
COVENT GARDEN COMMUNITY ASSOCIATION (CGCA)

**UNAUDITED
TRUSTEES' ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

COVENT GARDEN COMMUNITY ASSOCIATION (CGCA)

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

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COVENT GARDEN COMMUNITY ASSOCIATION (CGCA)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

Trustees	Josephine Weir (Chair) Elizabeth Bax Amanda Rigby
Charity number	274468
Registered name	Covent Garden Community Association
Working name	CGCA
Registered office	42 Earlham Street London WC2H 9LA
Independent examiner	Charles Ssempijja, FCA 3 rd Floor, 86-90 Paul Street London EC2A 4NE
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling Kent, ME19 4JQ

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The Trustees present their annual report and financial statements of the charity for the year ended 31st March 2023. The financial statements comply with current statutory requirements, the charity's governing document, and the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (SORP FRS 102) (edition October 2019, effective January 2019), and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

Income and expenditure have been analysed on a 'natural basis', taking advantage of sections 4.6 and 4.22-4.26 of this SORP.

In preparing this report, the Trustees have taken advantage of the small entity exemptions provided in Section 1A of FRS102.

Chair's Note

CGCA is celebrating its 52nd anniversary this year. We were established in 1971, in an outpouring of local feeling, to campaign to defend our neighbourhood from the Greater London Council's brutal designs for a 'modern' Covent Garden. Looking back, the victories were an amazing achievement, providing so many new homes, and saving many of the beautiful buildings that make the area so special. But for a long time now we have had a wider remit, to protect and improve quality of life here; and much of our work is dealing with the fruit of the area's undoubted success, some of which comes at the cost of our community.

Seeking to keep a liveable balance in Covent Garden, we deal with some serious challenges. These include constant planning applications to exploit every inch of the area, late night licence applications that can make life very difficult for young and old alike, complex environmental challenges, demographic changes that threaten the stability of your community and the future of our schools, and issues that risk our community's safety. This is set against a challenging financial background that has affected our councils and other authorities over many years, leading to high turnover of staff in some services and important work being left undone. The dependence of Planning departments on funding from developers has also created an uncomfortable landscape for us all.

Our community work has had no regular grant aid from either London Borough of Camden or Westminster City Council since 2012. We rely on the generous support of our members and friendly local businesses, as well as film companies who seek to use the area as a location and with whom we co-operate if their proposals are reasonable.

Our vast volume of work is divided largely between our Executive Committee members and other volunteers, according to their location, expertise and experience. Without these volunteers, we would not be able to give Covent Garden the voice that it needs, and our heartfelt thanks go to them

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again this year.

But people would not want to do all this work if we did not believe that our community, and the precious character of the area, are worth fighting for. Since the pandemic we have been involved in organising more social events, and will be building on our activity this past year which included the huge party for the late Queen's jubilee in June 2022, coronation street parties in May 2023 (shortly after the end of the year on which we are reporting), participation in the annual May Fayre, and our ever-popular annual carol service.

On a personal note, I will not be putting myself up for re-election as Chair of the Executive Committee again this year, although I will remain a Trustee. After more than 30 years involvement, many as Chair, I will welcome semi-retirement; I have been persuaded to stay involved in an honorary role.

All these years have been incredibly rewarding, working at the heart of a precious community that values its place and wants to see it flourish for future generations. I leave leadership of our work in the capable hands of experienced volunteers whom I trust to take the charity forward with determination and good humour in the face of strong forces, as has always been CGCA's way.

Jo Weir, MBE

Objectives and Activities

The Association works for the public benefit to protect and to improve the environment and quality of life for people living in, working in, or visiting the Covent Garden area. We do this by promoting and encouraging:

- appropriate conditions, and sound administration of relevant laws and policies;
- high standards of planning, urban design, landscaping, infrastructure and transport;
- conservation of, creation of, or improvement to lands, buildings, open spaces, amenities, features of historic or community interest and the individual character of area;
- avoidance, removal, or improvement of features that are unsightly, unhealthy or, in the public interest, undesirable;
- a stable community, community involvement and the capacity to effect change;
- a sense of public concern for the area;
- the principles and practice of sustainable development - being development which meets the needs of the present without compromising the ability of future generations to meet their own needs;
- knowledge of, and interest, in these matters amongst persons concerned in a professional, legislative or administrative capacity and amongst other persons or corporate bodies.

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Principle Activities

Our activities include representing the interests of the Association to the authorities, and we are recognised by both City of Westminster and London Borough of Camden as the amenity society to be consulted on matters relating to the geographical area set out in our constitution. We consider proposals for the use, licensing or development of land, buildings or other activities in (or affecting) the area of benefit; where appropriate, we support, or object to, or negotiate with applicants in relation to, those proposals. We hold meetings and social events for the community, commission various media, and try to educate the wider public about the area.

We strive to give a voice to local people, working closely with our local councils, businesses and other service providers.

In undertaking their duties, the Trustees have had due regard to the charity commission's guidance on public benefit.

Achievements and Performance

Over the year we held or were represented at, as usual, over 100 meetings. As detailed in the following sections, most of these involved serious and detailed discussions of proposals, issues, policies and activities which have a profound impact on us all. However, we were also invited to represent the community at more light-hearted occasions. These included regular events such as the unique Covent Garden Rent Ceremony in June, although we missed St. Clement Danes School's ever-delightful annual Oranges and Lemons Service in March.

On a much sadder note, we said goodbye to two people who have been important to our area and to our work for many years:

- In April 2022 we attended the funeral of Christina Smith, and in September a tribute afternoon at the Donmar theatre, following her death at the age of nearly 88. Christina was a founding member of CGCA and our first office was famously on her staircase. She built up her property portfolio and legendary retail businesses in Covent Garden from the 1960s over 3 decades. She invested in West End theatre, including helping to launch the Donmar. Christina played a key role in the battle against wholesale redevelopment of Covent Garden in the 1970s, and worked on the CGCA's Executive and Planning committees for many years after that. She was a good friend, and, with her hallmark red scarves and glasses, she remained a distinctive figure in our neighbourhood to the end.
- In April 2023 we attended the funeral of Leslie Hardcastle; it was standing room only in the large hall of Notre Dame de France church. Leslie was a founding member of the Soho Society and Soho Housing Association, with both of which he continued to work until he died in March at the age of 96. He will be remembered as an urbane and effective defender

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of the interests of residents living under pressure in the West End. His extensive career in the world of film kept his roots in Soho, and he is deeply missed in Covent Garden too.

Planning

Our Planning subcommittee is chaired by Elizabeth Bax and considers planning applications made in (or affecting) the Covent Garden area. It comprises those members of the Executive Committee who are representatives for their area, and a number of others who have more localised knowledge, as well as people with expertise in areas such as architecture and conservation.

We have moved away from a pattern of regular fixed subcommittee meetings, to a more agile model where committee members consider applications as they come up, often having to work with very tight deadlines for response. This was initially forced upon us by losing our regular meeting room at the Hospital Club, following its closure after the pandemic. But the new model has worked well, and we have been able to increase our community engagement as a result. For example, using our area representatives, we circulate information on as many applications as possible to residents and to others who are likely to be affected. This enables us to gather their feedback quickly, before we come to a democratically informed view by email and phone. The Planning subcommittee continues to meet formally with applicants when development proposals are presented, either in-person or by Zoom.

We comment on applications varying from major constructions with hundreds of pages of plans, to changes of use and signage to existing buildings.

Over the last few years we were involved in a number of challenging applications that are now being finalised, where we teamed up with the conservation trusts in the area: Covent Garden Area Trust (CGAT) and the Seven Dials Trust. The Grain House development in Drury Lane, where we were heavily involved, is now opening up with a very large HQ building for a notable developer along with large restaurant spaces. 90 Long Acre, an important building in the area, is still undergoing its reincarnation from huge office block to office with retail space and central atrium. The Wellington block that has been standing idle for a number of years is finally being transformed into a new style aparthotel with restaurant and roof top bar, and we meet with the developers regularly. The controversial Hospital Club did not make it through Covid and was sold to Patrizia, a 'smart office' company which is moving its HQ to the Endell Street site; works are ongoing and it will be opening up in 2024. CGCA did, of course, negotiate various areas of their application with them to try and ensure that our community does not suffer similar problems to the old club.

The largest new development in the area, just when we thought there was no more space, is by Diageo for Guinness – taking over a large swathe of Shelton Street, Langley Street and the old H&M building in Mercer Walk. It will bring possibly 1,000 extra people to the area each day, which will be challenging. Having raised objections and secured some key planning conditions, all the local groups are still liaising to try to make the development operate as smoothly as possible. We are in negotiation

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with Diageo to ensure that things will not be too chaotic in the narrow roads of Shelton Street; this is discussed further in the Licensing section of this report. Diageo is proposing to open the complex at the end of 2024.

Servicing new developments is an increasing issue for the community. Deliveries and refuse collections for more intensive uses, such as the Guinness restaurants, are adding hundreds of new vehicle journeys into Covent Garden, along with more noise. So it is a priority for CGCA to negotiate stringent servicing conditions, and important for the councils to enforce them.

Another important site to watch is the former TGI Fridays restaurant in Bedford Street, which Wetherspoons want to turn into a large, late-night pub. Their initial planning application garnered a lot of local opposition and was refused by Westminster council this year, but they are appealing the decision.

The former Saville Theatre, currently the Odeon cinema building on Shaftesbury Avenue, is back in the news too. CGCA worked hard on an unusually long Planning Appeal in 2020-21, mastering hundreds of documents, leading the community case and calling many local witnesses. We are especially grateful to our expert witness in architecture and conservation, Paul Velluet, who gave his time pro bono to help prevent the building being 'gutted and stuffed' and extended upwards as a hotel. The battle was won, and the developer sold the building. However, its new owners also want to extend upwards, which we believe would destroy the proportions of this Art Dec gem.

A lot of our time is spent negotiating with new tenants and developers on smaller cases, but it is very important to keep the integrity of the area. Signage and changes to shopfronts, for example, may otherwise slip through the planning process. Some things we have no control over, but with engagement we can make them more acceptable in our beautiful conservation areas.

In terms of legislative changes, the main one this year has some history - starting with the government introducing Planning Use Class E in 2020. This amalgamated restaurants, cafes, offices, shops and other 'high street' uses, so that owners can now switch from one use to the other without having to apply for planning permission. It was designed to introduce flexibility to help struggling retail areas, but it has had unintended consequences in mixed-use locations such as London's West End, where people living above a quiet shop with no restriction on hours can now find themselves with a loud restaurant operating until late downstairs. In 2021 a 'permitted development right' was added to allow any Class E use to be turned into residential without planning permission. Again, this may work in some areas, but it could damage the economy that drives Central London as well as feeding the short-lets market. In 2022, the year on which we are reporting, both Westminster and Camden councils applied for 'Article 4 Directions' to exempt areas that included the whole of Covent Garden. The government has accepted Westminster's application in its entirety but reduced Camden's to a patchwork of buildings which will lead to some challenge in our work.

Kitchen extraction systems cause issues which have been exacerbated by unsuitable units morphing into restaurants under this new Class E use. In some cases new restaurant premises have installed

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machinery and external flues behind people's flats without warning, which they are still not allowed to do without planning permission. But even where systems are consented, they can cause problems if they are not well maintained or if staff are careless about turning them on and off. A serious example this year, and leading up to it, was in Neal's Yard, where a wood pizza oven had inadequate extraction right underneath family flats. This caused fumes and soot in people's bedrooms across a wide area. The restaurant was eventually subject to temporary closure after we supported residents in gathering evidence for enforcement action by Camden and we liaised with their landlord. We now ask for modern, internal systems based on air filtering and recirculation to be installed where possible in any restaurant development, and are pressing for this preference to become council policy.

Licensing

During the year the Licensing subcommittee, chaired by David Kaner, considered 30 licensing applications submitted to either Westminster or Camden Councils. We worked in depth on 12 of the applications for new licenses or material variations to existing licences where there was a threat to residential amenity. This was a similar number to the previous year.

Applicants continued to negotiate conditions with us directly in advance, to come up with solutions felt to be satisfactory on both sides. We resolved 6 of the 12 applications that concerned us in this way. This is valuable because it takes less resource for everyone involved, and usually results in a better set of conditions than might emerge at a contested hearing.

The largest applications that we dealt with were for the Guinness Development in Old Brewer's Yard and surrounding buildings. This includes a bar in the Yard, a large restaurant building on Shelton Street, the Guinness Experience (involving a small brewery in the former H&M Building), an events space in the former Langley Nightclub, and a shop. Together there is capacity for 1,000 customers, so we consulted extensively with the local community about how we should respond, given that there was a benefit in the Langley Nightclub giving up a 1am licence for 500 people. The lawyer for the applicant discussed the application with us in advance, and after consultation we told him what the local community would on balance find acceptable. He decided to apply for more than this, but, after two Licensing and two Planning hearings, he has ended up with what we told him he should apply for in the first place. We are now working, together with the Seven Dials Trust (SDT) and the Covent Garden Area Trust (CGAT), to agree with Guinness an Operational Management Plan (OMP) which is required to fulfil both the Planning and Licensing conditions that we asked Westminster council for.

Other notable applications included Story Cellar on Shorts Gardens in the former Holland & Barratt shop. The chef has a Michelin Starred restaurant in Shoreditch which only has a tasting menu. In Covent Garden he wants to establish more of a local restaurant. This is an example where the applicant met with CGCA and his neighbours and agreed conditions, so we and residents were able to withdraw our Representations, allowing everything to progress more amicably.

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Holland & Barratt changing into Story Cellar is an example of the impact of the change in Planning Use Classes with the Introduction of Class E. This is intended to give flexibility to the owners of commercial buildings so that they can change between certain commercial uses without requiring Planning Permission. In many parts of the UK, where retail is suffering, this may make some sense. But in Covent Garden it means every shop could turn into a restaurant without permission. In the past this would have required a change of use from A1 to A3, and we would have the opportunity to ask for restrictions on hours. Now it does not need Planning permission, so it is even more important that we control these issues through Licensing.

The Covid-19 pandemic measures had a huge impact on hospitality businesses. But, with rents now back to pre-pandemic levels, some of these businesses are still now suffering from the cost of living crisis and inflation; this has increased their costs whilst reducing the spending power of their local customers. The situation has led them to try and increase turnover by operating to later hours and by expanding capacity. The easiest way to expand capacity is to have more tables and chairs outside, in the public realm, sometimes using space that is really needed for loading, deliveries or for residents' parking; this can cause problems. Pavement Licensing rules make expansion into the road easier; they were introduced temporarily during the pandemic but have since been repeatedly extended. They are now due to expire in October 2024. The CGCA continues to resist or to negotiate conditions to applications for hours variations and Pavement Licences where they would have a damaging impact on residents in the area.

Policing and crime

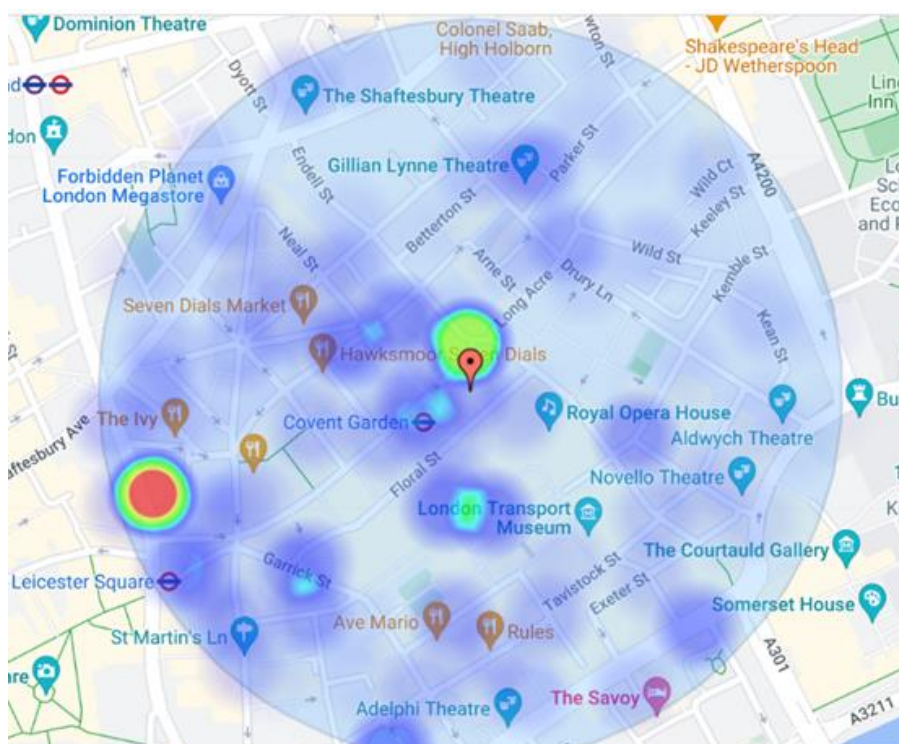
We continue to work on many levels for our community, with the Community Safety Teams and the Neighbourhood Policing teams covering both the Westminster and Camden parts of Covent Garden.

We also now have additional Police Teams who cover our area. In Westminster there is a new team called the West End Proactive Team, and in Camden the Euston Town Centre Team. These teams have substantially more officers than the Neighbourhood Teams, and between them they cover the core West End, which includes Covent Garden. Officers from these teams are often in the area and can react to issues more quickly than the response teams patrolling London in Police cars.

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Despite this extra policing, the area still has a high level of reported crime. Around 7,600 crimes are reported annually within a ¼ mile radius of Covent Garden Tube station. A map showing the hotspots is below.



Many of these crimes are against tourists, with theft and shoplifting representing 72% of reported incidents. However a lot of crime also goes unreported to the Police, and the level of drug activity on the streets continues to make the area feel unsafe, especially at night. This has been an issue for many years and we continue to work with the Councils and the Police to get it addressed.

CGCA volunteers play prominent roles in this work, with Maggie Crowe as the Secretary of the Covent Garden Panel in Westminster, and David Kaner the Chair of the Holborn & Covent Garden Ward Panel in Camden. David also chairs the Euston Town Centre Team Advisory Panel. We recognise, however, that Police enforcement cannot address many of the issues; it requires an effort from the Councils as well as from every person in our community.

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Environment, Public Realm and Transport

The major Public Realm project in this period was the Covent Garden Traffic Management Scheme. This builds on work done by CGCA and the Seven Dials Trust over several decades to try to have traffic issues such as gridlock, noise and fumes addressed in the area. The key element this time was that we persuaded Camden and Westminster to work together on a joint traffic study, to look at how traffic moves through the whole of Covent Garden, and to minimise the knock-on effects of any changes. The study confirmed what we locals already knew; that most traffic was using the area as a rat run to avoid congestion on the major roads. 80% of the vehicles using our streets did not need to be in the area at all.

This study resulted in some detailed proposals for changes to the direction of traffic flows and some junction closures in order to make it less attractive as a rat run. The changes were in many cases small but effective. There has been a significant reduction in traffic (70-80%) across most of the area. Some streets have not seen a reduction (eg: Shelton Street), but this was expected in the modelling and hard to avoid.

Although the impact has been very positive in terms of traffic levels (and hence pollution) we must acknowledge some negative impacts as well. For residents who have to drive, it now takes longer to get in and out of the area, and makes finding available residents parking a more frustrating process. And some improved signage is still needed. In Seven Dials the introduction of contraflow cycling and the reduction in motor vehicles has encouraged pedestrians, cyclists and rickshaws to take up the roads, which can cause noise and safety issues. It also seems to make things no less attractive for the ice-cream van idling at the junction of Earlham Street and Neal Street, which shrugs off every attempt by Camden to enforce against its illegal trading. Overall, however, we think that the traffic changes have, on balance, been beneficial to the area.

Covid saw the introduction of other public realm changes, such as the introduction of pavement dining (aka 'streateries'). In Covent Garden these have caused fewer of the negative issues associated with them in Soho because the users here are almost all restaurants and cafes, rather than bars. However, CGCA continues to work to get hours reduced and conditions imposed where appropriate, to ensure that they do not have a significant impact on residents and on delivery vehicles. The loss of residents parking to streateries in Camden has been very challenging for some families, and we hope that some will be reinstated.

No report on this area would be complete without discussing the perennial issue of Pedicabs (also known as rickshaws). Unfortunately, in London these are classified as "Stage Carriages" and can operate legally. In the rest of the UK they are classed as taxis and require a licence. Blame 19th century legislation for the problem. We have worked on several attempts to get a licensing regime for London in place, most recently with our MP on the Westminster side, Nickie Aiken, who has got a commitment from the Government to introduce legislation. We will see if it makes it into the King's Speech. In the meantime Westminster has been enforcing some existing legislation about noise that we had suggested might help, and they have been successful in prosecuting a number of rickshaws

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because of the loud music they play.

The other transport related item that is annoying, and sometimes dangerous, to locals is the proliferation of dockless bikes and scooters. These are ridden on pavement and through red traffic lights (perhaps because the customer pays by the minute). They are then abandoned by their riders in a haphazard manner blocking footpaths, doorways and creating trip hazards. A number of residents have been unable to access their homes, and disabled people are denied passage.

Camden introduced a requirement a year ago that they are put in specific bays, which was followed recently by Westminster. But it has generated a new version of Parkinson's Law: "Dockless Bikes will always overflow the bays allocated to them, and occupy any free space all around them".



Bikes and scooters are piled up, even in allocated bays, causing chaos like the situation above. A dropped kerb is hidden underneath all this.

It remains to be seen how this menace will be addressed, or whether London will take the same approach that Paris has taken to the scooters, and decide to ban them.

Meanwhile, CGCA volunteers regularly report highway defects on their patches - such as potholes, flood points, defective paving and street lighting, fallen bollards and trees etc. This has been made easier in Camden with two apps, and we encourage everyone to use them as they can lead to very quick and effective responses; they are 'Love Clean Streets' for waste on the streets, and 'FixMyStreet' for public realm issues. Westminster has the online 'Report it' service.

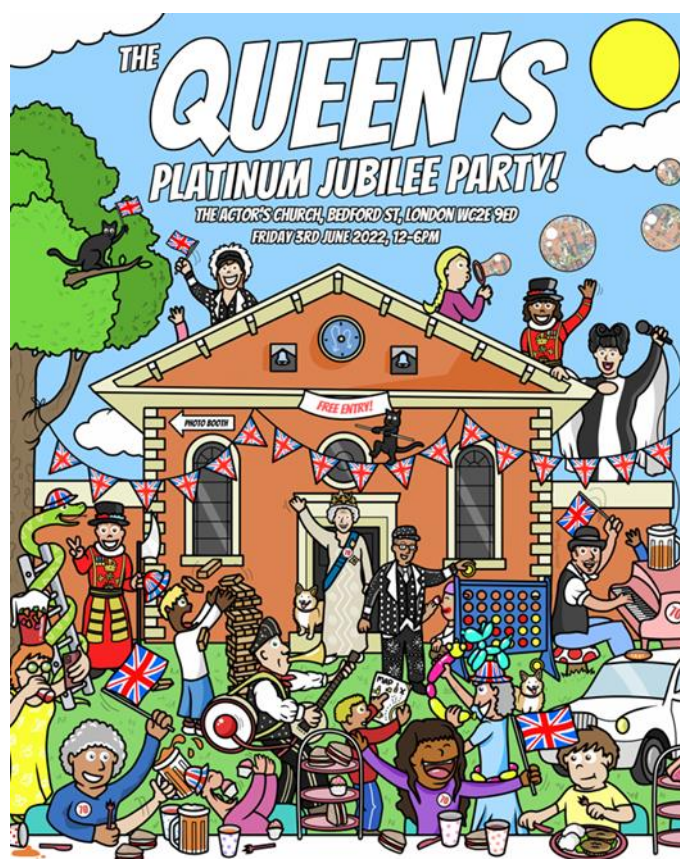
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Events and Partnership working

As usual, we took part in the annual May Fayre at St. Paul's churchyard, with our ever-popular plant stall. Our thanks go to Suzi and Erwan Toulemonde for organising and hosting everything on the most recent occasion. Many old friends stopped to catch up with us amid the crowds who always pass through during the day to watch the Punch and Judy shows, Maypole dancing and varied entertainment.

We were joint organisers of the big garden party for Queen Elizabeth's Platinum Jubilee in June, on which local resident Alicia Edwards took the lead. The fun is reflected in the poster below.



FREE ENTRY for everyone to the biggest party in Covent Garden this year! With exclusive delights fit for a Queen, come and try our very own Platinum Punch and Platinum Pudding! Plus, FREE live entertainment, games, face painting, taxi photobooth, treasure map trail and many more surprises for anyone of any age to enjoy!

Our annual community carol service, held at St Paul's church in December was another great success, with a lovely party afterwards sponsored by Capco. The event was well attended, as ever, by over 200 people. It enables the community, regardless of their religious beliefs, to come together and enjoy the friendly atmosphere in a magnificent setting.

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Our work continues with our fellow amenity societies nearby, such as The Soho Society, Bloomsbury Association, Fitzrovia Neighbourhood Association and other, smaller groups. We share many similar problems, and collaborative work highlights our shared concerns for the whole area and the welfare of our residents, workers and visitors.

We continue to be an active part of the West End Community Network (WECN), founded by amenity societies from across Central London to tackle wider issues together.

We missed welcoming Peter Scutt as the new Chair of Covent Garden Area Trust (CGAT) after the pandemic. Peter has unrivalled experience, having managed Covent Garden market for many years. The Trust was established in 1988 as a result of CGCA's campaigning in the 1970s to save the area, and always has at least one trustee from CGCA. Their remit is to ensure sympathetic use of the 'protected lands' in and around the Piazza, to which end they hold a long under-lease. Their area of interest lies within CGCA's wider area, and we look forward to working closely together again in the coming year.

We work closely with other organisations in Covent Garden, such as the Seven Dials Trust, the Bloomsbury Conservation Area Action Committee and the Phoenix Garden. We consult with active local tenants' associations, and we encourage residents to reinvigorate them where they have lapsed or to set them up in new buildings.

We are also represented on the board of The Jubilee Sports Hall, the committee of Friends of Lincoln's Inn Fields (of which CGCA is a founding member). We are active members of The London Forum and Westminster Amenity Societies Forum (WASF).

Financial Review

Amid greater pressures on the voluntary sector, we are nevertheless confident that Covent Garden's community will find ways to afford to stand up for our unique area at the heart of the Capital.

Financial performance

The Association continues its work through the efforts of committed volunteers, many of whom live or work in the Covent Garden area. Our costs are met through a mixture of member subscriptions, donations and occasional project-based grants.

Total income for the year increased to £8,793 (2022 - £3,488). Total expenditure amounted to £4,851 (2022 - £1,970). A large contributor to both figures was a grant of £3,000 from Westminster council towards the Jubilee party. The charity achieved net income for the year of £3,942 (2022 - £1,518), details of which are shown in the Statement of Financial Activities. This built net assets to £83,585 of which £3,186 was free reserves.

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We have controlled core expenditure in recent years by no longer using a fixed office, by not having our accounts professionally examined every year, and by working without a paid administrator. We have not paid for specialist support work in the area of Planning since the pandemic either, but will recruit a new Planning advisor in early 2024 together with paying for part-time contract work in other areas.

Reserves policy

The Trustees continue to review any major risks which may be faced by the charity, and reserves are set to provide sufficient resources in the event of adverse conditions.

Our policy is to hold a general free reserve of at least 1 year's expenditure. As a guide we take the mean average of the past 2 years' expenditure, and the mean average of the past 3 years' expenditure, then use the greater of the two. However, we also consider other factors that may require holding more or less. The trustees determine that a range of £3,000 - £4,000 is required this year, so our general free reserve of £3,186 is within policy.

We have two designated reserves: a £35,000 legal contingency fund which we dip into from time to time and then aim to top-up again from donations, and a £45,000 staffing fund set aside for paid worker time. Our hard-won reserves position has enabled us to set aside £15,000 per annum for staffing for each of the next 3 years, but we are acutely aware that the roles will be dependent upon increased fundraising in the longer term.

Going concern

We judge the financial position to be sustainable, and we have no uncertainties about the charity continuing as a going concern.

Risk management

The Board of Trustees fully accepts its responsibilities for ensuring that the major risks to which the Charity is exposed are identified, and that there are systems and procedures in place to mitigate those risks. These include a strict system of financial controls.

Voluntary help and gifts in kind

Once again, it is difficult to record the true number of hours spent in a voluntary capacity during this last year. We have benefited from many volunteers who gave of their precious time willingly, in order

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to maintain the high standards of response expected of us as a recognised amenity society - especially in the areas of licensing, planning, community safety and public realm. The Trustees are very grateful to these volunteers without whom the pressure of work would have been overwhelming.

We are also grateful once again to those businesses in the area who have chosen to help us with gifts in kind for our events.

Structure, Governance and Management

Covent Garden Community Association (CGCA) is a registered charity in England, number 274468. No changes were made to our status during the year.

The charity's governing document is its Constitution, dated October 1971, as most recently amended in 2016.

The charity is overseen by a Board of Trustees, who appoint new members according to need. As outlined in the Constitution, they may number up to 4 and currently there are 3.

The Trustees delegate day-to-day running of the charity to the Executive Committee. Members who held office during all or part of the period are:

J. Weir (Chair)
A. Rigby (Vice Chair)
E. Bax (Honorary Secretary)
M. Crowe
S. Gray
M. Houston
J. Long
M. Zini

The Executive Committee is nominated by full members of the Association. Full membership of the Association is open to those who live or work in the Covent Garden area. Associate membership is available to others. Organisations and businesses may become Affiliated members.

Members are invited to the AGM, at which full members may vote for candidates for the Executive Committee's 10 elected posts. Up to 4 additional Committee members may be co-opted outside a General Meeting where the Trustees or Executive Committee believe that they have the necessary skills to contribute to the charity's development.

We endeavour to cover Covent Garden by having an area representative on the Executive Committee for each 'patch', being someone who has local knowledge and experience, augmented by members with specific expertise. Delegated authority is given to specialist subcommittees and others in areas

COVENT GARDEN COMMUNITY ASSOCIATION (CGCA)

**TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 MARCH 2023**

such as Planning, Licensing and various projects.

None of the Trustees, nor any members of the Executive Committee, receive remuneration or other benefit for their work as trustees or Committee members. Any connection between a Trustee or Committee member or staff of the charity and a contractor, supplier or customer to the charity must be disclosed to the full Board of Trustees. Details of related party transactions in the year are disclosed in Notes 6 and 7. Any potential conflicts of interest are declared at every Trustees and Committee meeting.

The charity has no paid staff at present.

Approval

This report was approved by the Trustees on 19th October 2023 and signed on their behalf by

.....

Josephine Weir
Chair

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

For the year ended 31 March 2023

I report on the accounts of the charity for the year ended 31 March 2023.

Respective responsibilities of the Trustees and examiner

The Trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's Trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- state whether particular matters have come to my attention.

Basis of independent examiner's statement

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

Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

1. accounting records were not kept in accordance with section 386 of the Companies Act 2006;
or
2. the accounts do not accord with such records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the Charities SORP (FRS102).

/Continued...

.../Continued

I understand that the financial statements have been prepared to give a 'true and fair' view, and have departed from the Charities (Accounts and Reports) Regulations 2008, only to the extent required to provide a 'true and fair view'. This departure has involved following SORP FRS102 (effective January 2019), rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 (SORP 2005), which is referred to in the exitant regulations, but has since been withdrawn.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Charles Ssempijja, FCA
NfP Accountants Ltd
Chartered Accountants
3rd Floor, 86-90 Paul Street
London
EC2A 4NE

Date:

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered company no. , registered charity no. 274468)

STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2023

	Unrestricted Funds	Restricted Funds	Total Funds 2023	<i>Unrestricted Funds</i>	<i>Restricted Funds</i>	<i>Total Funds 2022</i>
Notes	£	£	£	£	£	£
INCOME FROM						
Donations and sponsorship	5,314	-	5,314	3,476	-	3,476
Bank interest	479	-	479	12	-	12
Other income	3,000	-	3,000	-	-	-
TOTAL INCOME	8,793	-	8,793	3,488	-	3,488
EXPENDITURE ON						
Finance	72	-	72	96	-	96
Postage & stationery	177	-	177	-	-	-
Subscriptions	70	-	70	45	-	45
Telephone & internet	466	-	466	432	-	432
Research costs	-	-	-	10	-	10
CGCA Website	300	-	300	300	-	300
Community outreach and membership	-	-	-	25	-	25
Events	2,998	-	2,998	-	-	-
Planning and Development Support	-	-	-	500	-	500
The Battle for Covent Garden	-	-	-	392	-	392
Fundraising costs	48	-	48	39	-	39
Independent examination	720	-	720	-	-	-
Other expenses	-	-	-	131	-	131
TOTAL EXPENDITURE	4,851	-	4,851	1,970	-	1,970
Net income before transfers	3,942	-	3,942	1,518	-	1,518
NET MOVEMENT IN FUNDS	3,942	-	3,942	1,518	-	1,518
TOTAL FUNDS AT 01 APRIL	79,244	399	79,643	77,726	399	78,125
TOTAL FUNDS AT 31 MARCH	83,186	399	83,585	79,244	399	79,643

All incoming resources and outgoing resources derive from continuing activities.

The annexed notes form part of these financial statements

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered charity no. 274468)

BALANCE SHEET
As at 31 March 2023

	Notes	£	2023 £	£	2022 £
FIXED ASSETS					
Other fixed assets	2		1,000		1,000
CURRENT ASSETS					
Debtors	3	3,000		-	
Cash at bank and in hand		80,681		<u>79,019</u>	
		83,681		<u>79,019</u>	
CREDITORS: amounts falling due within one year					
	4	(1,096)		(376)	
NET CURRENT ASSETS					
			82,585		78,643
NET ASSETS					
			<u>£ 83,585</u>		<u>£ 79,643</u>
FUNDS					
Restricted funds	9		399		399
Unrestricted funds					
Designated funds	9		80,000		35,000
General fund	9		3,186		44,244
TOTAL FUNDS					
			<u>£ 83,585</u>		<u>£ 79,643</u>

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) (Charities SORP FRS 102, edition October 2019, effective 01 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

They were approved, and authorised for issue, by the Trustees on 18 October 2023 and signed on their behalf by:-

Josephine Weir
Trustee

The annexed notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

1. ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (SORP FRS 102) (edition October 2019, effective January 2019), and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Income and expenditure have been analysed on a 'natural basis', taking advantage of sections 4.6 and 4.22-4.26 of the SORP.

The effect of events relating to the year ended 31 March 2023 which occurred before the date of approval of the financial statements by the Trustees has been included in the financial statements to the extent required to show a true and fair view of the state of affairs at 31 March 2023 and the results for the year ended on that date.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following SORP 2015 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 (SORP 2005) which has since been withdrawn.

Public benefit

The charity is a small public benefit entity within the meaning of FRS102.

Going concern

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

Key judgements that the charity has made which have a significant effect on the accounts include estimating income and expenditure for the next 12 months.

Statement of Cash Flows

The Company has taken advantage of the exemption conferred by Section 1 of FRS102 in relation to the Statement of Cash Flows.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

Income

All incoming resources are included in the Statement of Financial Activities when the Charity is entitled to the income and the amount can be quantified with reasonable accuracy. Grants which have a restriction as to timing are recognised over the period for which they are

The value of services provided by volunteers has not been included in the accounts.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objects of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors which have been raised by the Charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements. Statutory grants which are given as contributions towards the Charity's core services are treated as

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.

All the expenditure of the charity is in the furtherance of its charitable activities and includes the costs of delivering services undertaken to further the purposes of the charity and their associated support costs.

Irrecoverable VAT is included in expenditure as part of the gross cost of items. Where VAT is recoverable, expenditure is shown net of this VAT.

Tangible fixed assets

Computer and office equipment costing more than £500 is capitalised. Computer equipment is depreciated over 3 years on a straight-line basis. Office equipment is depreciated at 25% per annum on a reducing balance basis.

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

Debtors

Trade and other 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.

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.

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.

2. OTHER FIXED ASSETS

	£
Cost	
At 1 April 2022	1,000
Additions	-
Disposals	-
At 31 March 2023	<u><u>£ 1,000</u></u>

This represents a large painted antique screen that was donated to the charity in 2006, and its value was estimated at £1,000 at that point. The trustees consider that its value has not changed.

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered charity no. 274468)

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

3. DEBTORS	2023	2022
Due within one year	£	£
Trade debtors	3,000	-
	£ 3,000	£ Nil

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE Y	2023	2022
	£	£
Trade creditors	376	376
Accruals and other creditors	720	-
	£ 1,096	£ 376

5. STAFFING

The charity did not have any paid staff during the year (2022 - the same).

6. TRUSTEES' REMUNERATION AND EXPENSES

The charity trustees did not receive any payments or other benefits for serving as trustees (2022 - £nil). No charity trustee received payment for professional or other services supplied to the charity (2022 - £nil).

During the year, no trustees received payments in reimbursement of expenses (2022 - the same).

7. OTHER RELATED PARTY TRANSACTIONS

There were no other reportable related party transactions (2022 - the same).

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered charity no. 274468)

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

8. CORPORATION TAX

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

9. STATEMENT OF FUNDS

	Brought Forward	Incoming Resources	Resources Expended	Transfers & Gains / Losses	Carried Forward
	£	£	£	£	£
2023					
Restricted funds:					
S106 grant - moving costs	399	-	-	-	399
Total restricted funds	399	-	-	-	399
Unrestricted fund					
Designated funds					
Legal contingency fund	35,000	-	-	-	35,000
Staffing fund	-	-	-	45,000	45,000
	35,000	-	-	45,000	80,000
General funds	44,244	8,793	(4,851)	(45,000)	3,186
Total funds	£ 79,643	£ 8,793	£ (4,851)	£ Nil	£ 83,585

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered charity no. 274468)

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

Note 9 STATEMENT OF FUNDS - CONTINUED...

Restricted funds

<i>S106 grant - moving costs</i>	399	-	-	-	399
<i>Total restricted funds</i>	399	-	-	-	399
<i>Unrestricted fund</i>					
<i>Designated legal contingency fund</i>	35,000	-	-	-	35,000
<i>General fund</i>	42,726	3,488	(1,970)	-	44,244
<i>Total funds</i>	<u>£ 78,125</u>	<u>£ 3,488</u>	<u>£ (1,970)</u>	<u>£ Nil</u>	<u>£ 79,643</u>

Description of restricted funds

At the start of the year, there was a £399 balance on restricted funds in relation to a grant a St. Giles S106 grant that was awarded during 2011-12 for moving costs. This amount is held in restricted funds until such a time as further allowable costs can be charged to it.

10. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds	Designated Funds	Restricted Funds	Total Funds	<i>Total Funds</i>
	2023	2023	2023	2023	<i>2022</i>
	£	£	£	£	£
2023					
Current assets	48,282	35,000	399	83,681	79,019
Creditors due within one year	(1,096)	-	-	(1,096)	(376)
	<u>£ 3,186</u>	<u>£ 80,000</u>	<u>£ 399</u>	<u>£ 82,585</u>	<u>£ 78,643</u>
2022					
<i>Other fixed assets</i>	-	-	-	-	
<i>Current assets</i>	43,620	35,000	399	79,019	
<i>Creditors due within one year</i>	(376)	-	-	(376)	
	<u>£ 44,244</u>	<u>£ 35,000</u>	<u>£ 399</u>	<u>£ 78,643</u>	

COVENT GARDEN COMMUNITY ASSOCIATION
(Registered charity no. 274468)

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

11. OTHER LEGAL INFORMATION

Covent Garden Community Association is a registered charity number 274468. Its registered office address is 42 Earlham Street, London, WC2H 9LA. The accounts are presented in GBP rounded to £1.