



Cloudesley

REPORT AND ACCOUNTS

FOR THE YEAR ENDED

30 JUNE 2016

TRUSTEE – RICHARD CLOUDESLEY TRUSTEE LTD

Directors of the Trustee	Estate Sub-Committee	Finance & Endowment Committee	Staffing Committee	Grants Committee
Ex-officio				
The Mayor of Islington				
Rev Simon Harvey, Vicar of St Mary's Islington – until 25/5/16				
Archdeacon of Hackney appointed				
Rev Daniel Gerrans – from 25/5/16				✓
London Borough of Islington nominated				
Cllr Joe Caluori – from 8/6/16				✓
Cllr Jean-Roger Kaseki – until 15/5/16	✓			✓
Cllr Rupert Perry				
Denise Ward				✓
Deanery Synod nominated				
Michael Maunsell - Vice Chair	✓	✓	✓	✓
Dorothy Newton MBE		✓		✓
Susan Sorensen –Vice Chair from 2/12/15			✓	✓
Heather Wood		✓		
Elected				
Mary-Therese Barton		✓		
Miranda Coates				✓
Margaret Elliott – Chair	✓	✓	✓	✓
Vicky Mirfin				✓
Dawn Reeves – until 7/9/15		✓		✓
Delyth Richards - from 8/9/15	✓	✓		

ADMINISTRATION & ADVISORS

REGISTERED OFFICE & OPERATIONAL ADDRESS	Office 1.1, Resource for London 356 Holloway Road London N7 6PA		
BANKER	CAF Bank Limited Kings Hill West Malling Kent ME19 4TA	ESTATE MANAGERS	Daniel Watney LLP 165 Fleet Street London EC4A 2DW
INVESTMENT MANAGERS	Sarasin & Partners LLP Juxon House 100 St Paul's Churchyard London EC4M 8BU		
LEGAL ADVICE (Structural/Charity)	Bates Wells Braithwaite 10 Queen Street Place London EC4R 1BE	LEGAL ADVICE (Property/Estate management)	Bolt Burdon Providence House Providence Place London N1 0NT
AUDITOR	Sayer Vincent LLP Invicta House 108-114 Golden Lane London EC1Y 0TL		
CHARITY NUMBER	205959	TRUSTEE COMPANY NUMBER	7425897

Registered with the Charity Commission as Charity of Richard Cloudesley, the Charity uses the working name Cloudesley. Richard Cloudesley Trustee Limited is the related Trustee Company

KEY MANAGEMENT PERSONNEL

Melanie Griffiths	Director and Company Secretary
David Vincent	Grants Manager – appointed 18/5/15
Phillip Everett	Finance Manager – appointed 28/9/15

CLOUDESLEY

The Trustee of Cloudesley has pleasure in presenting the report and accounts for the Charity's activities in the year to 30 June 2016.

The reference and administrative information set out on pages 2 and 3 form part of this report. The financial statements comply with current statutory requirements, the trust deed and the Statement of Recommended Practice – Accounting and Reporting by Charities:SORP applicable to charities preparing their accounts in accordance with FRS 102.

Structure, governance and management

Cloudesley is a registered Charity and is constituted under a Charity Commission Scheme dated 2 July 1980. On 15 November 2010, Richard Cloudesley Trustee Limited became Trustee of the Charity, and now all the Trustees are directors of the Trustee Company. The directors are referred to as Trustees in line with their ongoing roles.

The Charity was formed as the result of a gift of land (a 'Stoney Field' of 14 acres) from the will of Richard Cloudesley dated 1517. In his will it was stipulated that the proceeds from the rental of the land were to be used to bestow good deeds of Charity and to fund masses at St Mary's Church for his and his wife's souls. During the Reformation, the proportion of the bequest allocated to fund masses was taken by the Crown and, in subsequent years, the charitable trusts have been amended several times

Today, Cloudesley is a significant grant-making Charity in the borough of Islington, with its current area of benefit covering the area of the Ancient Parish of St Mary, Islington. Half of the Charity's grant-making focuses on its Health & Welfare programmes that support people with health and financial needs in the area, while the other half supports the Church of England churches in the Ancient Parish, and St Silas Pentonville.

The Charity's Board has up to 15 Trustees as follows:

- Four Synod Nominees nominated by the Church of England Islington Deanery Synod
- Four London Borough of Islington Nominees
- Five Elected Trustees – selected through an open selection process by the Trustees as a whole
- An Archdeacon's Trustee appointed by the Archdeacon of Hackney
- An Ex-officio Trustee - the Mayor of Islington

The Archdeacon's Trustee is a new addition to the Board. Prior to this the Vicar of St Mary's Islington had for many years been an ex-officio Trustee. At an Extraordinary General Meeting of the Company on 25th May 2016 it was agreed that the Vicar of St Mary's Islington should be replaced by a Trustee appointed by the Archdeacon of Hackney. The Archdeacon's Trustee may be an ordained minister of the Church of England but cannot be a vicar or priest in charge of, or licensed to, one of the churches in the area of benefit. This change came about after extensive discussion with the current Vicar of St Mary's Islington, the Area Dean, the Area Sub Dean and the Bishop of Stepney and had their active support.

Three Trustees retired during the year – Dawn Reeves, Rev Simon Harvey and Cllr Jean-Roger Kaseki - and Trustees would like to record their thanks for their service to the Charity. Three new Trustees have been welcomed to the Charity during 2015/16 – Delyth Richards, Rev Daniel Gerrans and Cllr Joe Caluori. All new Trustees have undergone an induction to understand the objects of the Charity and the methods by which it meets those objects. Other training is offered to all Trustees, as required.

In recent years, the Charity's administrative arrangements have changed considerably. Since April 2013, the Charity's administration has been undertaken by a small staff team. Melanie Griffiths is the Charity's Director and is supported by a Grants Manager, a Finance Manager and an Administrator.

The Trustees work with the staff through the Board, three standing Committees and one standing sub-Committee: the Grants Committee (chair - Dorothy Newton) and the Finance and Endowment Committee (chair - Margaret Elliott) and its Estate Sub-Committee (chair – Michael Maunsell) and Staffing Committee (chair – Margaret Elliott). The Board, Grants Committee, Finance and Endowment Committee and Estate Sub-Committee meet formally four times a year and at other times as required. The Staffing Committee meets in the spring of each year, in order to discuss pay levels for all staff for the following financial year, and at other times as required.

During 2015/16, the Charity also operated three working groups of Trustees as follows:

- Health Grants Review Group, chaired by Dorothy Newton
- 500th Anniversary Working Group, chaired by Margaret Elliott
- Communications Working Group, chaired by Margaret Elliott

In 2015/16, the Charity further developed its arrangements for delegated authorities and reviewed and updated its financial and administrative procedures following the appointments of permanent Grants and Finance Managers and an Administrator. The Benefactor software package has been introduced as the Charity's grant-making database and an online grant application process is now being used where appropriate. Through the Communications Working Group, the Charity has worked with an external design agency to begin to develop new branding and communications materials.

In the year all Trustees gave freely of their time, and no remuneration or expenses were paid to Trustees.

Remuneration policy

In December 2015, Trustees agreed a remuneration policy to underpin the Charity's commitment to ensuring that its staff are paid and treated fairly. The Charity gives a level of salary and other benefits to ensure that staff with an appropriate level of skills can be recruited and retained so that the Charity's objects can be delivered with the greatest possible impact. The Staffing Committee reviews salaries and benefits of all staff against other charitable trusts taking into account relevant factors and makes recommendations to the Finance and Endowment Committee and the Board.

Risk review

During 2015/16, Trustees continued the process of review that had begun in 2012. This included concluding the Charity's review of Health Grants to organisations; continuing to develop arrangements with the recently appointed estate and investment management companies; introducing a grants database and formalising financial and administrative procedures and processes following the recruitment of new permanent staff. New policies and ways of working have been set up, and these will continue to be reviewed by staff and Trustees on a regular basis.

The Charity introduced a formal risk register in September 2013. The risk register is reviewed annually by the Finance & Endowment Committee and the Board. At their last meetings in 2015 it was noted that good progress had been made in terms of taking action to mitigate the effect of risks identified. Further improvements to the format of the risk register will be made before the next annual review.

The Charity considers that its current key risks are:

- Unsatisfactory income and/or capital growth on investments. This risk is being addressed by regular monitoring of the performance of the actively managed discretionary portfolio in comparison to the agreed long-term investment strategy; and
- Unsatisfactory income and/or capital growth from investment properties. This risk is being addressed by regular liaison with the estate managers and appropriate investment in refurbishment and maintenance projects.

In February 2016, the Chair, Director, and Finance Manager undertook an internal audit. No significant issues were highlighted by this audit, but a number of procedural matters were addressed subsequently. The Charity's 'Financial Procedures' have been updated in respect of recent changes in staffing, agents and activities. These revised procedures were considered and approved by the Finance & Endowment Committee and the Board at their spring 2016 meetings.

The charity is in the process of developing a Disaster Recovery Plan to enable it to respond effectively to a number of possible scenarios with the minimum impact possible on its activities.

During the year, Bolt Burdon provided legal advice and support on property and estate management issues, and Bates Wells Braithwaite supported the Charity with legal advice on governance and Charity Commission issues.

Objectives and activities for the public benefit

The objects of the Charity remain as set out in the Charity Commission Scheme of 1980, to help those who are sick and poor within the Ancient Parish of Islington and to support the Church of England churches in the Ancient Parish and St Silas, Pentonville. The Trustees confirm that they have read and understood the guidance of the Charity Commission on public benefit, and meet these requirements in the Charity's current activities and take account of it when planning future grant-making activities.

In autumn 2015, the Charity undertook consultation on whether to extend the area of benefit so that it is coterminous with the Islington Borough boundary. The vast majority of responses received were supportive of this extension. In December 2015 Trustees agreed that they would approach the Charity Commission to ask for this change to be made. Trustees also decided that this approach would be made after a further consultation on the Charity's Church Object had concluded. Following the recent conclusion of this further consultation, the Charity will shortly be making an application to the Charity Commission to effect this change

This further consultation was undertaken during 2016, with the Charity's Trustees seeking views on possible additions to the existing Church Object. An external consultant, Richard Hopgood, was appointed to lead on this consultation, and Trustees are grateful to him for the thorough work which he undertook. All Islington churches were invited to participate in this consultation and they provided detailed, thoughtful submissions in response. Trustees are appreciative of the time taken by the church community in engaging with this process. The vast majority of responses received were not in favour of the proposed additions to the existing object being sought and, therefore, at a single-issue Board meeting in September it was decided not to take any further steps to change the Church Object.

The Charity seeks to be strategic and creative in its grant-making, using its knowledge of the area of benefit to support individuals who have health and financial needs (Health & Welfare Grants), voluntary and community organisations working with people in this situation (Health & Welfare Grants) and local Church of England churches (Church Grants). As set out in the Charity's Scheme, in each year, half of the Charity's grant funding goes to the Health and Welfare grants programmes and the other half to the Church Grants programme available to the eligible churches, each of which is itself a registered or excepted Charity.

Achievements and Performance

Health & Welfare Programmes

The Charity's Scheme specifies that half of the residue of its income is for *'relief in sickness for the purpose of relieving in cases of need persons who are sick, convalescent, disabled, handicapped or infirm'*, and the Charity seeks to address this through its Health and Welfare programmes.

Over the years, the Charity has taken on a number of small funds, known as Exclusive Medical Funds, from the Richard Cloudesley Charity Convalescent Homes Fund, Islington Relief in Need, Islington Relief in Sickness, Finsbury Dispensary Relief in Sickness, Dame Sarah Temple Foundation and Brand's Gift Charity. The income generated from these invested funds is only applicable towards the Charity's Health and Welfare Grants programmes (see note 16 for further information).

- **Grants for individuals**

During 2015/16, the Charity continued to operate its Cloudesley Partners' programme of grant awards for individuals in need. Through this programme, the Charity gives grants to local voluntary organisations (Cloudesley Partners) which are working with a range of different individuals in Islington. The Partners then distribute this money by making grants of up to £500 to individuals who have health needs and/or disabilities

and are in need of financial support. A grant as a contribution to administration costs of 10% is made to each of the organisations as recognition of the time involved in administering and monitoring these grants.

In March 2015, the Charity agreed grants totalling £56,500 for distribution by 14 Cloudesley Partners during the six months to 31 December 2015. In November 2015 the Charity agreed a further award of £1,550 to one of the Cloudesley Partners for the remainder of 2015 in response to a high need for such grants.

In September and November 2015, the Charity agreed further grants totalling £104,500 for distribution by 13 Cloudesley Partners during the calendar year to 31 December 2016. Between January to June 2016, 294 grants were made to individuals by the Cloudesley Partners to help individuals in a wide variety of ways, including for emergency expenses (such as food, clothing, accommodation and travel costs), 'white goods' (for example, cookers and washing machines), furniture and furnishings, medical reports, legal documents and fees, disability equipment and Debt Relief Orders. The Partners have reported an increase in destitution amongst those needing these grants, with a quarter of the awards made being for emergency expenses and increasing numbers of awards being made for food once other avenues have been exhausted.

The Charity also agreed further funding of £60,000 for the Catalyst Programme, which is administered by the Cripplegate Foundation. The Catalyst Programme is a creative grant-making programme that gives partner support organisations the ability to provide small grants to help vulnerable local residents to meet personal goals and to connect to opportunities and services. The £60,000 funding was divided equally across 6 organisations and covers the period of 24 months to 31 December 2017, split evenly between the two calendar years in question.

Since 1 June 2015 over 100 grants have been made under the Catalyst Programme to vulnerable local residents with health issues and/or disabilities. These have included the costs of training courses to improve employment opportunities, new clothing and funding activities which both increase skills and provide opportunities for social interaction; for example, music and painting courses.

- **Grants for organisations**

The Charity's Health Grants programme provides grants to organisations that offer support to those who are sick and/or disabled and living in poverty in the area of benefit. With its Health Grants funding, the Charity addresses its 'Sickness Object' by supporting sustainable organisations that demonstrate initiative in tackling health issues.

During 2014/15, staff from the Charity and Cripplegate Foundation developed a pro-active grants programme focused on two priorities – vulnerable families and mental health. In March 2015, the Charity agreed funding of £115,000 towards eight organisations under this programme.

During the year, through its Sickness Object, the Charity also continued its funding for Islington Law Centre and Help on your Doorstep to provide advice and outreach services for vulnerable people in financial need in the Finsbury Park area.

In spring 2015, the Charity began a review of its Health Grants programme for organisations. As a result of the review, in December 2015, Trustees agreed that the Charity's Health Grants Programme 2016-19 should focus on two broad Priority Areas:

- 1) Enabling the effective treatment and recovery of vulnerable people experiencing mental ill health
- 2) Improved mental and/or physical health and wellbeing of vulnerable people with a health condition, particularly those living with a disability or long-term ill health

Trustees also agreed that there would be three distinct funding streams within the Health Grants Programme – Main Grants, Small Grants and Strategic Grants.

In March 2016, through its new Main Grants fund the Charity agreed multiple year grants of £349,300 towards six organisations through this programme. In each case funding covers a three year period from 1 April 2016 to 31 March 2019 and is designed to cover particular project objectives. These grants are:

• Blenheim CDP CASA Family Service	£56,700	Additional resource to support 35 people per year affected by parental alcohol/drug misuse
• Centre 404	£60,000	Supporting families case worker for carers of a child with special educational needs or disability and/or an adult with learning difficulties
• Solace Women's Aid	£60,000	Support following domestic violence
• The Manna	£59,700	One-to-one, self-help and small group programme at day centre
• Women's Therapy Centre	£59,600	Supporting socially excluded women
• The Maya Centre	£53,300	Multi-faceted solutions to complex problems

In June 2016, the Charity launched a new Small Grants fund inviting online applications from organisations for grants up to £10,000. In September 2016 eleven such grants with a total value of £102,970 were awarded to a wide variety of organisations

- **Islington Giving**

The London Borough of Islington within which the Charity operates is a borough of extremes of wealth and poverty. In recent years, Cloudesley has joined with a group of Islington-based and other funders to found Islington Giving, a campaign to tackle poverty, combat isolation and invest in young people in the borough. Islington Giving asks residents and local businesses to give money or volunteer to make a positive difference to the borough's community. In 2015, the Board of Islington Giving (of which a representative of Cloudesley is a part) agreed that Islington Giving, which started out as a time limited campaign, should continue on a permanent basis.

In September 2014, the Charity agreed a grant of £70,000 towards Islington Giving's 2015 and 2016 financial years in order to bring added value to the Charity's beneficiaries through partnership work with other funders. This grant is being used in the 'relief of sickness' of vulnerable people in the Charity's area of benefit.

Church Grants Programme

Following the Charity's review of its Church Grants programme in 2013, a new Church Grants programme for 2014–2017 was launched in February 2014. During 2015/16, the Charity invited the eligible churches to submit applications under the following funding streams:

- Capital and major developments
- Enabling major developments
- Substantial repairs, refurbishment and equipment
- Capacity building

A 'Small urgent repairs' stream also operated during the year.

21 Church of England churches currently fall within the Charity's area of benefit and each is a potential beneficiary of the Church Grants programme. During 2015/16, the Charity received applications from and awarded grants to 16 churches in the two funding rounds, with three additional urgent awards made.

The grants awarded in 2015/16 totalled £446,289 and were as follows:

• St Mary's, Upper Street	£9,650	Various repairs and upgrades to church building
	£30,650	Works on spire and tower
• St Andrew's Thornhill Square	£10,000	Floor repairs
• St Augustine Highbury New Park	£5,300	Funding to enable major repairs to church building
• Christ Church Highbury	£6,120	Installation of belfry access equipment
	£530	Small urgent grant – new pump
	£1,375	Emergency lighting and heater system
	£26,975	Substantial repairs to church spire
• St Jude & St Paul	£26,000	AV equipment
	£26,500	Bell refurbishment & repairs to tower
• St Luke West Holloway	£16,500	Convert crèche into two rooms
• St Mark's, Tollington Park	£4,600	Small urgent grant - boilers and pressurisation unit
	£13,070	Dividing screens and electrical works

• Emmanuel, Hornsey Road	£14,240	Replace and develop sound and vision system
	£16,000	Removal and replacement of kitchen units
• St Saviour's, Hanley Road	£18,000	Feasibility study
• St Andrew, Whitehall Park	£15,000	Gutter work and roof repairs
	£23,000	Electrical works
• St John, Upper Holloway	£52,000	Chancel redecoration, lighting & media system
• Hope Church: St Mary Magdalene	£13,000	Sound system replacement
• Hope Church: St David	£40,000	Mechanical and electrical works
• St Silas, Pentonville	£18,500	New heating system
• St Stephen, Canonbury	£38,400	New sound and projection systems
	£3,600	Disabled access to front of church
• St Thomas Finsbury Park	£17,279	Feasibility study

Finance and endowment review

Summary of Financial Performance

The Charity is reporting net expenditure before gains/losses on investments of £153,245, based on income of £1,415,630 and expenditure of £1,568,875. This compares with net income resources before gains/losses on investments in 2014/15 of £57,756, income of £1,430,473 and expenditure of £1,372,717. The year saw an overall increase in the level of grant commitments made, rising from £899,832 in 2014/15 to £935,085 in 2015/16. During the year church grants of £440,287 were awarded (2014/15 - £491,387) and health and welfare grants of £494,798 were awarded (2014/15 - £408,445). Trustees have sought to maintain and increase the Charity's grant-making activities at a time of austerity for those in its area of benefit and, at the same time, are aware of the need to maintain the Charity's financial position in order to support future needs.

There were net gains on investments of £292,556 and a loss on revaluation of properties of £330,920 in 2015/16 making a net reduction in funds for the year of £191,610. The net gains on investments for 2014/15 were £473,141 and the gain on revaluation of properties was £2,147,295 making a net increase in funds in 2014/15 of £2,678,192.

Endowment

The Charity holds and manages a permanent endowment of over £45 million consisting of property on the historic Cloudesley Estate and a securities portfolio. Income decreased slightly in this financial year from £1,430,473 in 2014/15 to £1,415,630. There has been an increase in income from rental properties, which rose from £607,663 in 2014/15 to £626,996 but this is more than offset by a fall in investment income to £788,634 in 2015/16 compared with £822,810 in 14/15. The decline in investment income was expected and is in line with the income targets given to the charity's investment managers who have been set a long-term objective for capital growth – see below. Rental income is expected to increase further in future years due to the rising number of the Charity's properties that are let as Assured Shorthold Tenancies.

Property Portfolio

From 1 July 2014, the Charity appointed Daniel Watney LLP as its new estate managers. Following their appointment, staff from Daniel Watney undertook a comprehensive review of the Charity's property portfolio and have introduced a planned maintenance programme. This programme includes internal and external redecoration of the three Cloudesley Mansions blocks and improvements to properties let as protected tenancies. The programme has commenced and further substantial works are planned for 2016/17. During the year substantial refurbishments to three of the Charity's properties were undertaken and these have resulted in increased rental income. Daniel Watney carried out a desktop appraisal of the Charity's property portfolio and, based on this, the Trustees valued the Charity's property at £24,151,862 as at 30 June 2016.

Investment Portfolio

At 30 June 2016 the market value of the Charity's investments was £22,997,148 which is an increase of £880,577 on the value of £22,116,571 at 30 June 2015. The vast majority of the investments are held in a discretionary portfolio which is actively managed on the Charity's behalf by Sarasin & Partners LLP. The investment objective is to maintain the real value of capital over the long-term whilst generating a growing stream of income above inflation. The long-term investment objective is to outperform inflation – as measured by the Consumer Prices Index – by 4% per annum. During the 2015/16 the discretionary portfolio underperformed the benchmark by 1.8%. However, this portfolio was only established in May 2015 and the investment managers are confident that the long-term investment objective can be met. During the year the Finance and Endowment Committee – whose members include investment professionals – met with the Charity's investment managers on four occasions.

During the year the Trustees reconfirmed their current environmental, social and governance (ESG) investment policy – which prohibits investments in companies which generate more than 10% of their revenue from certain activities – but have also agreed to keep the policy under review.

Expenditure

The Charity's expenditure falls into several categories, the main one of these being its grant-making activities. The Charity also incurs expense in maintaining the estate, administering the Charity and in investment management fees. Total expenditure during the year was £1,568,875 which is an increase of £196,158 on the

expenditure for 2014/15 of £1,372,717. The main reason for this increase was additional investment management fees following the appointment of Sarasin and Partners referred to in the investment portfolio section above. The majority of the investment management fees have been charged to endowment funds as the objective is to secure long-term increases in the real value of the endowment. During the year there has also been expenditure on branding in order to raise the charity's profile, particularly among possible individual grant recipients.

Reserves

- **Designated Funds**

In 2013/14, the Charity set up a designated property fund of £300,000 to take account of the need to 'smooth' the irregular nature of expenditure on the estate and a smaller designated office fund of £35,000 to reflect the Charity's new responsibilities for staff. The Charity does not consider that any change to the level of these funds is required for the current financial year. However, a major maintenance and redecoration programme is planned for 2016/17 and part of the property reserve may be utilised for this.

- **Health and Welfare and Churches**

At 30 June 2016 there were accumulated funds available to distribute as health and welfare grants of £716,463 (2015 - £747,206) and as church grants of £1,010,343 (2015- £999,609). The Charity will be marking the 500th anniversary of Richard Cloudesley's bequest in the financial year 2017/18 and is planning to award the vast majority of these reserves as special grants to mark this significant milestone. A structured programme of grant-making will be developed during 2016/17 in order to do this.

Plans for the future

In 2015/16, the Charity consolidated many of the changes made in recent years, continued to set up new administrative and management arrangements, reviewed several areas of its operations and recruited three new Trustees and one further permanent staff member. Further development activity is planned for 2016/17 as follows:

- Following the consultation on the possible expansion of the area of benefit of the Charity so that it is coterminous with the Islington Borough boundary, the Charity will make an application to the Charity Commission to effect this change
- The awarding of its first set of Small Grants, offering grants of up to £10,000 to organisations seeking to improve the mental and/or physical health of individuals resident in the area of benefit. The Charity is pleased to offer this new open funding stream and is pleased by the initial high level of interest from a wide variety of organisations
- Further development of relationships with the eligible churches, local voluntary and community organisations, the Islington Deanery Synod, London Borough of Islington, Cripplegate Foundation and a range of other funders and stakeholders

- Further work with Daniel Watney LLP on a major maintenance and redecoration programme for the Charity's estate, and the refurbishment of vacant properties
- Continuing to closely monitor the performance of the Charity's investments in conjunction with the investment managers ,Sarasin & Partners LLP, and reviewing the Charity's ESG investment policy
- Introduction of new website as part of the Charity's new communications strategy.

During 2016/17, the Charity will be preparing to celebrate the 500th anniversary of the writing of Richard Cloudesley's will. The celebration is scheduled to occur throughout the Charity's 2017/18 financial year and will include specific funding programmes and a number of related activities. Among the activities being planned to celebrate this anniversary are:

- a) The refurbishment of Richard Cloudesley's tomb – which is situated outside St Mary's Church, Upper Street, Islington – is being funded by the Charity;
- b) A celebration service which will be held at St Mary's Church in June 2017 to launch the anniversary year; and
- c) Commissioning further historical research on Richard Cloudesley and the Charity, which it is planned to publicise among the Islington community.

Over the coming years, it is hoped that the Charity will continue to meet the framework of the wishes set out in Richard Cloudesley's will, by working strategically and creatively in the area of benefit.

Statement of the responsibilities of the Trustee Company

The Directors of the Trustee Company are responsible for preparing the report of the Trustee and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Directors of the Trustee Company to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (Statement of Recommended Practice: Accounting and Reporting by Charities);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume the Charity will continue to operate.

The Directors of the Trustee Company are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors of the Trustee Company are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Auditors

Sayer Vincent LLP were re-appointed as the Charity's auditors during the year and have expressed their willingness to act in that capacity.

Approved by the Trustee

Margaret Elliott, Chair

4 October 2016

Independent auditors' report to the Trustee of Cloudesley

We have audited the financial statements of Cloudesley for the year ended 30 June 2016 which comprise the statement of financial activities, balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Trustee as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Trustee those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Trustee, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Trustee and auditors

As explained more fully in the statement of Trustee's responsibilities set out in the report of the Trustee, the Trustee is responsible for the preparation of financial statements which give a true and fair view.

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Trustee; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the report of the Trustee to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- Give a true and fair view of the state of the Charity's affairs as at 30 June 2016, and of its incoming resources and application of resources, for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Charities Act 2011

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- The information given in the report of the Trustee is inconsistent in any material respect with the financial statements
- Sufficient accounting records have not been kept
- The financial statements are not in agreement with the accounting records and returns
- We have not received all the information and explanations we require for our audit

17 October 2016

Sayer Vincent LLP, Statutory Auditors

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Sayer Vincent LLP is eligible to act as auditors in terms of section 1212 of the Companies Act 2006

Statement of financial activities

For the year ended 30 June 2016

	Note	Unrestricted £	Endowment £	2016 Total £	Unrestricted £	Endowment £	2015 Total £
Income from:							
Investments		788,634		788,634	822,810	–	822,810
Properties		626,996	–	626,996	607,663	–	607,663
Total income	2	1,415,630	–	1,415,630	1,430,473	–	1,430,473
Expenditure on:							
Cost of generating funds							
Investment management costs		22,453	121,512	143,965	20,415	–	20,415
Property related costs		311,560	11,724	323,284	309,910	–	309,910
Charitable activities							
Health and Welfare		581,522	–	581,522	491,392	–	491,392
Churches		520,104	–	520,104	551,000	–	551,000
Total expenditure	3	1,435,639	133,236	1,568,875	1,372,717	–	1,372,717
Net income / (expenditure) before net gains / (losses) on investments		(20,009)	(133,236)	(153,245)	57,756	–	57,756
Net gains on investments		–	292,556	292,556	–	473,141	473,141
Net income / (expenditure) before other recognised gains and losses		(20,009)	159,320	139,311	57,756	473,141	530,897
Gains / (losses) on revaluation of properties		–	(330,920)	(330,920)	–	2,147,295	2,147,295
Net movement in funds		(20,009)	(171,601)	(191,610)	57,756	2,620,436	2,678,192
Reconciliation of funds:							
Total funds brought forward		2,081,815	45,269,901	47,351,716	2,024,059	42,649,465	44,673,524
Total funds carried forward		2,061,806	45,098,301	47,160,107	2,081,815	45,269,901	47,351,716

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 16 to the financial statements.

Cloudesley

Balance sheet

As at 30 June 2016

	Note	£	2016 £	2015 £
Fixed assets:				
Tangible assets	9		-	-
Investment properties	10		24,151,862	24,320,956
Endowment fund investments	11		22,997,148	22,116,571
			<u>47,149,010</u>	<u>46,437,527</u>
Current assets:				
Debtors	12	120,189	536,717	
Short term deposits		859,070	1,000,000	
Cash at bank and in hand		25,050	176,298	
		<u>1,004,309</u>	<u>1,713,015</u>	
Liabilities:				
Creditors: amounts falling due within one year	13	826,812	798,826	
Net current assets			<u>177,497</u>	<u>914,189</u>
Total assets less current liabilities			<u>47,326,507</u>	<u>47,351,716</u>
Creditors: amounts falling due after one year	14		166,400	-
Total net assets	15		<u>47,160,107</u>	<u>47,351,716</u>
The funds of the charity:	16			
Permanent Endowment Funds			45,098,301	45,269,901
Unrestricted income funds:				
Designated funds		335,000	335,000	
Health and welfare		716,463	747,206	
Churches		1,010,343	999,609	
Total unrestricted funds			<u>2,061,806</u>	<u>2,081,815</u>
Total charity funds			<u>47,160,107</u>	<u>47,351,716</u>

Approved by the trustees on 4 October 2016 and signed on their behalf by

Margaret Elliott
Chair

Statement of cash flows

For the year ended 30 June 2016

	Note	2016 £	£	2015 £	£
Cash flows from operating activities					
Net cash used in operating activities	17	(957,961)		(1,479,647)	
Cash flows from investing activities:					
Investment Income		1,415,630		1,430,473	
Proceeds of leasehold extension and enfranchisement		434,633		28,000	
Refurbishment costs of investment properties		(596,459)		(154,161)	
Proceeds from sale of investments		7,927,429		18,821,203	
Purchase of investments		(8,665,238)		(22,122,952)	
Net cash provided by / (used in) investing activities		515,995		(1,997,437)	
Change in cash and cash equivalents in the year		(441,966)		(3,477,084)	
Cash and cash equivalents at the beginning of the year		1,720,936		5,198,020	
Cash and cash equivalents at the end of the year	18	1,278,970		1,720,936	

1 Accounting policies

a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

b) Reconciliation with previously Generally Accepted Accounting Practice (GAAP)

In preparing the accounts, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 a restatement of comparative items was required. The transition date was 1 July 2014 and the trustees have concluded that no restatement was required.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Interest and rental income receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Rental income is included when receivable.

f) Fund accounting

Endowment funds are to be used for the specific purposes laid down by the donor.

Unrestricted funds are other incoming resources received or generated for the charitable purposes.

General funds are held for Health and Welfare and Church grants representing amounts designated for these purposes but not yet committed.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Expenditure which is incurred specifically in order to seek to maintain the real value of the endowment fund – for example, investment management fees – is charged to that fund.

1 Accounting policies (continued)

h) Allocation of support and governance costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

● Property	25.0%
● Investment management	5.0%
● Health and welfare	35.0%
● Churches	35.0%

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Computer Equipment	3 years
----------------------	---------

k) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities. The valuation method used to determine fair value is stated in the notes to the accounts.

l) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities.

m) Debtors

Debtors are recognised at the settlement amount due after any TRADE discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

1 Accounting policies (continued)**n) Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

o) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

p) Pensions

The pension cost charge represents contributions payable under stakeholder pension schemes by the charity to the relevant funds. The charity has no liability under the schemes other than for the payment of those contributions. On 1 July 2016 the charity established a defined contribution pension scheme for its employees.

2 Income from investments

	Churches	Health and Welfare	2016 Total	2015 Total
	£	£	£	£
Investment income from main portfolio	384,346	384,345	768,691	805,159
Investment income from medical funds	-	19,943	19,943	17,651
Total investment income	<u>384,346</u>	<u>404,288</u>	<u>788,634</u>	<u>822,810</u>
Property income	313,498	313,498	626,996	607,663
	<u>697,844</u>	<u>717,786</u>	<u>1,415,630</u>	<u>1,430,473</u>

In both years all income relates to unrestricted funds.

3 Analysis of expenditure

	<u>Cost of raising funds</u>		<u>Charitable activities</u>				2016 Total	2015 Total
	Investment management £	Property £	Health & Welfare £	Churches £	Support costs £	Governance costs £		
Staff costs (Note 5)	4,320	12,762	37,577	35,831	48,606	3,567	142,663	106,116
Investment Property costs	-	265,715	-	-	-	-	265,715	225,459
Grants to churches (Note 21)	-	-	-	440,287	-	-	440,287	491,387
Health and Welfare grants – organisations (Note 22)	-	-	349,300	-	-	-	349,300	328,750
Health and Welfare grants – individuals (Note 22)	-	-	145,498	-	-	-	145,498	79,695
Other staff costs	-	-	-	-	2,326	-	2,326	1,996
Grants administration	-	-	5,692	531	-	-	6,223	22,850
Legal and professional fees	-	13,767	-	-	-	18,413	32,180	68,014
Office costs	-	-	-	-	51,246	-	51,246	39,225
Investment management fees	133,437	-	-	-	-	-	133,437	8,211
Depreciation	-	-	-	-	-	-	-	1,014
	137,757	292,244	538,067	476,649	102,178	21,980	1,568,875	1,372,717
Support costs	5109	25,545	35,762	35,762	(102,178)	-	-	-
Governance costs	1,099	5,495	7,693	7,693	-	(21,980)	-	-
Total expenditure 2016	143,965	323,284	581,522	520,104	-	-	1,568,875	1,372,717
Total expenditure 2015	20,415	309,910	491,392	551,000	-	-	1,372,717	

Of the total expenditure, £133,236 was restricted (2015: £nil) and £1,435,639 was unrestricted (2015: £1,372,717).

Notes to the financial statements

For the year ended 30 June 2016

4 Net incoming resources for the year

This is stated after charging / crediting:

	2016 £	2015 £
Depreciation	–	1,014
Operating lease rentals:		
Property	14,250	14,653
Auditors' remuneration (excluding VAT):		
Audit	7,000	6,900
Other services	–	3,600
	<u> </u>	<u> </u>

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2016 £	2015 £
Salaries and wages	125,250	93,402
Social security costs	10,086	6,618
Employer's contribution to defined contribution pension schemes	7,327	6,096
	<u>142,663</u>	<u>106,116</u>

No employee earned more than £60,000 during the year (2015: nil).

The total employee benefits including pension contributions of the key management personnel were £103,548 (2015: £79,216). Three members of staff employed during 2015/16 are considered to be key management personnel (2015 – 2).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2015: £nil). No charity trustee received payment for professional or other services supplied to the charity (2015: £nil) or received reimbursement of any expenses (2015:£nil).

6 Staff numbers

The average number of employees is detailed below in terms of both head-count and full-time equivalent (FTE) as most members of the charity's staff work part-time.

	2016 FTE	2015 FTE	2016 No.	2015 No.
Support and administration	<u>2.9</u>	<u>2.1</u>	<u>3.8</u>	<u>4.0</u>

7 Related party transactions

It is a condition of appointment of 14 of the 15 directors of the Trustee that they have knowledge of Islington and its voluntary sector.

It is therefore inevitable that directors may be, and are, officeholders, service users, worshippers or beneficiaries of and at the entities the Charity funds. The potential for conflict in practice is addressed by declarations of interest and reticence.

Given the procedures and the breadth of support the Charity offers to all qualifying entities in its area of benefit, the Trustee does not consider that there is a single recipient body of whom it could be said that the awarded grant could have been influenced by interests other than those of the Charity.

Accordingly the Trustee takes the view that no awarded grants (or other transactions) fall within the definition of related party transactions.

8 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Computer Equipment £
Cost	
At the start of the year	2,984
Additions in year	-
Disposals in year	-
At the end of the year	<u>2,984</u>
Depreciation	
At the start of the year	2,984
Charge for the year	-
Eliminated on disposal	-
At the end of the year	<u>2,984</u>
Net book value	
At the end of the year	<u>-</u>
At the start of the year	<u>-</u>

All of the above assets are used for charitable purposes.

10 Investment properties

	Freehold Properties		2016	2015
	Interest in long leaseholds	Rental and commercial properties		
	£	£	£	£
Fair value at the start of the year	1,506,537	22,814,419	24,320,956	22,047,500
Refurbishment costs in year	19,272	577,187	596,459	154,161
Proceeds of leasehold extension and enfranchisement in year	(434,633)	-	(434,633)	(28,000)
Gain/(loss) on revaluation during the year	320,686	(651,606)	(330,920)	2,147,295
Fair value at the end of the year	<u>1,411,862</u>	<u>22,740,000</u>	<u>24,151,862</u>	<u>24,320,956</u>

Properties were valued at 30 June 2016 as determined by independent valuers, Daniel Watney LLP, following their desktop appraisal of the portfolio. The last full Red Book valuation was carried out on 30 June 2013.

At the year end, the charity held 116 (2015:117) units of freehold property on the Cloudesley Estate in Islington, London, N1. The charity, as freeholder, is committed to paying a proportion of service charges to separately maintained service charge funds in respect of unsold units and those on short term tenancies.

11 Endowment fund investments

	Combined Range	Exclusive Medical	2016 £	2015 £
	£	£		
Fair value at the start of the year	21,119,046	452,887	21,571,933	17,797,043
Additions at cost	8,445,522	219,716	8,665,238	22,122,952
Disposal proceeds	(7,714,542)	(212,887)	(7,927,429)	(18,821,203)
Net gain on investments	285,138	7,418	292,556	473,141
	22,135,164	467,134	22,602,298	21,571,933
Cash held by investment broker pending reinvestment	384,838	10,012	394,850	544,638
Fair value at the end of the year	22,520,002	477,146	22,997,148	22,116,571
Historic cost at the end of the year	22,009,887	638,067	22,647,954	24,186,452

Investments comprise:

	2016 £	2015 £
UK Common investment funds	22,305,179	21,288,643
Managed venture capital funds – UK	297,119	283,290
Cash	394,850	544,638
	22,997,148	22,116,571

Investments representing over 5% by value of the portfolio comprise:

	2016 £	2015 £
Sarasin Income and Reserves Fund	1,552,600	1,467,328

12 Debtors

	2016 £	2015 £
Rent receivable	61,042	44,393
Other debtors	43,943	492,324
Prepayments	15,204	–
	120,189	536,717

Notes to the financial statements

For the year ended 30 June 2016

13 Creditors: amounts falling due within one year

	2016 £	2015 £
Church grants	476,602	457,361
Health and welfare grants	230,752	270,334
Trade creditors	8,752	22,923
Taxation and social security	2,803	-
Accruals and other creditors	107,903	48,208
	<u>826,812</u>	<u>798,826</u>

14. Creditors: amounts falling due after one year

	2016 £	2015 £
Health and welfare grants	166,400	-
	<u>166,400</u>	<u>-</u>

15 Analysis of net assets between funds

	Endowment funds £	Unrestricted funds £	Total funds £
Investment properties	24,151,862	-	24,151,862
Investments	20,946,439	2,050,709	22,997,148
Net current assets	-	177,497	177,497
Long term liabilities	-	(166,400)	(166,400)
Net assets at the end of the year	<u>45,098,301</u>	<u>2,061,806</u>	<u>47,160,107</u>

Notes to the financial statements

For the year ended 30 June 2016

16 Movements in funds

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Endowment funds:				
Capital reserve	44,805,739	285,138	(464,156)	44,626,721
Exclusive medical funds	464,162	7,418	-	471,580
Total restricted funds	45,269,901	292,556	(464,156)	45,098,301
Unrestricted funds:				
Designated funds:				
Property	300,000	-	-	300,000
Office	35,000	-	-	35,000
Total designated funds	335,000	-	-	335,000
General funds				
Health and welfare	747,206	717,786	(748,529)	716,463
Churches	999,609	697,844	(687,110)	1,010,343
Total unrestricted funds	2,081,815	1,415,630	(1,435,640)	2,061,806
Total funds	47,351,716	1,708,186	(1,899,796)	47,160,107

Allocation of income between the two unrestricted funds is set out in Note 2 to the accounts. Expenditure is allocated equally between the two funds save for the direct costs shown in note 3 and is calculated as follows:

	Health and Welfare £	Churches £	Total £
Direct resources expended (Note 3)	581,522	520,104	1,101,626
Balance of total resources expended	167,007	167,006	334,013
Total outgoing resources	748,529	687,110	1,435,639

Purposes of restricted funds

The capital reserve represents the original benefaction to the charity together with subsequent gains on the disposal of properties and both realised and unrealised gains on the reserve's investments.

Exclusive medical funds – the charity has assumed over the years funds from the following sources:

Richard Cloudesley Charity Convalescent Homes Fund

Islington Relief in Need

Islington Relief in Sickness

Finsbury Dispensary Relief in Sickness

Dame Sarah Temple Foundation

Brand's Gift Charity

All of these funds are held and applicable in the Health and Welfare Grants part of the charity's funds.

The exclusive medical funds are the subject of a permanent appropriation of the charity's investment (but not property) portfolio. The current rate of appropriation is 2.5356% but this will vary depending on any future capital contributions to or withdrawals from the investment portfolio.

Purposes of designated funds

The property fund is designated by the trustees to take account of the need to 'smooth' the irregular nature of the expenditure on the estate. The trustees do not consider that any change to the level of this reserve is required at the balance sheet date. However, a major maintenance and redecoration programme is planned for 2016/17 and part of the property reserve may be utilised for this.

The office fund is designated by the trustees to reflect its responsibilities for staff. The trustees do not consider that any change to the level of this reserve is needed as at the balance sheet date.

17 Reconciliation of net income / (expenditure) to net cash flow from operating activities

	2016 £	2015 £
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	(191,610)	2,678,192
Depreciation charges	-	1,013
Losses on investments	(292,556)	(473,141)
(Gains)/losses on property assets	330,920	(2,147,295)
Investment income	(1,415,630)	(1,430,473)
(Increase)/decrease in debtors	416,528	(445,402)
Increase in creditors	194,386	337,459
Net cash provided by / (used in) operating activities	(957,961)	(1,479,647)

18 Analysis of cash and cash equivalents

	At 1 July 2015 £	Cash flows £	Other changes £	At 30 June 2016 £
Cash in hand	176,298	(151,248)	-	25,050
Notice deposits (less than 3 months)	1,000,000	(140,930)	-	859,070
Cash held as part of investment portfolio	544,638	(149,788)	-	394,850
Total cash and cash equivalents	1,720,936	(441,966)	-	1,278,970

19 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods

	Property 2016 £	2015 £
Less than 1 year	3,577	3,548

20 Capital commitments

At the balance sheet date, the charity had no commitments in respect of refurbishment works of particular properties, over and above routine maintenance (2015- £298,024).

Notes to the financial statements

For the year ended 30 June 2016

21. Grants to Churches

	2016 £	2015 £
St Mary's Islington	40,300	60,000
St Andrew's, Thornhill Square	10,000	15,000
All Saints, Caledonian Road	-	-
The Church on the Corner	-	22,800
St Augustine, Highbury New Park	5,300	9,000
Christ Church, Highbury	35,000	14,210
St George's, Tufnell Park	-	50,000
St James with St Peter, Prebend Street	-	-
St Jude & St Paul, Mildmay Grove	52,500	22,500
St Luke, West Holloway	16,500	9,200
St Mark's, Tollington Park	17,670	35,600
Emmanuel Church, Hornsey Road	30,240	28,300
St Saviour's, Hanley Road	18,000	25,000
St Mary, Hornsey Rise	-	50,500
St John, Upper Holloway	52,000	15,700
St Andrew, Whitehall Park	38,000	24,500
Hope Church Islington – St Mary Magdalene	13,000	80,000
Hope Church Islington – St David	40,000	-
St Silas, Pentonville	18,500	-
St Stephen, Canonbury	42,000	46,600
St Thomas, Finsbury Park	17,279	15,000
Total grants awarded in the year	<u>446,289</u>	<u>523,910</u>
Grants written back	(6,002)	(32,523)
Total	<u><u>440,287</u></u>	<u><u>491,387</u></u>

22. Grants for Health and Welfare Needs

	2016 £	2015 £
Health and Welfare grants made to organisations		
Angel Shed	-	10,000
Blenheim CDP CASA Family Service	56,700	-
Centre 404	60,000	-
Finsbury Park Homeless Families Project	-	15,000
Help on Your Doorstep	-	70,000
Hillside Clubhouse	-	15,000
Islington Bangladeshi Association	-	15,000
Islington Giving	-	70,000
Islington Law Centre	-	78,750
Maya Centre	53,300	15,000
Solace Women's Aid	60,000	15,000
Stuart Low Trust	-	15,000
The Manna	59,700	-
The Parent House	-	15,000
Women's Therapy Centre	59,600	15,000
Total grants awarded to organisations in the year	<u>349,300</u>	<u>348,750</u>
Grants written back	-	(20,000)
Total grants to organisations in the year	<u><u>349,300</u></u>	<u><u>328,750</u></u>

Notes to the financial statements

For the year ended 30 June 2016

Health and Welfare grants made to individuals*Grants to individuals via Cloudesley Partners*

Asylum Aid	4,000	2,000
Centre 404	9,550	3,000
Cranstoun	12,000	6,000
Disability Action in Islington	2,500	2,500
Help on Your Doorstep	12,000	7,000
Islington Centre for Refugees and Migrants	8,000	4,000
Islington Law Centre	11,000	6,000
Islington Mind	12,000	12,000
Islington People's Rights	12,000	12,000
Peter Bedford Housing Association	6,000	3,000
Pilion Trust	-	2,000
Solace Women's Aid	10,000	5,000
St Mungo's Broadway	2,000	2,000
The Manna	5,000	2,000
Total grants via Cloudesley Partners awarded in the year	106,050	68,500
Grants written back	(15,120)	(28,805)
Total grants via Cloudesley Partners in the year	90,930	39,695

Grants to individuals via Catalyst Programme

Blenheim CDP CASA Family Service	10,000	5,000
Help on Your Doorstep	-	5,000
Islington Centre for Refugees and Migrants	10,000	5,000
Islington Law Centre	-	5,000
Peter Bedford Housing Association	10,000	5,000
Pilion Trust	10,000	5,000
Solace Women's Aid	10,000	5,000
St Mungo's Broadway	10,000	5,000
Total grants via Catalyst Programme awarded in the year	60,000	40,000
Grants written back	(5,432)	-
Total grants via Catalyst Programme in the year	54,568	40,000

Total Health and Welfare grants awarded to individuals in the year

Total grants written back	(20,552)	(28,805)
Total Health and Welfare grants to Individuals in the year	145,498	79,695

Total Health and Welfare grants in the year

494,798	408,445
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