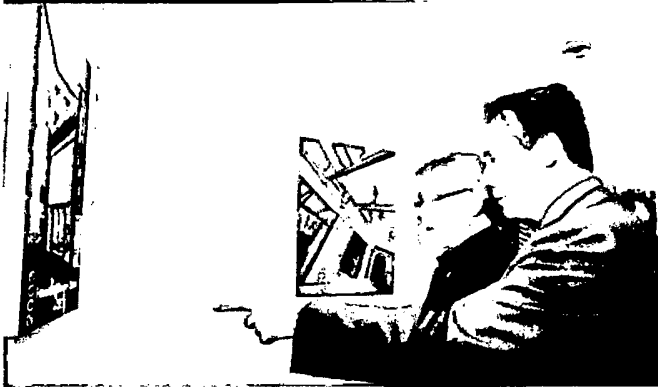
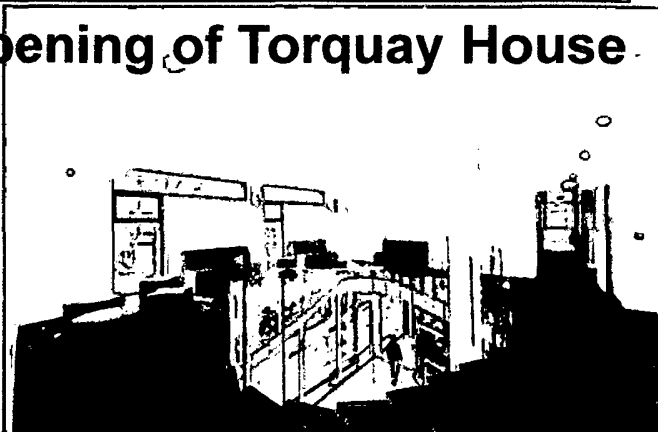
The building has already been commended as a finalist for the 2016 Civic Trust Awards. Successful projects make an outstanding contribution to the quality and appearance of the environment and must be universally inclusive for all users, whilst offering a positive social, cultural, environmental and economic benefit to the local community.

Studio rooms of 17 square metres and en-suite rooms of 14 square metres used fitted furniture, engineered wood floors, light emitting diode lighting and stainless steel kitchenette areas, providing quality accommodation. The en-suite rooms are complementary with spacious shared kitchens. The 13 storey building received Greater London Authority approval from the Mayor's office together with BREEAM accreditation.

We are now receiving excellent feedback from our beneficiaries residing in Torquay House. The building has been fully occupied since opening and has proved to be an enjoyable experience for all who have stayed there.

We wanted to ensure our buildings are located close to London transport hubs. This is no exception at only 200m from Royal Oak Tube station.

The Reverend Canon Alan Deboo performed the opening ceremony to mark his outstanding contribution to LHA during his 6 years Chairmanship of the Board of Trustees.



Benefits to our Residents in London

The Board has considered the general guidance on public benefit issued by the Charity Commission, has taken due regard of the guidance and is satisfied that the Charity's activities do provide wider public benefit. This is demonstrated in pages 9-10 of this report. All trustees give their time on a voluntary basis and receive no private benefit from the charity.

The public benefit arising from LHA's work is clear in the services delivered. The assistance given to young working people and students to help them reside in prime locations at below market rent with easy entry low deposit and easy exit together with just 7 days' notice is clearly a benefit to society as a whole not just for the beneficiaries themselves.

We provide key benefits to our residents to ensure that the LHA remains well placed in the affordable accommodation sector.

Benchmarking our room rates continues to demonstrate significant advantages to those with limited means. We open the door to young working people and students with limited reserves.

We provide an 'all-inclusive deal' including council tax, utilities and Wifi. LHA weekly room rates include the television and licence package and we also include contents insurance inclusive of laptop cover, with free gym facilities at our LHA life option sites.

We are keen to maintain our 'Family Feel' by providing safe and secure accommodation. All LHA sites have 24 hour 'live-in' staff. Affordable packages across a diverse range of room formats places LHA in a strong position to continue to benefit working people and students in the Capital. Room cleaning services with linen provided and laundered is much valued by our residents.

We will effectively support the community by providing affordable accommodation in London enabling reduced costs for young working people and students in the Capital.

Benefits to our Volunteers

LHA continues to provide an attractive concept for over 170 volunteers at our sites in Central London. Many of our volunteers value LHA's volunteering model of accommodation and food provided in return for a volunteering input. We receive positive and enthusiastic individuals into the scheme each year. Our website blog displays up to date volunteer feedback.

Volunteering has been a key part of LHA London's service offer for some time now and the volunteer scheme had another successful year with the extension of Torquay House taking the cohort to 170 volunteers across all sites. Volunteers receive their accommodation and meals in exchange for a commitment of 20-22 hours of duties per week. Volunteers experience the same flexible living benefits that guests do and create a fantastic home from home atmosphere that from our feedback is greatly appreciated by our guests.

Volunteers appreciate the opportunity to gain work experience, receive basic hospitality training and make lifelong friends in the friendly atmosphere of our sites.

Candidates must be over 18 years to apply and can take on any of the following roles; Housekeeping, Catering – basic food preparation and service, Office/Reception, Porter and Night Supervisor.

Demand for places continues to be high and we are able to recruit a high calibre of candidates who are committed to LHA and in 2015 we were able to recruit 4 members of permanent staff from our volunteer base, including 3 housekeepers and a chef who are all performing extremely well.

Our volunteers' voice

Alejandra Castillo from Seville in Spain, 18-25 years old, arrived at Sandeman-Allen in June 2015

My friend recommended LHA to me when I was coming to London and I first came here as a resident; now I'm working as a volunteer cleaning rooms. I enjoy the relations between colleagues and customers that make the hostel a social place. I have just got a new job as agency staff for a hospitality company, the hours here allow me the flexibility to accept agency shifts in the afternoon and evenings which is good.



Giving Our Beneficiaries the Best Residential Experience

LHA London have been providing a warm welcome and safe and enjoyable accommodation to young and working people in London for over 75 years. We have achieved this by focussing on the essentials of the guest experience, from searching for a room, to checking in and then making their stay with us as comfortable and rewarding as possible for as long as they are with us. This approach leads to many of our guests extending their stay from the two week minimum to several months, in some cases over a year.

As demand for affordable accommodation in London has continued to rise, so have the variety of budget options and channels that are available and LHA London sets the standards in this field, as demonstrated by industry-leading occupancy levels and award-winning ratings for quality* as voted by residents themselves.

The following areas are of key importance;

Shouting about the wide variety of our options

Having launched our new look website in 2014 we have continued to expand its appeal and monthly new users and sessions are now double that of the previous site. We continue to optimise the site and introduce new content so that our potential guests can find us as easily as possible with the most recent month showing 18% year-on-year growth. This is supported by our social media profile, where our followers have doubled this year and our on line ratings move from strength-to-strength. Our printed media now includes a map of London so as they navigate about they can be sure they are never far from an LHA hostel!

Providing a warm welcome and high quality room standards

We extended the AIR programme to reach over 1,300 of our residents in 2014. This includes upgraded mattresses and bedding, fresh decoration and the introduction of 2 new LHA gyms to give free access to our network of gyms. The implementation of a 'total hostel audit' program demonstrated continual improvement in our already-good room standards and also ensures effective residents' call, email and response handling.

Adding value for our guests wherever we can

The Fresh Start program was fully implemented at all 5 of our catered hostels, improving the menu variety and inclusion of fresh fruit and ingredients. We also extended opening times and successfully piloted a Tupperware scheme for guests who are working over meal times.

Bicycle storage facilities were extended across LHA facilities and we will further increase this provision next year. Although our successful introduction of free unlimited Wifi has led to a decrease in LAN cable demand, this has been supplanted by demand for towels, power adaptors and washing powder for use in our modernised laundry facilities.

*** Tripadvisor average up from 77% in 2014 to 91% in 2015**



Our residents' voice at Holland House



Providing accommodation in London for over 75 years

"I had booked a 4 bed female dorm, good furniture and mattress comfortable. Showers and toilets were readily available with running hot water. The breakfast was a nice bonus, dinner was a delish chicken, potatoes and salad all generously served. The staff were also super friendly and helpful! The location was perfect! I did not have to catch the underground at all as everything was within walking distance! Highly recommend this place!!"

Feedback from our volunteers *

9 out of **10** volunteers feel that their training is effective

8 out of **10** volunteers feel that LHA is understanding about the issues they face

9 out of **10** volunteers feel that there is a friendly atmosphere within the LHA

9 out of **10** would recommend the volunteer scheme to others

* Results of a survey of 170 volunteers in 2015

Our volunteers' voice

Francesco Schiavore from Italy, 30+ years old, started volunteering at Halpin in October 2015

I am a housekeeper at Halpin house, before I joined here I was studying. I like volunteering here because it gives me the chance to meet a lot of people with different cultures. My favourite thing about London is the opportunity, which I am trying to make the most of. Once I finish with LHA my plans are to use my studies and work for an architecture firm. I am currently studying English when I am not volunteering.



Benefits to Our Partners

Albert Kennedy Trust

LHA London supports Europe's first 'Purple Door' safe house project. A project in East London which helps lesbian, gay, bisexual and trans (LGBT) homeless young people is saving the taxpayer an estimated £1.5 million.

The Albert Kennedy Trust (AKT) is the LGBT youth homelessness charity. Founded by Cath Hall in Manchester in 1989, the Trust provides safe homes, mentoring, training and support to young people who are homeless or at risk of homelessness just for being brave enough to come out to their parents or care giver.

The Purple Door Project provides the UK's only emergency safe house for LGBT young people in London, as well as providing longer term accommodation as a stepping stone to independent living in Newcastle.

Annually AKT receives nearly 2,000 requests for support and offered 8,000 nights off the streets to young people in 2014.

LHA London is proud to be a sponsor of the 'Purple door' project. Each year LHA allocates funds to charities based within the capital. LHA are impressed with the commitment shown by AKT to provide emergency accommodation in London with a focus on the much needed provision of housing for young homeless people. According to new figures released by joint partners AKT and Circle Housing Circle 33, the 'Purple Door' project in London has since its launch in 2013 helped to significantly reduce costs to local authority housing services and social services by taking this support off local authorities.

AKT's recent scoping report identified that one in four homeless youths identify themselves as LGBT and around 85% of the young people that LHA have helped have told AKT they have faced some level of rejection by their parents just for being brave enough to come out.

Purple Door in London was the first emergency accommodation service and safe house in Europe, specifically designed for LGBT homeless young people coming to the capital to escape domestic violence or hate crime as a result of coming out.

AKT aim to provide accommodation that is responsive, safe, and easy to access, an option that caters for the specific needs of LGBT young people.

Purple Door in London has six bedrooms, plus shared space and facilities, taking LGBT young people off the streets and providing a safe, positive space for them to regain their self-esteem and autonomy.

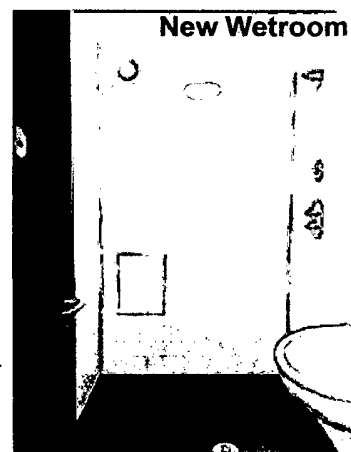
The young people are able to stay in the safe house for approximately 21 days whilst specialist workers provide a bespoke intervention which covers longer-term accommodation, support, mentoring, financial advice, help to get into employment, education and training, advocacy and therapeutic care.

Cardinal Hume Centre

LHA London has supported the conversion of showers to much needed upgrade wetrooms at the Cardinal Hume hostel in Victoria.

Based close to the LHA London Ltd head office, the Cardinal Hume Centre has been working with some of the most disadvantaged people in Central London for over 28 years. Cardinal Hume work with young people who are homeless, vulnerable families and individuals on a low income. Cardinal Hume run a hostel for homeless young people as well as a number of education and employment projects.

Each year the Centre helps over 1,800 people, and want to help people to have better lives and escape poverty and homelessness for good.



The Centre has a 32-bed hostel for young homeless people aged 16-24. Each year 75+ young people live at the Centre. Cardinal Hume provide a safe, engaging environment for disadvantaged young people to escape from gang violence, family breakdown and persecution. The support we provide gives them the chance to break free from destructive cycles and start rebuilding their lives.

The Cardinal Hume work with young people that have high support needs, which include those escaping from gang violence, with a history of offending, substance misuse, mental health and behavioural issues that are holding them back from fulfilling their potential.

All the young residents have a support worker that they regularly meet with for emotional support and advice. There is a weekly breakfast club where the residents can meet and discuss any issues they may be having, plus weekly budgeting and cooking classes.

Cardinal Hume employment team runs a weekly young person's jobs club and offer young people the opportunity to participate in career days with employee partners such as Land Securities and Buckingham Palace.

The Kipper Project

The Kipper Project is an independent charity and is a member of the Providence Row Housing Association Group. Since 1976 The Kipper Project has provided quality housing and personal support aimed at young people aged 16-24 years.

LHA is pleased to support their rent deposit and 'move-on' training workshop schemes that will enable the young people of Providence Row Housing Association and Kipper to move-on out of hostel accommodation and into their own homes. The scheme will build relationships with private sector landlords to increase lettings to occupants of hostel accommodation. It will also enable swifter move-on from hostels thereby increasing access to hostel space for single homeless young people in need of supported housing.

Safer London Foundation

LHA will support the Safe & Secure (S&S) programme.

S&S is a comprehensive relocation support service that moves young people and their families away from risk of serious gang related violence. The objective is to avoid homelessness, keep the young person safe and to improve their overall life chances.

A key aspect of the programme is moving the young person into interim accommodation as soon as risk is identified. This is the stage where the risk is greatest and harm is likely to occur if relocation cannot be facilitated.

As almost all people moved through the programme have never had their own accommodation, they lack the most basic necessities for a home including white goods, bedding and flooring. Everything that is put into a refurbished interim accommodation will go with them to their settled housing option as the basis from which they can start to build a safe new home.

S&S currently utilises the support available through Local Welfare Assistance schemes, however, the cross-borough nature of the programme means many vulnerable young people don't meet the residency requirements and so are ineligible.

S&S is unique and is a niche pan-London programme. We currently support approximately 40 young people a year and analysis of our existing and previous cohorts has led us to estimate that there will be 10 young people a year who would need access to funds not available from statutory sources. Average costs for furniture, flooring and white goods are between £800-£1000.

Shanice, 18

Shanice was referred to Safe & Secure after a complex string of events which included sexual exploitation and blackmail, and culminated in her witnessing a violent crime. Terrified, Shanice told the police what happened. She received threatening phone calls, Facebook threats and was followed.

Through Safe & Secure she received support to relocate to a safe location. Her Support Worker saw Shanice once a week to help her deal with her emotions and what had happened. Shanice was supported with practical activities like moving to her new flat and signing up with a doctor, and helped her to look forward to a different future.

"There are so many other girls like me all over London, putting their lives at risk every single day through their involvement with gangs, but can't see any way out. They need to understand they are not alone and like me can get help and have a better future. They need to know about Safe & Secure."

LHA Sustainability Policy

LHA aims to ;

- Reduce the environmental impact of the charity through better management of our resources.
- Integrate environmental and sustainability principles into our operations.
- Meet the requirements of all relevant legislation.
- Adopt best practice to ensure prevention of pollution.
- Monitor and regularly review our environmental performance and set objectives and targets to ensure continual improvement.
- Communicate internally and externally about our environmental performance including training for staff and residents.

To achieve these aims, we have undertaken the following during the year;

1. Continued our upgrade programme of low energy white goods.
2. Added green roofs, bird and bat boxes to Torquay House.
3. Utilised our bio-mass heating and hot water system at Newington Court.
4. Continued the roll-out programme of thermostatic radiator valves.
5. Upgraded replacement domestic water heaters with energy-saving units.
6. Continued our LED lighting programme with significant investment across the sites.
7. Commissioned an external expert – PDR Ltd to undertake an extensive survey into energy efficiency. This will take a detailed look at voltage optimisation technology and KVA costs.
8. Installed water saving shower and cistern technology within our refurbishment programme.
9. Undertaken staff training on recycling separation for refuse disposal.
10. Installed room lighting key-card activation to reduce energy costs at Belvedere and Torquay House.
11. Installed PIR lighting technology to more of our communal areas.
12. Set high goals with future developments, using BREEAM very good or excellent.
12. Used Combined Heat Power Plant and rain water harvesting at Torquay House.

Our volunteers' voice

Shahinez Hadj Zoubir Naceri from Spain, 31 years old, has been at Torquay since September 2015

When I started at Torquay house I was a cleaner but now I am a receptionist. My favourite thing about volunteering at LHA is that the team is so multicultural. I love London, especially how polite everyone is! The opportunity to improve English is great and London is so multi-cultural that nobody can feel foreign here. I also love the British architecture. When I leave LHA, I'm hoping to join a TV company and work as a TV reporter covering MENA (Middle East & North Africa) issues. Aside from my volunteering duties I also am studying English.



Trustees' Review

The Trustees, who are also directors of the Charity for the purpose of the Companies Act, submit their Annual Report with the Balance Sheet for the Company at 30th September 2015 and the Statement of Financial Activities for the year ending on that date, which were approved by the Board of Trustees on 16th February 2016.

The Charity is governed by its Memorandum and Articles of Association. The Charity is managed by the Trustees who meet formally seven times a year.

Trustees and Members

The Trustees who served during the year are named on page 5. Additional or replacement Trustees are appointed by the remaining Trustees.

Insurance against Trustees and Officers liabilities in relation to the Charity was maintained during the year 2014/2015, as cited in the Memorandum and Articles of Association, para 60 (1).

Strategic Report

The Charity achieved a surplus net incoming resources before transfers of £5,979,162, approximately £800,000 better than budget, helped by high levels of occupancy and tight control of expenditure. This surplus was achieved despite keeping the increase in fees charged to residents below inflation.

There was a spend of approximately £427,192 on repairs and maintenance.

A donation of £35,000 was paid during the year to Albert Kennedy Trust.

Investments

Barclays Wealth are the managers of the Charity's investment portfolio. They reported that at the year end the Charity held shares and Global Beta funds at a valuation of £5,584,351 (2014 £5,763,877).

The Investment Committee have set the following policy for investments:

- i. to hold in cash (very low risk) the funds required for working capital fluctuations;
- ii. to hold an amount equal to that as a buffer in an equity investment fund (currently the global beta) (medium risk);
- iii. to hold surplus which, all things being equal, will steadily grow and will be held in structured notes (medium/low risk), which can be turned quickly into cash should a property investment opportunity arise.
- iv. maintain the current level of managed equity investments which is around £2,000,000 and reinvesting any income derived from the investments back into the managed fund.

If there are no available opportunities to invest in structured notes and no property projects on the horizon, any surplus will be used to pay down debt.

Fixed Assets

Belvedere House has undergone a major refurbishment with a spend during the year of £274,822. This was completed in December 2014 having started in 2013/14. This is part of the rolling refurbishment plan which will lead to all sites being upgraded with new room formats and much improved washroom facilities.

The main expenditure was the completion of Torquay House with a spend of over £1.8m during the year.

Payment Policy

It is the policy of the Charity to pay creditors in accordance with contracted terms, normally within thirty days.

Results

The net movement in funds during the year was £5,931,914 compared with the previous year of £5,054,369. This was after allowing for realised and unrealised gains/losses on investments and the actuarial gain/loss on the Charity's pension scheme, which was a loss of £198,248 and gain of £151,000 respectively compared to the 2014 gain of £214,831 and loss of £551,000.

Reserves

At 30th September 2015 Charitable Funds stood at £6,683,177 and Designated Funds at £172,905,216. Within Designated Funds there is a fixed asset reserve of £172,905,216 which represents the net book value of the fixed assets less the loans funding these assets. All other reserves are available to maintain and develop the future work of the Charity and are considered adequate by the Trustees for these purposes.

LHA London Ltd has a defined benefit pension scheme managed by Aviva Insurance and had net assets of £7,187,000 as at 31st March 2015 compared to £6,750,000 in year 2014.

The Reserves in the profit and loss account of LHA Services Ltd, our subsidiary company, were £172,753 as at 30th September 2015 compared to £175,574 in year 2014.

As a Charity, LHA is obliged by the Charities Commission to set a policy on Reserves and this establishes a level which is appropriate for LHA for the year. LHA's Reserve policy is set to adequately support the continuation of the Charity's current activity and future capital expenditure. The charity's aim is to monitor the Reserves policy throughout the year through our budgetary process and to review the Reserves policy to ensure it meets LHA's changing needs and circumstances. Our Reserves policy is reviewed annually while reviewing our sources of income, and balancing the impact of future plans, commitments, our pension schemes and any management or financial risk involved. LHA's sources of income are stable and bed letting in London is in high demand. It is very unlikely that the general economic condition would affect our circumstances and from previous financial statements our income sources have been increasing. With the development of Torquay Street building, this will reinforce our financial stability in the future.

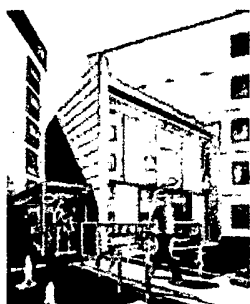
The General Reserves stand at £6,683m at 30th September 2015. This is equal to approximately 11 months' expenditure.

Risk Management

The Trustees actively review the major risks which the Charity faces on a regular basis and believe that maintaining adequate resources, combined with an annual review of the control over key financial systems, will enable the Charity to cope with any future adverse conditions.

The Trustees have also examined other operational and business risks faced by the Charity and confirm that they have established systems to mitigate significant risks.

Our residents' voice at Friendship House Providing accommodation in London for over 75 years



"To anyone who is interested in staying in London for a few days/weeks/months I would suggest staying here for your visit. I lived in this place for six months and found it to be a friendly and safe place to stay in the heart of London. It allows people to take up long term stays such as I did. Especially the perfect location, the spacious common areas and the clean bathrooms made me stay longer than initially planned. Furthermore there was a great mix of people from all over the world enjoying themselves staying there including exchange students, young professionals, travellers, etc. It made for an awesome atmosphere in the place. I would definitely recommend this place and I will also be back to stay again."

LHA SERVICES LIMITED FOR 2014/2015

LHA Services Ltd (LHAS), a wholly owned subsidiary of the Charity, acting under a licence and agreement signed in 1997, fills casual room vacancies particularly in holiday times and between long term bookings. It also provides residents with amenities such as laundry provisions and vending machines.

After payment of the licence and agreement fee in the sum of £60,000 LHAS had a taxable trading surplus of £344,179 and in accordance with the covenant signed on 1st October 1997 an amount of £347,000 is to be transferred to the Charity.

Statement of Trustees' Responsibilities

The Trustees (who are also directors of LHA London Ltd for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 of the charitable company and the group and of the incoming resources and application of resources, including the income and expenditure, of the charitable group 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 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 proper accounting records that 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far 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.

By order of the Board



Tony Perkins
Company Secretary
16th February 2016

We have audited the financial statements of LHA London Limited for the year ended 30 September 2015 which comprise the consolidated statement of financial activities, the consolidated and charity balance sheets, the consolidated cashflow statement 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).

Respective responsibilities of trustees and auditors

As explained more fully in the Trustees' Responsibilities Statement set out on page X, the trustees (who are also the directors of the charity 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. This report is made solely to the charity'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 charity'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 charity and the charity's members as a body for our audit work, for this report, or for the opinions we have formed.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group and of the charity's affairs as at 30 September 2015 and of the group's 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 the 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
- we have not received all the information and explanations we require for our audit;
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Report of the Trustees.

N J Wakefield

Nicola Wakefield (Senior Statutory Auditor)

for and on behalf of Mazars LLP, Chartered Accountants and Statutory Auditor

Times House, Throwley Way, Sutton, Surrey, SM1 4JQ

Date: *25th February 2016*

LHA London Limited
Financial statements for the year ended 30 September 2015
Consolidated statement of financial activities
Incorporating the summary income and expenditure account

	Notes	General Funds £	Designated Funds £	Total 2015 £	Total 2014 £
Incoming resources					
<i>Incoming resources from generated funds:</i>					
<i>Activities for generating funds:</i>					
Commercial trading operations	3	547,083	-	547,083	480,920
Income from investments		145,836	-	145,836	179,128
Interest receivable		3,271	-	3,271	3,773
		696,190	-	696,190	663,821
<i>Incoming resources from charitable activities:</i>					
Operation of hostels		12,325,490	-	12,325,490	10,870,434
Total incoming resources		13,021,680	-	13,021,680	11,534,255
Resources expended					
<i>Costs of generating funds:</i>					
Commercial trading operations		92,975	-	92,975	71,952
Investment management fees		32,740	-	32,740	12,608
<i>Charitable activities:</i>					
Operation of hostels	4	6,896,382	-	6,896,382	6,039,527
Governance costs	5	20,421	-	20,421	19,630
Total resources expended		7,042,518	-	7,042,518	6,143,717
Net incoming resources before transfers		5,979,162	-	5,979,162	5,390,538
Gross transfers between funds		(7,676,562)	7,676,562	-	-
Net (outgoing)/incoming resources after transfers		(1,697,400)	7,676,562	5,979,162	5,390,538
(Losses)/gains on investment assets		(198,248)	-	(198,248)	214,831
Net movement in funds		(1,895,648)	7,676,562	5,780,914	5,605,369
Actuarial gain/(loss) on pension scheme	15	151,000	-	151,000	(551,000)
Net movement in funds		(1,744,648)	7,676,562	5,931,914	5,054,369
Fund balances brought forward at 1 October 2014		8,427,825	165,228,654	173,656,479	168,602,110
Fund balances carried forward at 30 September 2015		6,683,177	172,905,216	179,588,393	173,656,479

All amounts relate to continuing activities; there were no recognised gains or losses other than those included above.

LHA London Limited
Financial statements for the year ended 30 September 2015
Balance sheets

		----- Group-----		----- Charity -----	
	Notes	2015	2014	2015	2014
		£	£	£	£
Fixed assets					
Intangible assets	7	33,814	45,086	33,814	45,086
Tangible assets	8	183,585,239	181,994,040	183,525,913	181,931,448
Investments	9	<u>5,584,351</u>	<u>5,763,877</u>	<u>5,734,351</u>	<u>5,913,877</u>
		189,203,404	187,803,003	189,294,078	187,890,411
Current assets					
Stocks	10	24,825	28,290	24,355	27,976
Debtors	11	565,578	1,121,384	591,388	1,153,059
Cash at bank and in hand		<u>2,411,138</u>	<u>3,184,598</u>	<u>2,262,153</u>	<u>3,033,096</u>
		3,001,541	4,334,272	2,877,896	4,214,130
Creditors: amounts falling due within one year	12	(4,082,074)	(3,798,153)	(4,071,856)	(3,790,994)
Net current (liabilities)/assets		<u>(1,080,533)</u>	<u>536,119</u>	<u>(1,193,960)</u>	<u>423,136</u>
Total assets less current liabilities		188,122,871	188,339,122	188,100,118	188,313,547
Creditors: amounts falling due after more than one year	13	(8,534,478)	(14,682,643)	(8,534,478)	(14,682,643)
Pension (liability)	15	-	-	-	-
Net assets		<u>179,588,393</u>	<u>173,656,479</u>	<u>179,565,640</u>	<u>173,630,904</u>
The funds of the charity					
Unrestricted income funds:					
General		6,683,177	8,427,825	6,660,424	8,402,250
Designated	16	<u>172,905,216</u>	<u>165,228,654</u>	<u>172,905,216</u>	<u>165,228,654</u>
		179,588,393	173,656,479	179,565,640	173,630,904

The financial statements were approved by the Trustees on 16 February 2016 and signed on its behalf by:

Al Deboo

Trustee

P Harris

Trustee

LHA London Limited
Financial statements for the year ended 30 September 2015
Consolidated cash-flow statement

	2015 £	2014 £
Reconciliation of net incoming resources to net cash inflow from operating activities		
Net income for the year	5,931,914	5,052,369
Depreciation charges	760,762	737,564
Amortisation charge	11,272	11,272
Loss/(gains) on investment assets	198,248	(214,831)
Decrease in stocks	3,465	2,135
Decrease/(Increase) in debtors	555,806	(302,771)
Increase in creditors	266,204	190,189
Net cash inflow from operating activities	<u>7,727,671</u>	<u>5,475,927</u>
CASH FLOW STATEMENT		
Net cash inflow from operating activities	7,727,671	5,475,927
Investing activities		
Purchase of intangible fixed assets	-	(56,358)
Purchase of tangible fixed assets	(2,351,962)	(10,325,180)
Purchase of investments	(674,976)	(622,515)
Proceeds from sale of investments	656,254	586,831
Net cash outflow from investing activities	(2,370,684)	(10,417,222)
Financing		
Proceeds from bank borrowings	-	2,500,000
Repayment of bank borrowings	(6,130,447)	(1,512,710)
Net cash inflow from financing activities	(6,130,447)	987,290
(Decrease) in net funds	<u>(773,460)</u>	<u>(3,954,005)</u>
(Decrease) in cash in the period	(773,460)	(3,954,005)
Cash and cash equivalents at 1 October 2014	<u>3,184,598</u>	<u>7,138,603</u>
Cash and cash equivalents at 30 September 2015	<u>2,411,138</u>	<u>3,184,598</u>

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention with the exception of investments, functional freehold properties and long leasehold properties which have been included at market value. The accounts have been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (SORP 2005) issued in March 2005, applicable UK Accounting Standards and the Companies Act 2006. The principal accounting policies adopted in the preparation of the accounts are set out below. The trustees consider that it is appropriate for these accounts to be prepared on the going concern basis.

Group accounts

These accounts consolidate the results of the Association and its wholly owned subsidiary, LHA Services Limited on a line by line basis. A separate statement of financial activities and income and expenditure account are not presented for the Association itself following exemptions afforded by section 408 of the Companies Act 2006 and paragraph 397 of the SORP. The financial activities of the charity are disclosed in note 2 to the accounts. The charity has taken the available exemption under Financial Reporting Standard 8 'Related Party Transactions' not to disclose details of transactions with its 100% owned subsidiary, LHA Services Limited.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Association and which have not been designated for other purposes. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts. Investment income and gains or losses are allocated to the appropriate fund.

Valuation of properties

Functional freehold and long leasehold properties were included in the accounts at valuation for the first time in 2013/14. These have been valued by Colliers International Valuers UK LLP in September 2014. The properties will be revalued every five years.

Depreciation

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold and long leasehold buildings	Nil
Short leasehold land and buildings	over the lease term remaining
Furniture, fixtures and equipment	10 - 20 % p.a Straight line method
Motor vehicles	20 % p.a Straight line method
Computer equipment	20 - 33.3 % p.a Straight line method

Moveable furniture and equipment is written out of the accounts after ten years as the Trustees consider that it has a negligible residual value.

Amortisation

Amortisation is provided on all intangible fixed assets at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Website costs	20% pa straight line method
---------------	-----------------------------

Investments

Fixed asset investments are stated at mid-market value at the balance sheet date. Gains and losses on revaluation of investments held as fixed assets are included in the statement of financial activities as unrealised. Where investments have been sold during the year the difference between sale proceeds and market value at the beginning of the period is included in the statement of financial activities.

Incoming resources

Incoming resources for operation of hostels relates to income received in the letting of beds for long stays, catering income, sundry income and is shown net of value added tax and discounts.

Governance costs

Governance costs relate to auditor's remuneration and Insurance against Trustees' and Officers' liabilities, legal fees and refund of Trustees' travel expenses.

Stocks

Stocks, which consist of consumables are valued at the lower of cost and net realisable value.

Pensions

The Charity operates a pension scheme providing benefits based on final pensionable pay. The expected cost of providing pensions, as calculated periodically by professionally qualified actuaries, is charged to the Statement of Financial Activities, so as to spread the costs of pensions over the expected remaining service lives of current employees on the basis of a constant percentage of current and estimated future earnings. The pension scheme assets are valued at market rate. The pension scheme deficit is recognised in full on the balance sheet, but where there is a pension scheme asset this is not recognised unless the asset can be realised through reduced future contributions. The actuarial gains are therefore limited to the gain required to bring the liability to zero.

2 Financial activities of the charity

The financial activities shown in the consolidated statement include those of the charity's wholly owned subsidiary, LHA Services Limited.

A summary of the financial activities undertaken by the charity is set out below:

	2015	2014
	£	£
Gross incoming resources	12,931,526	11,465,107
Total expenditure on charitable activities	(6,896,154)	(6,041,957)
Cost of generating funds	(32,740)	(12,608)
Governance costs	(20,649)	(15,205)
Investment (losses)/gains	(198,248)	214,831
Actuarial gain/(loss) on final salary pension scheme	151,000	(551,000)
Net incoming resources	5,934,735	5,059,168
Total funds brought forward	173,630,905	168,571,736
Total funds carried forward	179,565,640	173,630,904
Represented by:		
Designated income funds	172,905,216	165,228,654
Unrestricted income funds	6,660,424	8,402,250
	179,565,640	173,630,904

3 Incoming resources from activities for generating funds

The Charity's one wholly owned trading subsidiary, LHA Services Limited, which is incorporated in the UK, distributes all of its taxable profits to the Charity. The activities of this subsidiary are the provision of short term accommodation and catering services together with the provision of amenities to the residents of LHA London Ltd. The charity owns the entire issued share capital of 150,000 ordinary shares of £1 each. A summary of the trading results is shown below.

Profit and Loss Account	2015	2014
	£	£
Turnover	547,083	480,920
Cost of sales and administrative expenses	(202,975)	(181,951)
Gross profit	344,108	298,969
Interest receivable	71	320
Net profit	344,179	299,289
Amount distributed to LHA London Ltd	(347,000)	(304,093)
Retained (loss) in subsidiary	(2,821)	(4,804)

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

3 Incoming resources from activities for generating funds (continued)

The assets and liabilities of the subsidiary were:	2015	2014
	£	£
Tangible fixed assets	59,326	62,591
Current assets	175,607	159,233
Creditors: amounts falling due within one year	(62,180)	(46,250)
Total net assets	172,753	175,574
Aggregate share capital and reserves	172,753	175,574

Included in administrative expenses are rent of £50,000 (2014 - £50,000) and management charges of £60,000 (2014 - £60,000) payable to LHA London Ltd and these charges have been eliminated on consolidation.

4 Analysis of charitable expenditure

	Staff costs	Other	Depreciation	Total	Total
	(note 6)		(notes 7 & 8)	2015	2014
	£	£	£	£	£
Charitable expenditure					
House operating costs	2,158,351	3,412,351	702,551	6,273,253	4,888,996
Support costs	213,463	340,183	69,483	623,129	1,150,531
Total	2,371,814	3,752,534	772,034	6,896,382	6,039,527

Charitable expenditure

Details of other costs	House operating costs	Support costs	Total 2015	Total 2014
	£	£	£	£
Repairs & Maintenance	264,982	26,207	291,189	759,379
Light and heat	433,252	42,849	476,101	458,410
Interest charges	400,846	39,644	440,490	450,307
Catering	264,266	26,136	290,402	300,892
IT costs	290,003	28,682	318,685	206,067
Water	199,874	19,768	219,642	190,916
Cleaning	289,507	28,633	318,140	244,313
Insurance	145,161	14,357	159,518	148,472
Security	148,108	14,648	162,756	133,263
Rates	176,957	17,501	194,458	111,598
TV Licenses	82,823	8,191	91,014	107,918
Defined benefit pension scheme charge	137,410	13,590	151,000	(551,000)
Other costs	579,162	59,977	639,139	393,936
	3,412,351	340,183	3,752,534	2,954,471

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

5 Governance costs

Governance costs include:	2015 £	2014 £
Audit fees	14,446	13,420
Insurance against Trustees' and Officers' liabilities	3,720	3,908
Trustees expenses	2,255	2,302
	<hr/>	<hr/>
	20,421	19,630

6 Staff costs

	2015 £	2014 £
Wages and salaries	1,728,881	1,636,452
Social security costs	155,284	148,093
Other pension costs	487,649	606,675
	<hr/>	<hr/>
	2,371,814	2,391,220

Average number of employees during the year

Head office staff	13	13
Direct maintenance staff	6	5
Hostel staff	53	55
	<hr/>	<hr/>
	72	73

Number of employees with emoluments in excess of £60,000:

£70,000 - £80,000	1	-
£80,000 - £90,000	-	1
£90,000 - £100,000	1	1
£100,000 - £110,000	-	-
£110,000 - £120,000	-	-
£120,000 - £130,000	1	-

2 employees (2014: 2) with emoluments in excess of £60,000 are accruing retirement benefits under defined benefit schemes.

7 Intangible fixed assets – Group & Charity

	Website
Cost	
At 1 October 2014	56,358
Additions	-
At 30 September 2015	<u>56,358</u>
Amortisation	
At 1 October 2014	11,272
Charge for the year	<u>11,272</u>
At 30 September 2015	<u>22,544</u>
Net book value	
At 30 September 2015	<u>33,814</u>
At 30 September 2014	<u>45,086</u>

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

8 Tangible fixed assets - Group

	Assets in the course of construction	Freehold land and buildings £	Leasehold land and buildings £	Plant and machinery £	Total £
Cost					
At 1 October 2014	18,877,293	151,050,571	9,523,534	9,766,517	189,217,915
Additions	1,839,417	-	-	512,544	2,351,961
Disposals	-	-	-	(27,263)	(27,263)
Transfer to/from A.U.C	(20,716,710)	20,716,710	-	-	-
At 30 September 2015	-	171,767,281	9,523,534	10,251,798	191,542,613
Depreciation					
At 1 October 2014	-	-	-	7,223,875	7,223,875
Charge for the year	-	-	10,503	750,259	760,762
On disposals	-	-	-	(27,263)	(27,263)
At 30 September 2015	-	-	10,503	7,946,871	7,957,374
Net book value					
At 30 September 2015	-	171,767,281	9,513,031	2,304,927	183,585,239
At 30 September 2014	18,877,293	151,050,571	9,523,534	2,542,642	181,994,040

The Trustees undertook a valuation of all the freehold and long leasehold properties in September 2014. The valuation was undertaken by Colliers CRE and the properties (excluding Torquay Street) were valued at £156,700,000. In addition, the value of Torquay Street on completion was estimated at £25,000,000; this property remains at cost of £24,717,291 pending an updated valuation in 2016. All other properties have been revalued at 30 September 2014. The charity's bank loans are secured against the freehold properties known as Davies, Friendship Court, Sandeman Allen and Newington Court.

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

8 Tangible fixed assets - Charity

	Assets in the course of construction	Freehold land and buildings £	Leasehold land and buildings £	Plant and machinery £	Total £
Cost					
At 1 October 2014	18,877,293	151,050,571	9,523,534	9,663,139	189,114,537
Additions	1,839,417	-	-	494,861	2,334,278
Disposals	-	-	-	(27,263)	(27,263)
Transfer to/from A.U.C	(20,716,710)	20,716,710	-	-	-
At 30 September 2015	-	171,767,281	9,523,534	10,130,737	191,421,552
Depreciation					
At 1 October 2014	-	-	-	7,183,089	7,183,089
Charge for the year	-	-	10,503	729,310	739,813
On disposals	-	-	-	(27,263)	(27,263)
At 30 September 2015	-	-	10,503	7,885,136	7,895,639
Net book value					
At 30 September 2015	-	171,767,281	9,513,031	2,245,601	183,525,913
At 30 September 2014	18,877,293	151,050,571	9,523,534	2,480,050	181,931,448
				2015 £	2014 £
Analysis of leasehold land and buildings (company and group)					
Long leasehold				9,450,000	9,450,000
Short leasehold				63,031	73,534
				<u>9,513,031</u>	<u>9,523,534</u>

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

9 Investments	Investments in subsidiary undertakings £	Other investments £	Total £
Market value			
At 1 October 2014	150,000	5,763,877	5,913,877
Additions	-	674,976	674,976
Disposals	-	(656,254)	(656,254)
Net gains for the year	-	(198,248)	(198,248)
At 30 September 2015.	150,000	5,584,351	5,734,351
Historic cost at 30 September 2015	150,000	5,960,507	6,110,507
Other investments comprise:			
Equities		5,481,359	
Cash for re-investment		102,992	
		<u>5,584,351</u>	

At 30 September 2015 the following investments represented more than 5% of the quoted investments portfolio by market value:

	%	£
Barclays Individual Funds Global - Beta Portfolio 3Z	20	1,123,339
Barclays Individual Funds Global - Beta Portfolio 2Z	21	1,165,031

10 Stocks	----- Group -----		----- Charity -----	
	2015	2014	2015	2014
	£	£	£	£
Household equipment and food	24,825	28,290	24,355	27,976

11 Debtors	----- Group -----		----- Charity -----	
	2015	2014	2015	2014
	£	£	£	£
Trade debtors	85,113	187,618	83,547	186,189
Other debtors	46,287	367,455	42,049	367,455
Amount owed by trading subsidiary	-	-	51,962	39,091
Prepayments and accrued income	434,178	566,311	413,830	560,324
	<u>565,578</u>	<u>1,121,384</u>	<u>591,388</u>	<u>1,153,059</u>

LHA London Limited
Financial statements for the year ended 30 September 2015
Notes to the financial statements (continued)

12 Creditors: amounts falling due within one year

	----- Group -----		----- Charity -----	
	2015	2014	2015	2014
	£	£	£	£
Bank loans	2,145,546	2,127,829	2,145,546	2,127,829
Trade creditors	319,589	657,409	318,995	657,099
Other taxes and social security costs	314,799	63,426	314,799	63,426
Fees and deposits in advance	800,382	455,655	800,382	450,855
Accruals	501,758	493,834	492,134	491,785
	<u>4,082,074</u>	<u>3,798,153</u>	<u>4,071,856</u>	<u>3,790,994</u>

13 Creditors: amounts falling due after one year

	2015	2014
	£	£
(Charity and Group)		
Bank loans	8,534,478	14,682,643
	<u>8,534,478</u>	<u>14,682,643</u>

14 Borrowings

(Charity and Group)

	2015	2014
	£	£
Bank loans		
Loan over ten years with an interest rate of Base rate + 1.65%	1,777,524	2,122,972
Loan over ten years with an interest rate of LIBOR + 2.45%	6,402,500	7,387,500
Loan over five years with an interest rate of LIBOR + 3%	2,500,000	7,300,000
	<u>10,680,024</u>	<u>16,810,472</u>
Analysis of maturity of debt:		
Within one year	2,145,546	2,127,829
Between one and five years	7,303,228	12,003,124
After five years	1,231,250	2,679,519
	<u>10,680,024</u>	<u>16,810,472</u>

Amounts repayable by instalments any of which fall for payment after five years

	<u>6,402,500</u>	<u>16,810,472</u>
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The first bank loan is secured against investments and deposits. The second bank loan is secured against the charity's freehold property known as Davies House, East India Docks Road, London and Friendship Court. The third bank loan is secured against the charity's freehold properties known as Sandeman Allen and Newington Court.

15 Pension commitments

The charity makes contributions to a defined contribution pension schemes on behalf of a number of employees who are not included within the defined benefit pension scheme. Contributions in the year totalled £40,188.

The Charity operates a defined benefit scheme in the UK. The scheme is closed to new entrants. As a consequence the current service cost calculated under the projected unit method can be expected to increase over time, as the average age of the membership increases. A full actuarial valuation was carried out at 1 April 2009 and updated to 30 September 2013 by a qualified actuary, independent of the scheme's sponsoring employer. The major assumptions used by the actuary are shown below.

The Charity currently pays contributions at the rate of 46.9% of pensionable pay plus £270,000 per annum in respect of the past service deficit. Member contributions are payable in addition at the rate of 5% of pensionable pay.

Present values of scheme liabilities, fair value of assets and surplus

	At 30/9/15	At 30/9/14	At 30/9/13
	£'000	£'000	£'000
Fair value of scheme assets	7,187	6,750	5,927
Present value of scheme liabilities	(5,144)	(6,366)	(5,234)
Surplus recognised in scheme	2,043	384	693
Asset recognised in the financial statements	-	-	-

Reconciliation of opening and closing balances of the present value of the scheme liabilities

	2015	2014
	£'000	£'000
Scheme liabilities at start of period	6,366	5,234
Current service cost	222	186
Interest cost	261	241
Contributions by scheme participants	23	23
Actuarial (gains) / (losses)		
- recognised in the financial statements	(151)	551
- not recognised in the financial statements	(1,494)	309
Benefits paid & death in service insurance premiums	(83)	(178)
Scheme liabilities at end of period	5,144	6,366

15 Pension commitments (continued)

Reconciliation of opening and closing balances of the fair value of the scheme assets

Fair value of scheme assets at start of period	6,750	5,927
Expected return on scheme assets	332	323
Actuarial losses	(69)	148
Contributions by employer	234	507
Contributions by scheme participants	23	23
Benefits paid	(83)	(178)
Fair value of scheme assets at end of period	<u>7,187</u>	<u>6,750</u>

The actual return on the scheme assets over the year ending 30 September 2015 was £262,000 (2014: £471,000).

Total expense recognised in the statement of financial activities

Current service cost	222	186
Interest cost	261	241
Expected return on scheme assets	(332)	(323)
Total expense recognised in the statement of financial activities	<u>151</u>	<u>104</u>

The cumulative amount of actuarial gains and losses recognised in the statement of total recognised gains and losses since the adoption of FRS17 is a loss of £512,000 (2014: £2,088,000)

Assets	2015	2014	2013
	£'000	£'000	£'000
Total assets	<u>7,187</u>	<u>6,750</u>	<u>5,927</u>

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

15 Pension commitments (continued)

Assumptions

The assets of the scheme have been taken at market value and the liabilities have been calculated using the following principal actuarial assumptions:

	2015 % per annum	2014 % per annum	2013 % per annum
Rate of discount	4.05	4.05	4.60
Inflation (RPI)	3.25	3.30	3.40
Salary increases	2.75	4.30	4.40
Pension increases	5.00	5.00	5.00
Revaluation rate for deferred pensioners	5.00	5.00	5.00
Commutation	nil	nil	nil
Expected long term rate of return			

Life expectancy

Male retiring at age 65 in 2015	22.1
Female retiring at age 65 in 2015	24.5
Male retiring at age 65 in 2035	23.4
Female retiring at age 65 in 2035	26.1

Expected long term rate of return

The scheme's assets are invested in a unitised with profit fund. It is assumed that the long term rate of return on the fund will be 4.05% per annum (2014: 4.85%).

Amounts for the current and previous four periods

	2015 £'000	2014 £'000	2013 £'000	2012 £'000	2011 £'000
Fair value of assets	7,187	6,750	5,927	5,346	5,270
Present value of scheme liabilities	5,144	6,366	5,234	5,672	4,686
Surplus (deficit) in scheme	2,043	384	693	(326)	584
Experience adjustment on scheme assets	(69)	148	(157)	(342)	61
Experience adjustment on scheme liabilities	774	471	(9)	-	(74)

The best estimate of contributions to be paid by the employer to the scheme for the period beginning 1 October 2015 is £270,000.

16 Designated funds

	Balance at 1.10.2014	Income	Expenditure	Transfers	Balance at 30.9.2015
	£	£	£	£	£
Fixed asset reserve	165,228,654	-	-	7,676,562	172,905,216
	<u>165,228,654</u>	<u>-</u>	<u>-</u>	<u>7,676,562</u>	<u>172,905,216</u>

17 Analysis of group net assets between funds

	General Funds	Designated Funds	Total Funds
	£	£	£
Intangible fixed assets	33,814	-	33,814
Tangible fixed assets	-	183,585,239	183,585,239
Investments	5,584,351	-	5,584,351
Cash at bank and in hand	2,411,138	-	2,411,138
Other net current liabilities	(1,346,126)	(2,145,545)	(3,491,671)
Long term liabilities	-	(8,534,478)	(8,534,478)
	<u>6,683,177</u>	<u>172,905,216</u>	<u>179,588,393</u>

18 Limited liability

The charitable company is limited by guarantee and does not have a share capital. Every member of the company undertakes to contribute to the assets of the company in the event of the same being wound up during the time he or she is a member, or within a year after he or she ceases to be a member, such amounts as may be required, not exceeding £10.

19 Related Party Transactions

The Trustees receive no remuneration. Travel expenses of £2,255 (2014: £2,302) were reimbursed to 7 (2014: 11) Trustees during the year.

The company has taken advantage of the exemption available in accordance with Financial Reporting Standard Number 8 "Related party disclosures" not to disclose transactions entered into between two or more members of the group.