

**Charity number. 1141290**  
**Company number: 07541551**

**Pathways at Kennington Cross Limited**  
**Trustees' report and financial statements**  
**for the period ended 31 March 2012**

MONDAY



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COMPANIES HOUSE

## **Pathways at Kennington Cross Limited**

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## **Pathways at Kennington Cross Limited**

### **Legal and administrative information**

<b>Charity number</b>	1141290
<b>Company registration number</b>	07541551
<b>Business address</b>	St Anselm's Vicarage 286B Kennington Road London SE11 5DU
<b>Registered office</b>	St Anselm's Vicarage Kennington Road London SE11 5DU
<b>Trustees</b>	The Reverend Angus Robert Aagaard (Chairman to 30 June 2012) Lady Edwina Louise Grosvenor (Appointed 22 June 2011) Timothy Michael Grenville Gray (Chairman from 1 July 2012) Jonathan Munro Black
<b>Independent examiners</b>	PJW Accounting Limited Office 3, Hawkesyard Hall Armitage Park Armitage Staffs WS15 1PU
<b>Bankers</b>	Natwest 1-4 Berkeley Square House Berkeley Square London W1J 6BR
<b>Solicitors</b>	Boodle Hatfield LLP 89 New Bond Street London W1S 1DA
<b>Accountants</b>	RCM Consultancy Limited 3 Rommany Road London SE27 9PY

## **Pathways at Kennington Cross Limited**

### **Report of the trustees (incorporating the directors' report) for the period ended 31 March 2012**

The trustees present their report and the financial statements for the period ended 31 March 2012. The trustees, who are also directors of Pathways at Kennington Cross Limited for the purposes of company law and who served during the period are set out on page 1. The trustees confirm that they have had due regard to guidance published by the Charities Commission on public benefit.

#### **Structure, governance and management**

##### *Nature of governing instrument*

The company was established under a Memorandum of Association which established the objects and powers of the Charitable Company and is governed under its Articles of Association. Under those articles, the members of the board shall manage the Charity. One third of the board shall retire from office at each AGM, those longest in office retiring first and the choice between any of equal service being made by drawing lots. A retiring member of the board shall be eligible for re-election.

##### *Risk review*

The board has conducted its own review of the major risks to which the charity is exposed and as a result of this review it has appointed a number of new trustees to the board to ensure it has the necessary skills to cover all the key areas where expertise is required.

External risks to funding have seen the introduction of a fundraising strategy being led by The Third Party Limited in the role of project director.

Internal risks are minimised by the implementation of an approval and authorisation procedure for all transactions. These procedures will be periodically reviewed to ensure they still meet the needs of the charity.

#### **Objectives and activities**

##### *Objectives*

The objectives of the Charity are as follows -

##### *Human development*

To develop the capacity and skills of the members of the socially and economically disadvantaged community of North Lambeth in such a way that they are better able to identify and help meet their needs and to participate more fully in society.

##### *Improve conditions*

To further or benefit the residents of North Lambeth and the neighbourhood without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and of the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

##### *Prevention or relief of poverty*

To prevent or relieve poverty or financial hardship anywhere in the United Kingdom (with particular emphasis on North Lambeth and the surrounding area) by providing or assisting in the provision of education, training, healthcare projects and all the necessary support designed to enable individuals to generate a sustainable income and be self-sufficient, and the relief of financial hardship among the people living or working in North Lambeth.

## **Pathways at Kennington Cross Limited**

### **Report of the trustees (incorporating the directors' report) for the period ended 31 March 2012**

#### *Activities*

During its first year, the company's emphasis has been on obtaining planning permission for the redevelopment of St Anselm's Church and adjoining land

A planning application was made during the year and planning permission was granted by Lambeth Council on 13th March 2012

The planning permission encompasses a bespoke conversion and addition to St Anselm's Church in North Lambeth that will provide

- a newly configured place of worship
- a new deli and café which will provide training facilities for ex-offenders
- a new community, charity and education spaces, and
- new residential accommodation

Already on the site are a nursery for local children and workspaces for local social enterprises and entrepreneurs

The trustees believe once the site has been developed it will provide a new community hub at the heart of Kennington

Towards the end of the financial period under review, the charity moved its focus to its fundraising strategy to raise the finance required to meet the cost of redevelopment. This process has continued into the new financial year

#### **Achievements and performance**

##### *Summary of main achievements during the period*

During the period the charity has received donations and grants totalling £464,794

The majority of expenditure (£406,947) has been applied to professional fees in respect of the planning application for the redevelopment of the site, advice regarding the future opening of a café on the site and other objectives of the charity

#### **Financial review**

##### *Reserves policy*

The board has examined the charity's requirements in the light of the principal risks to the organisation. It has established a policy whereby the unrestricted funds held by the charity should be at least equal to the aggregate of between three and six months of committed expenditure

Budgeted expenditure for the period from October 2012 to the end of March 2013 is £108,036

The cash balance at the end of September 2012 was £45,153, with £25,208 debtors due and further cash receipts anticipated before the end of 2012 of £145,988

Accordingly, the board believes the charity has sufficient reserves to meet its immediate needs. The board has also implemented a fundraising strategy to grow the reserves to meet the charity's plans for the St Anselm's site

##### *Financial summary*

The charity has achieved an increase of funds for the year of £308,888. The charity's source of funding has come from three principal sources - a significant pledge from Lady Grosvenor, and grants from two foundations. The charity's challenge for the next financial year is to widen its sources of funding as it moves towards implementation of the planning permission

#### **Plans for future periods**

As mentioned previously, the charity aims to redevelop the St Anselm's site to provide a new community hub in the North Lambeth parish

In order to achieve this and finance operations through the redevelopment phase, it needs to raise significant capital funding. Given the magnitude of this target, the board is currently reviewing the plans and ways in which the delivery of the site can be phased appropriately and identify potential partners that might be able to take on specific aspects of the redevelopment

## **Pathways at Kennington Cross Limited**

### **Report of the trustees (incorporating the directors' report) for the period ended 31 March 2012**

#### **Statement of trustees' responsibilities**

The trustees (who are also directors of Pathways at Kennington Cross Limited for the purpose of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice

Company law requires the trustees to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently,
- observe the methods and principles in the Charities SORP,
- make judgements 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

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

#### **Small company provisions**

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

On behalf of the board



Jonathan Munro Black  
**Director**

13 November 2012

## **Pathways at Kennington Cross Limited**

### **Independent examiner's report to the trustees on the unaudited financial statements of Pathways at Kennington Cross Limited.**

I report on the accounts of Pathways at Kennington Cross Limited for the period ended 31 March 2012 set out on pages 2 to 12

#### **Respective responsibilities of trustees and independent examiner**

The charity's trustees (who are also the directors of the company for purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 43(2) of the Charities Act 1993 (the Act), as amended by section 28 of the Charities Act 2006 and that an independent examination is needed. It is my responsibility to examine the accounts under section 43(3)(a) of the Act, as amended, to follow the procedures laid down in the General Directions given by the Charity Commission under section 43(7)(b) of the Act, as amended, and to state whether particular matters have come to my attention.

#### **Basis of independent examiner's statement**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

#### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention

- (i) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep proper accounting records in accordance with section 386 of the Companies Act 2006, and
  - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice Accounting and Reporting by Charitieshave not been met, or
- (ii) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



**Paul Woodcock**  
FCA

**Independent examiner**  
Office 3, Hawkesyard Hall  
Armitage Park  
Armitage  
Staffs  
WS15 1PU

# **Pathways at Kennington Cross Limited**

## **Statement of financial activities**

**For the period ended 31 March 2012**

		<b>Unrestricted funds</b>	<b>Period ended 31/03/12 Total</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Incoming resources</b>			
Incoming resources from generating funds			
Voluntary income	2	464,794	464,794
<b>Total incoming resources</b>		<u>464,794</u>	<u>464,794</u>
<b>Resources expended</b>			
Charitable activities	3	140,627	140,627
Governance costs	5	15,279	15,279
<b>Total resources expended</b>		<u>155,906</u>	<u>155,906</u>
 Total funds brought forward		 -	 -
<b>Total funds carried forward</b>		<u>308,888</u>	<u>308,888</u>

**The notes on pages 10 to 12 form an integral part of these financial statements**



**Pathways at Kennington Cross Limited**

**Income and expenditure account**

**For the period ended 31 March 2012**

	<b>Notes</b>	<b>Period ended 31/03/12 £</b>
<b>Income</b>		464,794
Operating expenditure		(155,906)
<b>Operating surplus</b>		<u>308,888</u>
<b>Retained surplus for the financial period</b>		<u><u>308,888</u></u>

**The notes on pages 10 to 12 form an integral part of these financial statements.**

## Pathways at Kennington Cross Limited

### Balance sheet as at 31 March 2012

	Notes	£	31/03/12 £
<b>Current assets</b>			
Debtors	7	299,795	
Cash at bank and in hand		9,093	
		<u>308,888</u>	
<b>Net current assets</b>			<u>308,888</u>
<b>Net assets</b>			<u>308,888</u>
<b>Funds</b>	8		
Unrestricted income funds			<u>308,888</u>
<b>Total funds</b>			<u>308,888</u>

The Balance Sheet continues on the following page

The notes on pages 10 to 12 form an integral part of these financial statements

## **Pathways at Kennington Cross Limited**

### **Balance sheet (continued)**

#### **Trustees statements required by the Companies Act 2006 for the period ended 31 March 2012**

In approving these financial statements as trustees of the company we hereby confirm

(a) that for the period stated above the company was entitled to the exemption conferred by section 477 of the Companies Act 2006 ,

(b) that no notice has been deposited at the registered office of the company pursuant to section 476 of the Companies Act 2006 requesting that an audit be conducted for the period ended 31 March 2012

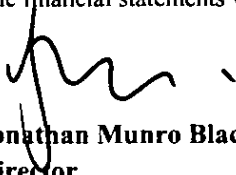
(c) that we acknowledge our responsibilities for

(1) ensuring that the company keeps proper accounting records which comply with section 386 of the Companies Act 2006, and

(2) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the period then ended in accordance with the requirements of sections 394 and 395, and which otherwise comply with the provisions of the Companies Act relating to financial statements, so far as applicable to the company

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the board on 13 November 2012 and signed on its behalf by



**Jonathan Munro Black**  
**Director**

**The notes on pages 10 to 12 form an integral part of these financial statements**

## Pathways at Kennington Cross Limited

### Notes to financial statements for the period ended 31 March 2012

#### 1. Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the period.

##### 1.1. Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Statement of Recommended Practice 'Accounting and Reporting by Charities' issued in March 2005 (SORP 2005) and the Companies Act 2006.

##### 1.2. Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income.

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Grants, including grants for the purchase of fixed assets, are recognised in full in the statement of financial activities in the year in which they are receivable.

##### 1.3. Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Costs of generating funds comprise the costs associated with attracting voluntary income and the costs of trading for fundraising purposes.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

#### 2. Voluntary income

	Unrestricted £	Period ended 31/03/12 £
Donations	204,924	204,924
Grants receivable	259,870	259,870
	<u>464,794</u>	<u>464,794</u>

## **Pathways at Kennington Cross Limited**

### **Notes to financial statements for the period ended 31 March 2012**

#### **3. Costs of charitable activities - by fund type**

	<b>Unrestricted funds £</b>	<b>Period ended 31/03/12 Total £</b>
Site redevelopment	140,627	140,627
	<u>140,627</u>	<u>140,627</u>

#### **4. Costs of charitable activities - by activity**

	<b>Activities undertaken directly £</b>	<b>Period ended 31/03/12 Total £</b>
Site redevelopment	140,627	140,627
	<u>140,627</u>	<u>140,627</u>

#### **5. Governance costs**

	<b>Unrestricted funds £</b>	<b>Period ended 31/03/12 Total £</b>
Accountancy fees	7,500	7,500
Professional fees	4,754	4,754
Administrative support	3,025	3,025
	<u>15,279</u>	<u>15,279</u>

#### **6. Taxation**

The charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts. The charity is not registered for VAT, irrecoverable VAT is included within the expenditure concerned.

## Pathways at Kennington Cross Limited

### Notes to financial statements for the period ended 31 March 2012

#### 7. Debtors

	31/03/12 £
Other debtors	33,474
Prepayments and accrued income	266,321
	<u>299,795</u>

#### 8. Analysis of net assets between funds

	Unrestricted funds £	Total funds £
Fund balances at 31 March 2012 as represented by		
Current assets	308,888	308,888
	<u>308,888</u>	<u>308,888</u>

#### 9. Unrestricted funds

	At 24 February 2011 £	Incoming resources £	Outgoing resources £	At 31 March 2012 £
Redevelopment	-	464,794	(155,906)	308,888
	<u>-</u>	<u>464,794</u>	<u>(155,906)</u>	<u>308,888</u>

#### Purposes of unrestricted funds

All unrestricted funds are for the redevelopment of a site which will act as a base for the Charity to conduct its future activities

#### 10. Transactions with trustees

During the period Lady Grosvenor, a Director and Trustee, made donations to the Charity totalling £204,924. The Charity also received grants from the Westminster Foundation of £116,220, one of whose trustees is Lady Edwina Grosvenor's father.