

# WYTHAM HALL

Annual Report 2014-2015



*Breaking the cycle of street homelessness*

*Do not go gentle into that good night  
Rage, rage against the dimming of the light*

*Dylan Thomas*

*Front cover: painted by James Gray*

# WYTHAM HALL ANNUAL REPORT

1st April 2014 – 31st March 2015

## CONTENTS

Wytham Hall – An Introduction.....	2
Board of Trustees .....	4
Members of Wytham Hall .....	5
Chairman’s Report.....	6
Manager’s Message.....	7
Supported Housing Report.....	8
Residents’ Contributions .....	10
Residents’ Involvement.....	12
Wider Impact.....	14
Visiting Students.....	14
Benefactors of Wytham Hall .....	14
Statistics.....	15
Financial Overview .....	16
Balance Sheet .....	17

Wytham Hall  
117 Sutherland Avenue  
Maida Vale  
London W9 2QJ  
(Registered Office at this address)  
Company Registration No: 1777775  
Charities No: 289328

tel: 020 7289 1978  
fax: 020 7266 1518  
e-mail: [enquiries@wythamhall.co.uk](mailto:enquiries@wythamhall.co.uk)  
website: [www.wythamhall.co.uk](http://www.wythamhall.co.uk)

Wytham Hall is a Charitable Company Limited by Guarantee.

National Lottery  
Charities Board  
Recipient



## ■ WYTHAM HALL - An Introduction



Wytham Hall was founded in 1984 by a group of doctors and medical students who were keen on exploring the dynamics of interpersonal relationships, particularly in the doctor-patient relationship. It seemed most appropriate to apply these principles to those who, because of their fragility and the precariousness of their circumstances, were most in need – the homeless and the deprived. At that time, Dr El Kabir had, for several years, been running a medical centre for homeless people in Soho. (Great Chapel Street Medical Centre, [www.greatchapelst.org.uk](http://www.greatchapelst.org.uk)). This seemed an ideal starting point for the project.

A house was acquired through donations and benefactions and Wytham Hall took life. Wytham Hall Recovery Unit was opened in 1984 as a unique and innovative project providing residential care to homeless patients with medical and psychiatric illnesses.

Its aims were to offer help, space, treatment and respite to those in need of it, and to help them lead a more fulfilling life. It had an extensive educational role, welcoming students from the UK, the USA, Hungary, the Czech Republic, the Slovak Republic, Ukraine, Uzbekistan and Israel. Its members have undertaken research on various aspects of homelessness, resulting in a number of publications.



*Dr D. El Kabir*

Wytham Hall functioned as a recovery unit with fourteen beds including sixteen beds in move-on accommodation, a superb house donated by (what was then) Glaxo plc. We have been able to create small communities for people to run their own lives in these premises. In 2007 we changed to supported housing with 25 beds in total. The emphasis has shifted from acute treatment and stabilisation towards the longer-term recovery not only of physical but also psychological health. This has involved a re-evaluation of the way staff and resident members relate to residents. We take pains at our staff meetings to learn from interactions and to search for growth points. In this way we aim to enhance the process of evolution and

understanding that is part of all our journeys through life and help our residents towards an integration of their personalities. We have recently started an AQA group that has also been successful.

We have, in over 30 years, admitted some 2500 individuals. We tried to care for each of them as individuals with specific needs and capacities. We have tried to give them some of the dignity they needed to look after themselves. Needless to say, we have not always succeeded. However, most of them have been able to gain some benefit from us. Some have indeed managed to reconstitute their lives.

Wytham Hall is a charity supervised by a board of Trustees with day-to-day management in the hands of an employed staff team supported by the voluntary input of resident members.

*(Great Chapel Street's Annual Report available on request)*



*Dr. Reid Director*

## ■ BOARD OF TRUSTEES

Peter Barry MBA (Cass) FCCA DipM MBCS FloD  
Finance Director Meiko UK Limited (Chairman)

Edward Fox OBE

Sir Brian Jarman OBE MA (Cantab) PhD MB BS (London) FRCP FRCGP FFPHM FMedSci  
Emeritus Professor Imperial College Faculty of Medicine

Dr Philip Joseph BSc MD (Lond) FRCPsych  
Senior Lecturer & Honorary Consultant in Forensic Psychiatry St Mary's Hospital London  
Honorary Senior Lecturer in Forensic Psychiatry Institute of Psychiatry London

Dr David El Kabir MBE MA DM (Oxon) MB BChir (Cantab) FRCGP  
Principal of Wytham Hall

Dr Richard Lancaster MB BChir (Cantab) PhD (London) FRCP  
Consultant Physician Emeritus St Mary's Hospital

Dr Philip Reid BA (Oxon) MB BS (Lond) MRCP MRCGP DRCOG  
General Practitioner (Vice-Principal)

Lady Reid (Jane Reid) MA Oxon MA Cape Town

Dr David Alexander Sturgeon Consultant Psychiatrist at the UCL Psychological Therapies Service  
formerly Consultant Liaison Psychiatrist at UCL Hospitals. (Vice-Chairman)

Company Secretary

Dr Philip Reid BA (Oxon) MB BS (Lond) MRCP MRCGP DRCOG General Practitioner  
(Vice-Principal)

Solicitors: Dibb Lupton Alsop 125 London Wall London EC2Y 5AE

Auditors: Alliotts Imperial House 15 Kingsway London WC2B 6UN

Bankers: HSBC 196 Oxford Street London W1A 1EZ

## ■ MEMBERS OF WYTHAM HALL

### ■ RESIDENT MEMBERS

Dr David El Kabir MBE MA DM (Oxon) MB BChir (Cantab) FRCGP (Principal)

Dr Philip Reid BA (Oxon) MB BS (Lond) MRCP MRCGP DRCOG General Practitioner  
(Vice-Principal)

### ■ NON-RESIDENT MEMBERS

Major (Retd) Bradley Redford RAMC | Manager

Bridget McCarthy Cert | Therapeutic Counselling Service Leader

Andrew Keck BA Hons | Supported Housing Worker

Stephen Tufnell BScMA | Supported Housing Worker

Dr Nad'a Horakova MD (Prague) | GP Trainee Cambridge scheme

Dr Petr Valasek MD PhD (Prague)  
Reader in Anatomy at First Medical Faculty Charles University Prague  
Trainee GP Crewe General Hospital

Danylo Yershov  
Medical Student and Demonstrator in Anatomy First Medical Faculty Charles University Prague

### ■ VISITING MEMBERS

Dr Desiree El-Kabir MA MBBChir MD (Lond) MRCP (Lond) Speciality Doctor  
Sue Ryder Hospice Nettlebed and Medical Member First Tier Tribunal (Social Entitlement Chamber)

Jeremy El Kabir MBBS (Lond) FRCS FRCS(Urol)  
Consultant Urological Surgeon Northwick Park Hospital Honorary Consultant Surgeon  
St Mark's Hospital Honorary Senior Lecturer in Surgery Imperial College

Dr Daniel Lasserson MA MBBS (Hons) MD (Cantab) MRCP (UK) MRCPE MRCGP  
Associate Professor Department of Primary Care Health Sciences University of Oxford

George Osborne FCCA Accountant

## ■ Chairman's Report

Wytham Hall has had another successful year with our highest occupancy rate yet at 96% and successful move-on for 8 of the 9 residents who left during the course of the year. This shows the remarkable value of the project which continues to offer an abstinence-based environment and now provides 27% of the supported housing beds in Westminster across the four properties that we run.

We have been reminded why our residents need help. When the 25 residents were asked to list their mental and physical problems, 16 reported mental health problems, 11 drug and alcohol problems, 15 physical problems, 12 were estranged from their families, 3 had been in the armed forces, 2 had learning disabilities and 3 reported childhood abuse. It is no wonder that with this burden our residents have become homeless and it is ever to their credit that they struggle on and in so many cases improve their lives. Their contributions to this report bear witness to that.

We have increased the emphasis on health promotion and many of our residents successfully quit smoking. We remain closely linked to Great Chapel Street Medical Centre where many of our residents are first seen and helped.

Stephen Tufnell (Supported Housing Worker) has led on the development of the Assessment and Qualifications Alliance (AQA) Unit award scheme at Wytham Hall. Many of the residents have become involved in the courses that promote the development of a variety of life skills. Through the scheme residents receive externally validated certification for their achievements. Some of their work is shown in this report. We think these skills, as well as the supportive environment at Wytham Hall, will improve our residents' resilience when they move on to more independent environments.

A successful seminar was held in June 2014 that allowed us to present to colleagues in the voluntary and housing sectors the work that we do. We plan to make these meetings an annual event. We have also continued to offer day placements to medical students from University College. Their feedback has been

very positive and it is gratifying that Wytham Hall can continue to influence the development of doctors of the future.

Wytham Hall has maintained a balanced budget due to its high occupancy and efficient staffing. We have continued to upgrade and maintain the properties to make them safe and welcoming places, where our residents can feel at home. We have changed our auditors from BDO LLP who completed their final audit with us this year and welcome Alliotts as their successor.

Our rather dated website received a facelift and I hope you will find it a more informative and attractive site.

We have been sorry to lose one of our longest-serving Trustees, Frank Woods, who has supported Wytham Hall over many years and contributed so much in terms of his wisdom and his professional architect's guidance. We are very grateful for all he has done for us and wish him well in his retirement.

We are grateful to our benefactors for their support this year and would like to specifically thank Mrs Joanna Redford, who ran the Paris Marathon and raised well over a thousand pounds for Wytham Hall.

We are grateful, as ever, to our devoted, experienced and hard-working staff who support the residents and run the organisation on a day-to-day basis with such good humour and care.

*Peter Barry*



## ■ Manager's Message

Another year has passed since my last contribution and I have been minded to remember a number of Values and Standards that I held dear in my previous life in HM Forces. I think that these are particularly useful to bear in mind when assessing prospective new residents and also to re-inforce when reminding someone of their commitment to Wytham Hall and to other residents.

### **Values – About our Character and spirit**

Selfless commitment  
Courage  
Discipline  
Integrity  
Loyalty  
Respect for others

### **Standards –**

#### **Define our actions and behaviour**

Lawful  
Appropriate behaviour  
Total Professionalism

The reputation of Wytham Hall derives from, and depends upon, unequivocal commitment, self-sacrifice and mutual trust. Our Values and Standards are vital to effectiveness – In my opinion they are the lifeblood that sustains Wytham Hall. They have to be more than just words, we must believe in them and live by them. Therefore, it is the effective and coherent translation of these Values and Standards into actions that must penetrate the organisation and individuals until they are instinctive, only then will we see success. These Values and Standards are equally important to staff and residents.



Yet again Wytham Hall has responded to the needs of society, by treading where others fear – We have helped a great number of people throughout the past year and continue to provide support and advice. The numbers of residents that have 'moved on' successfully bears testament to the great work that we and most importantly, the residents themselves, have put into practice. We have successfully introduced the Assessment and Qualifications Alliance (AQA) scheme, which rewards residents, by way of an acknowledged certificate for their educational development whilst with us. These certificates, when presented in a personal portfolio, demonstrate an individual's commitment to Wytham Hall, their colleagues and society. They are a means to an end.

Lastly I would like to thank my wife, Joanna' for her support and the personal courage that she demonstrated when running the Paris Marathon. This enabled her to raise well over a thousand pounds for Wytham Hall. See picture of her in action above.

*Bradley Redford*

## ■ SUPPORTED HOUSING REPORT

Wytham Hall, as an organisation, provides housing and support for 25 formerly homeless residents over four sites. Sixteen of these beds are under contract to Supporting People, 5 are under contract to the Rough Sleepers' team and the other 4 remain under the control of Wytham Hall. This year, after much deliberation, we decided to offer the four Wytham Hall controlled rooms to the longest stay residents as we felt that to move them after so long would prove detrimental. Wytham Hall is an abstinence-based organisation (possibly the only one remaining within Westminster). Our aim is to provide a dry environment devoid of temptations for those that are committed to abstinence. A part of what makes us effective is our size. Being smaller than most we are able to develop a familiarity with our residents that is not likely within a much larger organisation.

Upon assessment one of our residents commented that "it does not look like a hostel, does not feel like a hostel and does not smell like a hostel". We believe that on occasion it is this quality that has led some residents to accept our offer of admission when they have proved reluctant to do so elsewhere.

Our properties are primarily funded by the rent paid by our residents which includes a very generously low service charge of £7.58 per week.

Our residents are very much involved in how their homes are run and are encouraged to take an interest in maintaining the safety and cleanliness of the houses and flats. An atmosphere exists in which the residents feel comfortable to voice their opinions and concerns to the staff team. Monthly residents' meetings are held to facilitate participation in decisions and to allow 'house' matters and conflicts to be addressed more rapidly.

All residents have an individually tailored support plan that is reviewed quarterly. Additionally risk assessments and needs' assessments are frequently reviewed to maximise their effectiveness.

The length of stay is typically dictated by a resident's needs and the length of waiting list for different types of rehousing available.





### **Lanhill Road**

Lanhill Road (established with a Grant from Glaxo Welcome in 1994) houses eight residents in single bedrooms in a large well designed house. In addition it boasts a beautiful garden that is devotedly maintained by one of our residents (and others press-ganged into the more physical tasks). Homelessness involves the loss of a garden every bit as much as it involves the loss of a roof.

### **Charfield Court**

We have two flats within Charfield Court, each with four bedrooms, a shared kitchen, lounge, balcony, bathroom and further cloakroom. They are located in a quiet area around the corner from Wytham Hall. One of them has a well planted balcony area.

### **Wytham Hall**

The Supported Housing at Wytham Hall itself consists of nine rooms. The five basement rooms have a shared kitchen and benefit from access to a large garden. The four rooms located on the first floor of the property offer very spacious living areas and have a communal kitchen. Some of these rooms overlook the large and tranquil gardens belonging to the property. There is also a balcony area with a table and chairs.

### **Supporting People**

Wytham Hall Supporting People and Rough Sleepers' contracts remain in place. Regular meetings and reviews continue to take place to make sure that the quality of support reaches the set standards and the money they provide is well used.

### **The future**

In the year ahead Wytham Hall aims to maintain its current standards and to respond reactively and creatively to events to further improve the service we provide. In addition we aim to further develop the range of AQA workshops we offer and to find other ways to enhance the prospects and state of wellbeing of our residents.

*Bridget McCarthy, Service Leader*

## ■ CONTRIBUTIONS FROM OUR RESIDENTS

1. I was homeless and sleeping on the street suffering mental and physical health issues - all the troubles of my life came to a head at once and I was feeling suicidal. Because of my heart problems I was referred to Great Chapel Street Medical Centre and something about that place and the staff and their attitude helped bring me back. They understood what I was talking about and gave me some answers to build on that made sense of my life. I was still sleeping rough in the winter during my two heart procedures as I couldn't bear being inside but I came to realise I wouldn't recover that way and Great Chapel Street found a place for me in Wytham Hall earlier this year.

The no drink or drugs policy at Wytham Hall was perfect because it removed temptation and sets a tone for the place to be calm and peaceful and about recovery. The staff have always been supportive and there are regular events organised to bring residents together and encourage you to try new things with no pressure. An example being that since arrival after some workshops here I have begun learning and practicing photography and video, Wytham Hall sponsored me to go on a course and as a result I made a first short film which I was proud of. There are ups and downs and I don't know how my story will end, but without the intervention of Great Chapel Street and Wytham Hall I think it would have ended already.

2. I am a resident at Lanhill Road and have been here since 2014. Towards the end of 2013 my family life started to fall apart. One thing led to another and soon enough Social Services became involved and realised how much my partner and myself needed help. Not only with our addictions, but housing too.

We have two daughters (one was four at the time and the other was just three months) and needless to say we had to sign them over to care whilst we both addressed our issues.

Thankfully 6 months later my partner was re-housed and the girls came home. Unfortunately I had nowhere to go, but after a brief stint back on the streets I was rescued by an outreach team and within days they had found me a place with Wytham Hall at Lanhill Road. From there I went from strength to strength and have been happy during my stay here and have now been abstinent from drugs for well over a year. Now my time here is coming to a close and I would like to say a thank you to Wytham Hall and all the staff who have helped make this possible because very soon I am to be reunited with my family.

- 3.** After long homelessness on the street – for about 10 to 15 years – off and on - In different hostels - In different cities – I came to London.

I was homeless in London for a number of years – in and out of hostels.

Then my way of life changed.

I got depressed – tried to commit suicide – then I landed up taking alcohol – drugs – using different services to try and find my way.

At one stage I was supported by ‘Turning Point’ in Soho, but I wasn’t ready and didn’t want anything to do with them.

Eventually I ended up working with ‘Turning Point’ again and went into rehab, but I struggled and left.

Then I was helped by Great Chapel Street Medical Centre and the team down there, especially the mental health nurse, and I was very grateful for her work and what she has done so far.

After coming out of rehab I was helped by Connections (at St. Martins) and then I was interviewed at Wytham Hall.

I got a place and this is the longest period I have been off alcohol and drugs and the longest I have ever stayed anywhere. I am quite proud of this.

Now I am to work with WDP (The North Westminster Drug & Alcohol Service) and looking to find voluntary work.

This would not have happened without the support from Wytham Hall and GCS (Great Chapel Street Medical Centre).

- 4.** Without Wytham Hall I would be dead.

If you want to kill me then throw me out.

I would jump in the Thames.

Before Wytham Hall I would think about ending it all.

They are like a family.

They are friendly people.

They respect people.

For example there is absolutely no discrimination from the staff to the residents. They treat everybody equally. If they don’t like someone, which is normal, they would never show them.

You would never know.

If they didn’t deal with some issues for me, say benefits, then I would be finished.

I feel embarrassed to be a burden and the staff have helped me to feel a bit better about myself. Sometimes you feel a failure, but the circumstances of life cannot always be controlled.

Now I will move to Sheltered Housing accommodation. It is a bit scary as I feel secure here, but the staff will stay in touch and we will still go out for coffee.

We will talk about problems and we will still talk about football.

## ■ RESIDENT INVOLVEMENT

### Resident Involvement

Wytham Hall has provided a strong resident programme for over a year. The programme enables residents to learn new skills, widen their choices in life and promote social skills. The programme is supported by use of The AQA Unit Award Scheme.

### AQA Unit Award Scheme (Assessment and Qualifications Alliance)

This scheme gives residents, who may not otherwise receive external recognition of their achievements, the opportunity to receive formal, external certification of their success. This leads to more motivated residents and provides a stepping stone to education, work, move on and independent living. Units cover a wide range of topics.

Each unit clearly sets out what the resident is to learn, the outcomes which must be demonstrated in successfully completing the unit, the evidence the resident must produce to demonstrate the outcomes and how assessment will be made and recorded.

When a resident successfully completes a unit, they are issued with a Unit Award Statement. The Unit Award Statement states the outcomes the student has demonstrated in successfully completing the unit. Thus, anyone reading the Unit Award Statement, e.g. a training provider or prospective employer, can see exactly what skills and abilities the resident has demonstrated.

The Unit Award Scheme offers a number of benefits to residents:

- the outcomes of the unit provide them with clear, short term targets;
- it can provide a guide to key work;
- residents are more motivated and this is reflected in their level of achievement;
- offers a simple and effective means to plan and structure learning for residents, offering clear objectives, processes and outcomes;
- is a means of indicating resident progression;

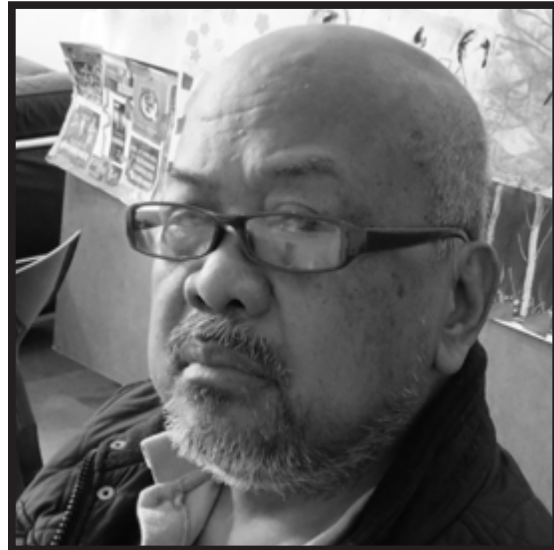
- provides external certification of a wide range of activities and areas of experience not covered by more traditional methods of certification;
- helps residents achieve more effectively through sharing in the objectives and targets;
- can be done in conjunction with their peers in workshops;
- provides evidence of a residents' success while in Supported Housing (portfolio)

### The Current Programme

The AQA Unit Award Scheme (UAS) lends itself to a number of user involvement platforms including workshops, group discussions, projects, activities and trips. Since the last report the residents have participated in the following activities:



- A trip to the 'Tate Modern' Art gallery.
- A video production of the resident's participation in the AQA programme
- Production of an AQA 'wall' of art to demonstrate resident art
- Numerous art sessions including painting, clay modelling, posters and drawing
- A number of Information Technology workshops including video and camera work
- A number of creative thinking sessions including use of words and sound
- Cooking and nutrition groups
- A workshop looking at dental care
- Numerous film and music groups including short film and camera work



We have also used the AQA units successfully within key work sessions to help address various support needs.

#### **Future Work**

Future work will continue to provide opportunities for residents to gain new skills, experience and provide new pathways. The challenge for the team is to present ideas in new creative ways and meet the need for more diverse support needs. We will continue to expand our current provision and develop the way these are delivered.

We have learned much about resident engagement and indeed some things that we have tried have not worked as well as we would have liked. However, we have used

these experiences to improve our provision. We are also in talks to link up with another homeless charity in the near future to offer opportunities across services.

#### **AQA Assessments**

Wytham Hall were visited by AQA in February 2015 to provide advice and to assist with the submission of our first batch of units for assessment. The certificates associated with this batch were given out to residents in a special ceremony. The certificates were presented to the residents as a way of marking their achievement. More events like this are planned.

*Stephen Tufnell*



## ■ WIDER IMPACT

Wytham Hall staff continue to monitor changes in society that impact directly upon our residents, especially with regards to benefits, housing and healthcare provision.

Where possible we seek to share our experiences and observations with other organisations within the sector and to communicate our concerns to those that have a greater ability to affect matters.

## ■ VISITING STUDENTS

University College London medical students continue to attend placements at Wytham Hall as part of their 'Homelessness and Health' modules.

## ■ BENEFACTORS OF WYTHAM HALL

**We would like to thank the following organizations and individuals, as well as those that wish to remain anonymous, for their kind donations and gifts.**

### FINANCIAL YEAR 2014 - 2015

#### Trusts and Statutory Bodies:

The Sidbury Trust

#### Individuals:

Mr. and Mrs. E. Jupp

Ms. S. Wilson

Mrs. A Hougie

Dr. D. El Kabir

Dr. P. Reid

C. Tubb

#### Patrons:

Theodore Zeldin CBE FBA FRSL FRHisCS MA DPhil (Oxon)

David Shaw CBE FRCP (Lond) FRCP Edin) Hon FCST

Terry Bamford OBE MA (Oxon) Dip Soc Admin

**We would also like to thank the following organizations with whom we regularly cooperate:**

CIT Photocopiers; Andrews Computers; Atis Real Weatheralls Surveyors; The Benefits Agency; St Mungo's Broadway; Browns Chemist; Citizens Advice Bureau; Central North West London CMHT; Chubb; The Connection at St. Martin's; E K Mechanicals; Eurogard; Foundations Great Chapel Street Medical Centre; Homeless Persons Unit Westminster; House of St Barnabas; Joint Homelessness Team; Kensington & Chelsea Primary Care Trust; Central London Law Centre; MAC Electrical Services; The Metropolitan Police; The Passage Day Centre;

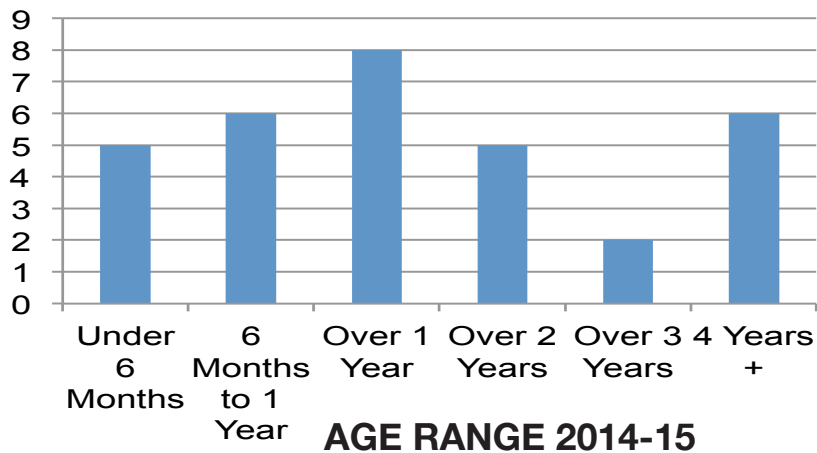
St Mary's Hospital; The Rough Sleeping Team; Two Step; Salvation Army; Supporting People; Turning Point; WAMH; Waterview Centre; West End CMHT; Westminster Drug & Alcohol Project; Westminster Housing Benefit; Westminster Adult Education Service; Woodfield Road Health Centre; West London Day Centre; North Westminster Assessment and Brief Treatment Team; MIND (Support 4 Volunteering); Central London County Courts



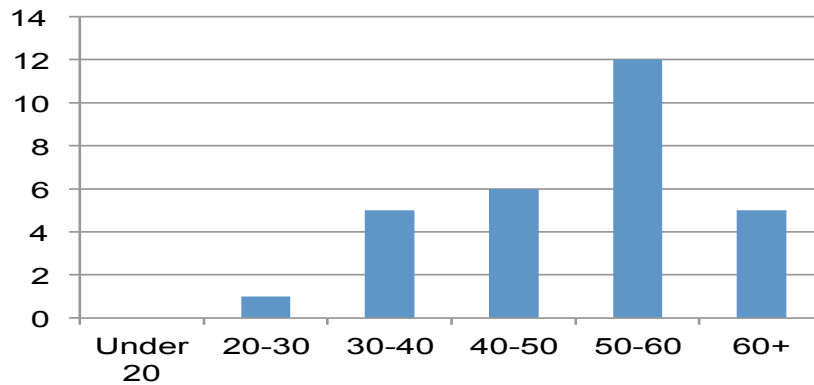
## ■ STATISTICS ON ADMISSION TO WYTHAM HALL

April 2010 to March 2015	2010-11	2011-12	2012-13	2013-14	2014-15
Total Number of residents	28	33	35	38	32
Male	28	31	30	35	30
Female	0	2	5	3	2
Average Age at end of Period (Yrs)	41.6	42.6	43.4	44.6	49.31
Average length of stay (years)	2.8	2.6	2.3	2.6	3.05
Overall Occupancy	95%	92%	94%	92.8%	96.2%

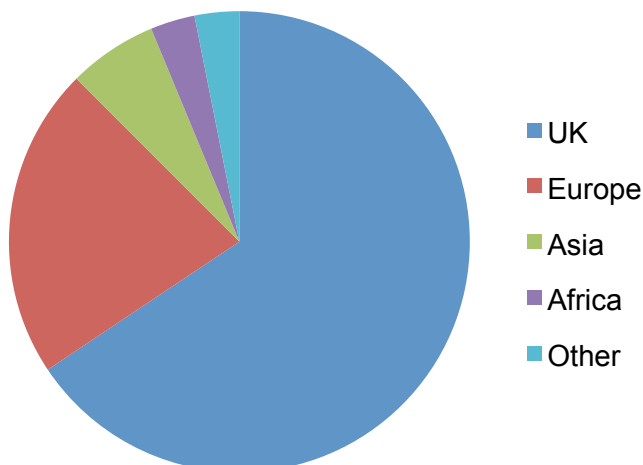
### LENGTH OF STAY 2014-15



### AGE RANGE 2014-15



### ETHNICITY 2014-15



# STATEMENT OF FINANCIAL ACTIVITIES

(Incorporating an income and expenditure account)  
for the year ended 31 March 2015

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	Total 2015 £	Total 2014 £
<b><u>Incoming resources from generated funds</u></b>						
Donations and legacies	2	3,885	-	-	3,885	3,625
Investment income	3	7,915	-	-	7,915	6,576
		11,800	-	-	11,800	10,201
Incoming resources from charitable activities	4	274,977	-	-	274,977	275,545
<b>Total incoming resources</b>		<b>286,777</b>	<b>-</b>	<b>-</b>	<b>286,777</b>	<b>285,746</b>
<b><u>Resources expended</u></b>						
<b>Costs of generating funds</b>						
Costs of generating voluntary income	6	627	-	-	627	10,668
<b>Charitable activities</b>						
Sheltered accomodation		176,934	53,498	22,539	252,971	251,048
Governance costs		10,942	-	-	10,942	10,391
<b>Total resources expended</b>		<b>188,503</b>	<b>53,498</b>	<b>22,539</b>	<b>264,540</b>	<b>272,107</b>
<b>Net incoming/(outgoing) resources before transfers</b>		<b>98,274</b>	<b>(53,498)</b>	<b>(22,539)</b>	<b>22,237</b>	<b>13,639</b>
Gross transfers between funds		(19,081)	19,081	-	-	-
<b>Net income/(expenditure) for the year/ Net movement in funds</b>		<b>79,193</b>	<b>(34,417)</b>	<b>(22,539)</b>	<b>22,237</b>	<b>13,639</b>
Fund balances at 1 April 2014		270,630	59,811	608,391	938,832	925,193
<b>Fund balances at 31 March 2015</b>		<b>349,823</b>	<b>25,394</b>	<b>585,852</b>	<b>961,069</b>	<b>938,832</b>

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

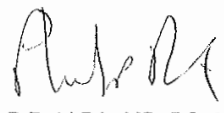
# BALANCE SHEET

at 31 March 2014

	Notes	2015		2014	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	11		606,955		637,511
<b>Current assets</b>					
Debtors	12	8,360		7,559	
Cash at bank and in hand		354,570		305,302	
		<u>362,930</u>		<u>312,861</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(8,816)</u>		<u>(11,540)</u>	
<b>Net current assets</b>			<u>354,114</u>		<u>301,321</u>
<b>Total assets less current liabilities</b>			<u>961,069</u>		<u>938,832</u>
<b>Income funds</b>					
Restricted funds	14		585,852		608,391
Unrestricted funds:					
Designated funds	15		25,394		59,811
Other charitable funds			<u>349,823</u>		<u>270,630</u>
			<u>961,069</u>		<u>938,832</u>

The accounts were approved by the Board on 15 June 2015

  
P Barry MBA (Cass), FCCA, Dip.M, MBCS, FloD  
Chairman

  
Dr P Reid BA, MB, BS, MRCP, DRCOG  
Secretary

Company Registration No. 177775







## MAKING A REFERRAL

Contact: Project Workers to make an initial referral  
Tel: 020-7289 1978

We provide support and housing for people with a history of homelessness in Westminster, who are not actively using alcohol or drugs. Support may include counselling, educational courses, but also simply living in a more settled way with the support of staff and other residents.

Not for long term housing alone.

[www.wythamhall.co.uk](http://www.wythamhall.co.uk)

## MAKING A REFERRAL

