

2013 2014

**TRUSTEES' REPORT
AND ACCOUNTS**

**WEST
WAY
TRUST**
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Chairman's welcome

Last year was momentous for Westway Trust. In this, my third Chairman's statement, I will talk about how much has changed. Of course great services continued to be delivered and you will read about them later in this report.

We recognised that to be as effective as we should be, we had to be far more outward looking, with a fresh perspective on the long-term challenges facing us and the area. A new leadership team was recruited, we developed and launched a new brand and got to work on our new strategy. Our commitment to this change was motivated by a desire to do more and make a bigger impact in the communities we serve.

I am delighted that we have launched our new 'Destination Westway 2030' strategy. This sets out our aspirations for the great estate we oversee. Over the coming weeks and months, we will share these plans and invite you to join us in crafting this very exciting journey.

I would like to share with you a few of my personal highlights from the year.

Last autumn, alongside Professor Lord Robert Winston and the Mayor of Kensington & Chelsea, I was privileged to present certificates of achievement to young people and local volunteers, who together make up our Supplementary Schools partnership. Westway Trust's work with this partnership plays a very important role in the lives of many local people. I found it hugely inspiring to be with such a dynamic and committed group of families, who believe in the power of education and the opportunities it unlocks. Our learning community has gone from strength to strength this year, with 700 learners now on our language and parenting courses. During the year, we also delivered 56 events that reached 17,000 people.

In March, I visited the London Youth Games Learning Disability tennis finals, at our Westway Sports Centre. It was a pleasure to witness such a diverse group of young people who were so thrilled to be involved in this prestigious event. It was also terrific to see the legacy of London 2012 play out right here on our doorstep. It is truly awe-inspiring to realise that there were over 600,000 visits to our Sports & Fitness facilities during the year.

I would like to thank the many partners, supporters, members and volunteers who, alongside our passionate staff and Trustees, ensure that Westway Trust makes a real difference to the lives of local people every day.

Finally, since the Trust's year end we have sadly seen the passing of two of our most dedicated Trustees: Tim Davis, who chaired the Sports and Fitness Committee, and Fiona Buxton, who was Vice Chair of the Board of Trustees. The loss of these two passionate supporters was significant for me personally and felt deeply at the Trust. They touched the lives of many local people and their contributions to our work will live on for many years.



Ken Scott
Chairman

Chief Executive's introduction

I was delighted to join the Westway Trust in December 2013 and my first ten months have been busy and inspiring. Against a backdrop of change and aspiration for the Trust's future, I got to work listening to the views and ambitions of the many partners, tenants, supporters and local residents, all of whom feel strongly about the role the Westway Trust can play in creating a fantastic place to enjoy life and thrive.

For many years I have admired the work of the Westway Trust and I feel privileged every day to have the opportunity to lead such a unique organisation. I believe the powerful and defiant history of the Trust is one of our greatest assets. Our story is one where, out of the rubble, we have demonstrated that great things are possible. I want to take forward this bold and tenacious impulse as we now look to the next chapter of the Trust's development.

Working with our Board and my executive team, we have developed a new 'Destination Westway' strategy for the Trust that charts where we want to be in 2030. Each of the programmes we aim to deliver in the years ahead, be they focused on promoting culture, creating economic vibrancy, tackling health inequalities or creating a safer, greener, more welcoming environment, are ultimately informed by the needs and desires of local people and groups.

One of things I have heard many times since I joined the Trust is that we need to communicate more and better. I really want to get this right and over the next year we will be developing new forms of communication and engagement so you can find out more readily both how to get involved and what our longer term development plans are for our estate.

Westway Trust has spent recent years undertaking valuable preparatory work in anticipation of a new phase of development across the estate. With our new team in place and our 2030 strategy agreed, we now stand at the beginning of this new chapter of development. With the Board, we have given the green light to a number of capital development projects; we are now undertaking further viability work to take these forward. I look forward to sharing more of these plans with you over the coming months and I hope you will share our excitement at the prospect of new facilities, services, public spaces and opportunities for work, health and recreation.

I would like to thank the many people and partners who have made me feel very welcome and part of the community so quickly in my first year with the Trust, in particular the team at the Royal Borough of Kensington and Chelsea and our many Member Organisations. I also want to acknowledge the Herculean effort the Westway Trust staff team has shown in what has been a year of change, and at times discomfort, as we have sought to reinvent ourselves. This teamwork and commitment is what underpins all that is great about the Westway Trust.



Angela McConville
Chief Executive

The Trustees have pleasure in presenting their report for the year ended 31 March 2014.

Strategic report - Westway Trust

Westway Trust is a charity like no other. We manage and regenerate the 23 acres under the A40 flyover, which we hold in Trust for the benefit of the community. With a balance sheet of £39 million and more than one million visitors each year, we are one of the UK's largest and most successful social enterprises. By making our estate a vibrant destination, we aim to improve the area's social and economic wellbeing. From humble beginnings, dependent on revenue grants, we're now self-sustaining. And we are strictly not for profit, so everything we earn from our estate, goes straight to the community.

Why Westway Trust matters

The Royal Borough of Kensington and Chelsea is an area full of extremes. At one end sit six of the ten most expensive streets in all England and Wales; on the other lie areas of deprivation. Residents in the borough's richer streets can expect to live eight years longer than those in poorer areas, while some wards fall within London's bottom fifth for poor health and long-term illness.

Half a century ago the community fought to improve the area's social and economic wellbeing and we continue to honour that heritage today. We support and serve residents by providing education and training programmes and by running popular, well-managed sport and fitness facilities. We promote the arts and culture; put on events; welcome individuals, businesses and artists to a wide range of activities and facilities; and provide charities with space at affordable rents.

We provide easy access to training and educational opportunities to benefit those wanting to further their education and career goals. We offer assistance and support for those from disadvantaged communities. We help improve the health and wellbeing of local residents by encouraging them to exercise in our sports and fitness facilities and by supporting them to continue their fitness commitments once they've started. We embrace the borough's cultural diversity and heritage through our support of both performing and visual arts. We support those most in need and help them learn new skills so they can realise their potential. And we care for, and protect, our green spaces and buildings through preservation and regeneration and we also promote community art projects.

A snapshot of the Trust

- 23 acres of land
- 123 tenants employing more than 1,000 local people
- 69 community projects receiving funding from the Trust
- 220,000 sq ft of property comprising retail, business, entertainment, community and industrial enterprises
- £386,000 of grants awarded to local charities and partners
- 600 children regularly participating in our tennis outreach programme
- 180,000 climbers defying gravity each year
- 750,000 metres climbed by our junior team. That's the equivalent of 84 ascents of Mount Everest!
- Graduation of 230 adult learners
- 76,500 learning hours
- 140,000 footballers having a "friendly kick about" at the Westway
- 2,228 local people leading healthier lives through our Health Trainer Service
- 600,000 sports visits to the Westway Sports Centre
- 268 ESOL (English for speakers of second languages) qualifications awarded
- 17,000 people attending 56 arts and culture events

Operational review

We manage and regenerate the 23 acres under the A40 flyover, which we hold in Trust for the benefit of the community. We do this as a social enterprise through the development and management of a wide range of properties and delivering community projects. This report looks at our work in these areas as well as hearing from some of those who have benefitted over the past year.

We want to transform our estate into a leading destination for enterprise and culture. So we have analysed local needs and market trends and considered where we should focus our work in the future. This formed the foundations for our exciting new strategy, Destination Westway, which you will read later in this report.

Our work falls into five main areas:

Westway Sports and Fitness

This is the new name for the Westway Sports Centre and Portobello Green Fitness Club, which we have brought together under one management team. Our sports programmes continue to enjoy excellent demand. For example 17 nearby primary schools participated in our tennis outreach programme ensuring 600 children, of all abilities, had a chance to improve skills and compete.

Westway Learning

This is our education programme helping people gain the skills they need to take advantage of opportunities and to improve their lives. 971 people benefited from more than 76,500 learning hours.

Westway Presents...

Building on the area's world famous cultural heritage and history, Westway Presents... is our cultural arts and events programme. Using local groups and world-class institutions we have laid the foundations for an exciting calendar of events in the years ahead.

Westway Space

This is the new name for our property management business. To improve services and reduce costs we brought our facilities management services back in-house. Our portfolio includes 220,000 sq ft of land for commercial use, of which 16,000 sq ft is let as offices to charities at affordable rents. We also manage 43,000 sq ft of green space. During 2013/14 a total of 15 new lettings were agreed leaving all but six units occupied.

Westway Futures

This new area for the Trust concentrates on developing apprenticeships, volunteering and mentoring to help local people improve their employability skills. Our vision is that more local people will benefit from the prosperity of the area.

Looking forward, with a new vision and organisational changes already in place, we are ready to significantly increase our impact in the months and years ahead.

Our work and personal stories

The Trust's wide-ranging work touches on the lives of many people within the borough. Over the following pages we let them tell you of the impact we have had.

Westway Sports & Fitness

With less than a fifth of residents in the north of Kensington and Chelsea exercising regularly, the Trust knows its sports and fitness facilities play an important role in tackling local health issues. In the borough's most deprived areas life expectancies are eight years lower than the best in the borough, while one third of local children are overweight or obese. Here are some highlights from the last 12 months:

Game, Set and Match

Good indoor tennis courts are in short supply in London putting us in a strong position. We hosted the London Youth Games with 500 competitors and 50 teams.

Teenage Kicks

Preparations for the 2014 World Cup in Rio helped keep football top of the nation's sporting agenda but, even so, the group most likely to drop out of sport are 14-17-year olds. Together with the Football Association we launched 'Mash Up' football sessions where friends and community groups could play, make friends and learn skills.

Pitch bookings remained high, bringing in £800,000 of income and exceeding our target. Our football pitches continue to enjoy strong demand and continue to provide 25 hours of subsidised football to community groups and schools each week.

Climb every Mountain

We are renowned as one of London's best climbing facilities. More than 550 people joined a beginner course in the past year. We also host numerous events including Blokfest, the largest bouldering competition in the UK.

Commit to be Fit

Despite a trend for low-cost, self-service 24-hour gyms, the Fitness Club attracted new members through flexible membership deals. We beat our membership target by 10%. We were finalists in the National Fitness Awards for our Exercise Referral Scheme which helps those with specific health conditions.

Road to Wellness

Now in its third year, the Health Trainer Service supports local people in making positive health improvements, setting personal goals and targets. This year the Service attracted 740 new clients, well ahead of our target of 600, with 82% of them coming from the most deprived parts of the community (target 75%). Overall, 90% of clients achieved personal goals.

A Royal Seal of Approval

The Sports Centre was honoured to host an event for the Greenhouse Coach Core Apprenticeship Scheme. Developed in collaboration with The Royal Foundation of The Duke and Duchess of Cambridge and Prince Harry, the initiative uses sports coaching to help young people from challenged backgrounds and disadvantaged communities learn new skills. The Duke of Cambridge attended the event and had the opportunity to learn about our wider programmes.

Maria Ubaka – Health Trainer Client

“I’ve achieved all my goals, which makes me feel great”

Maria is 75 years old. Originally from Nigeria she’s lived in the UK for more than 40 years. A mother and grandmother, Maria lives with her husband in the Royal Borough of Kensington and Chelsea.

“I found out about the service from Tomasz, a health trainer who came to speak to us at the Union of Catholic Mothers. I filled out a form and came to Westway for a health check where I met Tomasz once a week for six weeks. We made a plan that was just right for me, so I could lose weight, exercise more, eat healthily and improve my mood and stress levels.

Every week we reviewed the goals and set new ones. Tomasz was very supportive and gave me advice on what would be best for me.

Tomasz suggested I do yoga at Westway Sports & Fitness Club. My husband was really pleased, as he’s been telling me for years I need to improve my breathing to feel better. The class is in the same building as the Health Trainers’ office. Tomasz introduced me to the instructor and staff, so I felt much more comfortable. He also sent me to an armchair exercise class in World’s End, which helped with my knee pain.

At our last session, Tomasz said I’d achieved all my goals. I’ve lost weight and kept up my exercise routine. I think much more about what I eat, with smaller portions and a lot more fruit and vegetables. I still go to yoga every week, as well as a maintenance check group. When Tomasz called me a few months later to check up, I’d stuck to everything except the armchair exercise, which was hard to get to and not as supportive as Westway.”

Stats and Facts

- The Kensington and Chelsea Health Trainer Service is funded by Public Health.
- The service targets people living in deprived areas and is available to all adults in the borough.
- 2,228 clients have used the service since it started in 2010, which is well above national targets.
- 82% of clients came from the two most deprived quintiles, outperforming both the local target (75%) and national reach (68%).

Leila – Westway Women’s World

“My fitness and overall health have improved dramatically”

As a working mum with a young family, Leila struggled to add a fitness regime to an already busy and demanding life. And, because of religious and cultural reasons, Leila can’t exercise in the same environment as men. In response to this Westway Women’s World runs weekly female-only classes in eight different activities as well as female-only gym and tennis sessions and a women’s social climbing morning. Leila, who’s been attending women’s Zumba classes and the gym at Westway Sports Centre and Fitness Club since September 2012 found the variety, flexibility and accessibility of fitness options invaluable.

“My exercise time is now a pleasure. It’s ‘me time’, where I can really switch off. The classes fit perfectly around work and the different weekly activities mean I don’t get bored. I get a lot of support from the staff and other women on the programme. I’ve made new friends and enjoy meeting up with them every week.”

Stats and Facts

- Westway Women’s World works with more than 1,600 women. It helps to support the large number of women, particularly from black and minority ethnic backgrounds, who exercise regularly.
- Alongside fitness activities, we host empowerment events and support women in areas of their lives ranging from stress management to finding jobs and training.

Westway Learning

We believe everyone should have the chance to learn, regardless of age or circumstances. That's why, in response to community need, we developed our adult learning programmes and supplementary schools. They allow our learners to study what they want, when they want, giving them the skills to access opportunities and improve their lives.

Our work with adults

For around one-sixth of borough residents English is their second language. We provide classes for complete beginners (Pre-Entry Level) and Entry Level 1. Our classes are for people who are:

- unlikely to get lessons elsewhere because their confidence is low or they don't have enough experience of formal learning, or
- parents of young children, who can't attend a class unless it has a crèche.

During the year, we ran 30 one-year classes in nine venues across the borough. Nearly 90% of learners on our accredited courses achieved a qualification. All of these were learners living in the borough's most deprived areas.

Zahra - English Skills Adult Learner

"I feel so much more confident in everything I do"

When Zahra arrived from Iran in 2010 she could only speak Persian. Without a big Persian community to help, Zehra had to rely on her husband and his family. She was unable to go to the bank, book a doctor's appointment or help her daughter with school.

After two years of studying at the Westway Trust Zahra's English was good enough to get a job in Makan, a local restaurant.

"I help my daughter with her homework, read her English stories and talk to her teachers, so I can be a lot more involved in her education. I've also made a lot of friends through the programme, with people who speak English at the same level as me. I still go to one class a week after work, and I want to keep improving. I'd like to work in retail, and I still need to improve my English to get the job I want. Westway gives me a lot of support to get where I want to go."

Stats and Facts:

- Last year, Westway Learning delivered English Skills courses for more than 300 learners, providing around 16,000 hours of learning at five different levels.
- We offer a 'pre-entry' level for total beginners, which requires less knowledge of English than most ESOL (English for Speakers of Other Languages) courses. This allows people like Zahra to come to us and feel confident they'll get all the support they need.
- We also provided five training placements for new teachers, who subsequently found jobs.

Our work with young people

To get a good job, university place or apprenticeship, young people often need academic success and wider skills such as leadership, team building and resilience. Supplementary schools offer extra tuition for 5-19 year olds who attend mainstream school. They meet after school in term-time and at weekends, and are run by more than 25 community groups set up by parents throughout the borough. They help young people to improve their understanding and confidence in learning, as well as their wider skills. They offer lessons in English, maths and science, as well as many other subjects not always taught in mainstream school. Although open to all, places are primarily offered to young people who can't get tuition elsewhere. We believe this support helps the borough's mainstream schools achieve some of the best results in the country.

Last year, 741 pupils attended 15 supplementary schools and benefited from more than 60,500 hours of learning. Pupils also participated in sports programmes at the Westway Sports Centre and a dance programme that culminated in two schools performing at the Cadogan Hall, one of London's leading music venues.

At the end of the year, 120 young people and 39 volunteers came together at Imperial College London to receive awards, in front of their friends and family. Speakers included Ahmed Nur, a supplementary school graduate, and Professor Lord Robert Winston.

Our work with parents

Being a parent is no easy task. During the year our courses helped 130 parents to support each other and improve their parenting skills. We also trained 18 local parents to deliver accredited parenting courses, amounting to over 5,000 hours.

Ikram Abbasher, Supplementary Schools and Parenting Facilitator

"I've become an active member of the community and a more confident parent"

"I grew up in Sudan but I've lived in North Kensington since 1989. I have three daughters and I'm determined to give them things I didn't have. If I'd never known about Westway, it would have been so difficult to help myself and my family.

In 2005, I sent Leora, my eldest, to Azza, a supplementary school founded and run by Sudanese parents and residents. I wanted her to have the best education possible, to feel part of the Sudanese community and to understand our language and culture. However, the school was struggling. It had no fixed venue, funding or support with its legal requirements. I think it would have shut down if it wasn't for the hard work of Sarah from Westway Trust. She organised the school's administration and brought it into the Supplementary School Consortium, under the Trust's management. Since then, we've had regular funding and a fixed venue, and we now have around 90 pupils.

The partnership between Azza and Westway has also improved my skills. I've been trained in safeguarding, health and safety, school facilitating and parenting. This has allowed me to become an active member of the community and a more confident parent, with better involvement in my daughters' education. I'm now one of Azza's Trustees. I run the occasional class and use the Trust's connections to make links with mainstream schools. Using my facilitator training, I'll be delivering a parenting course at my daughters' school.

My girls are my priority and I'm so grateful for the opportunities Azza and the Trust have given them. They've helped with addressing bullying issues, health problems, funding and support. Leora took her Duke of Edinburgh Award and sang on stage at the recent community festival. Seventy five percent of my lifestyle is because of Westway, and I'm still learning."

Stats and Facts

- Supplementary schools offer evening and weekend support to 5-19 year olds; providing classes in core curriculum subjects, mother tongue languages, sport and leisure. They are usually set up and run by parents and community groups.
- 741 pupils attend 15 supplementary schools in the borough.
- The consortium is run by local people, in partnership with the Royal Borough of Kensington and Chelsea and the Westway Trust.

Westway Presents...

Somewhere under the Westway

Notting Hill and Portobello Road are known worldwide for their diversity, arts, fashion and, of course, Carnival. This year we reviewed our work in the cultural scene. We looked at how we connect to local arts and culture organisations, identified areas where we could improve and studied the issues local groups face. We asked how we could help with those issues and benefit local people by improving our cultural offer.

We have created an exciting programme of arts, culture and entertainment offering something for everyone. We have worked with local groups and world-class institutions, such as the Victoria and Albert Museum, to build the foundation for a new programme called Westway Presents...

Our aim is to help creative industries showcase and test their talent and to create volunteering, work experience and job opportunities as they do so. Westway Presents... will give local people the skills and experience needed to break into one of the fastest growing industries and a springboard for them to shine in today's competitive world.

We have invested in our culture and partnerships team, employing more staff and resources to make this programme happen. We secured funding from the Creative and Cultural Skills Council for a new creative employment programme and, in the summer of 2014, delivered the first phase of Westway Presents...

Kingslee 'Akala' Daley -

MOBO-award winning hip-hop artist and founder of The Hip-Hop Shakespeare Company

"As a child I used to go to Saturday school where they ran a float at the Notting Hill Carnival"

One of our exciting partners is the Hip-Hop Shakespeare Company, founded by hip-hop artist Kingslee Daley, best known by his stage name, Akala. His sister is the female rapper, Ms Dynamite.

The Company moved from London Bridge to rent space from the Trust in 2013. They offer a mixture of live performances, theatre productions and education. One of the Company's next projects is to offer street theatre on market days.

"This is an area that's always innovating so we wanted to be here. We intend to be in the area for the foreseeable future as we want to be at the forefront of cultural renaissance in the area and disseminate that as widely as possible."

Westway Futures

This year we listened to the challenges faced by many people living and working around the Westway. They told us it's tough to make ends meet in today's economy, both for job seekers and for many in work. It's hard to get the experience employers want or to develop the skills needed to get a better job or make progress in their careers. That's why we designed a new programme called 'Westway Futures'. By combining education and skills-based volunteering and access to a mentor and work-based placements, we're creating opportunities for local people to improve their futures.

Rhonda Borel-Chaffin - Teacher

"In 2010, I was made redundant from my job of primary school receptionist, which forced me to review my career goals. I knew teaching was right for me. I love to help, so the natural progression was to teach adults English. I enrolled on a Diploma in the Teaching Lifelong Learning Sector course at my local college. The college expected students to find teaching placements, so in my final year I approached Westway Trust to become a volunteer teacher, to show that I could teach higher level English for Speakers of Other Languages students.

As a borough resident for more than 10 years, I was familiar with the Trust's fabulous community learning work and wanted to be part of it. When the Trust offered me a class, I felt honoured. Even though I was a volunteer, they treated me as part of the team and gave me a lot of guidance and support. My growth and confidence as a professional tutor developed and after completing my training, I started job hunting and successfully found a job as a part-time tutor in an adjoining borough. Then the Westway Trust also offered me work, making me realise dreams really do come true."

Imad - Sports Coach and Customer Service Advisor, Westway Sports & Fitness

"I love the feeling of giving something back and being a role model for local kids"

"When I was a kid, I spotted Westway's football pitches from the window of my dad's car. I got a group of mates together and I've been playing here ever since. But I only really got involved with the Trust when my life took an unfortunate turn. Westway helped me turn things around, in a way many would not have believed possible.

When I was 15, I got into trouble and ended up with a two-year suspended sentence. I had to attend daily meetings at a Youth Offenders Centre and take part in activities over the weekend. One of these was football at Westway, but this time as part of a programme with a trained coach. The coach recognised my talent and helped me get my FA level 1 football coaching qualification.

Less than a year into my programme, my manager persuaded me to apply for a Sports Coach Apprenticeship which I succeeded in getting. With lots of hard work, I gained qualifications in tennis, multi sports and rock climbing. I also got customer service experience, which was great to put on my CV. When the apprenticeship ended, Westway offered me a full-time job as a sports coach and customer service advisor. I recently managed a street games pilot scheme, which included planning the activities and handling all the paperwork and risk assessments.

I work closely with the community team who first brought me to Westway, and try to give back as a role model for other kids facing difficulties. For example, I give talks to disadvantaged youth groups from the Dame Kelly Holmes Trust. I'm hoping over the next few years to progress to sports manager and then director. I get a lot of encouragement and training. I love my job, sport and activity, but I also like dealing with customers and making a difference to people's lives."

Stats and Facts

- All our Community Sport programmes link to our training, engagement and development programme.
- Everyone who takes part in one of our programmes, such as Carers, Centrepoint, Get Set Go, Westway Women's World or Youth Offenders, gets the chance to volunteer and access training and eventually employment. This allows them to give back to the programme they started in and be paid to do so.

Westway Space

123 organisations employing more than 1,000 people under the Westway.

The estate we manage is a valuable resource for the local community. We provide affordable work space to charities, local businesses and creatives, helping them thrive. The world famous Portobello Market continues to flourish, alongside offices, shops, restaurants, schools, sport and fitness clubs, light industrial units, social clubs, night clubs and many more. Our public parks provide vital green spaces for locals and visitors to enjoy and we take great care to preserve and present them thanks to a team of supported volunteers. We currently provide 16,000 sq ft of affordable office space to 15 charity partners, including Age UK.

Jan Halliday, Chief Executive, Age UK Kensington and Chelsea

"Our long standing relationship with Westway Trust, as a tenant and partner in community based ventures and projects, continues to reap benefits for us as a local charity and the people we serve. Our central location means we can operate at the heart of, and are easily accessible to, the local community. The shared understanding of needing a stable base and affordable office space means that we can operate cost effectively."

The estate generates gross rental income of £2.5M. After all the costs associated with maintaining, managing, letting and operating the estate, we have very nearly £2.0M to invest in services and facilities provided for the local community.

Destination Westway: our new way forward

Our vision is to create vibrant spaces to work, play, learn and be creative in. Places you will be proud to visit and call home. We will transform the Westway into a top 10 London destination known as a place where culture, sport, enterprise and artisan retail thrive. We have bold plans which will improve the economic wellbeing and health of those who live in and around the Westway alongside creating a safe, attractive and welcoming environment.

Our vision is nothing less than realising the community's full potential, today and tomorrow. In doing so, we'll create more inspiring and personal stories for the future.

Destination making

Our location and estate presents a great opportunity to create a visitor destination and build on our unique cultural heritage. We have identified a need for iconic spaces that would add to the area and become the cultural heartbeat for West London. From Imperial West at one end of our estate to Portobello at the eastern end, signature developments will reinvigorate the Westway.

We have designed a strategy that will:

- “put Westway on the map”;
- create an economically and culturally vibrant destination;
- make an attractive, safe and welcoming environment; and
- celebrate our culture and heritage.

Health and wellbeing

Our research tells us:

- there is an eight year difference in life expectancy between the most deprived and least deprived areas in the borough;
- 18% of residents in the north of the borough take regular exercise, well below the national average; and
- a third of local school children are either overweight or obese.

Our strategy will:

- enable healthier behaviours in our communities;
- encourage more people to be more active more often; and
- join with many agencies to tackle childhood obesity.

Economic wellbeing

People tell us:

- “it's tough to get a job when you don't have the opportunity of work experience or volunteering”;
- “there's a real shortage of suitable work space for new start up enterprises”;
- “affordable childcare is a real problem and prevents employment”; and
- “a shortage of office space and rising rents are pushing voluntary organisations out of the borough”.

Our strategy aims to:

- facilitate employment pathways;
- enable enterprises to thrive; and
- create space for the third sector.

Financial report and business review

Review of the year

	2014 £'000	2013 £'000
Total income	7,748	7,291
Expenditure on charitable activities	(6,797)	(6,780)
Property and governance costs	(932)	(799)
	-----	-----
Operating result	19	(288)
Other gains and losses	10,712	(27)
	-----	-----
Net movement in funds	10,731	(315)
	=====	=====

The Trust's activities demonstrated solid performance during the year, with income rising by 6%, mainly from users of our sports and fitness facilities. In addition, the Trust has revalued its investment portfolio following an investment appraisal by external valuers, adding over £10,000,000 to the Trust's balance sheet.

All of our sports and fitness facilities experienced an upturn in revenues from the end of 2012. That growth has been maintained throughout 2013/14, with income from those facilities rising by £409,000 over the year. That income has been sustained into 2014/15 and we will now seek to increase off-peak utilisation.

We undertook a major review of customer service levels in the Sports Centre and at the Fitness Club and have integrated the management of both facilities. We are now looking at the future strategy for sports and fitness to dovetail with the Trust's strategy. Investment in new and upgraded facilities was deliberately low in the year, in order that we may concentrate our resources in focused, community-driven developments over the next three years.

Expenditure in sport and sport development increased by just 2% over the previous year. The increase in income helped us to reduce the subsidy for the sports and fitness operations by £291,000.

Grant income in the year was 4% down on the previous year. Although funding bodies, particularly statutory bodies, continue to be stretched, the Trust continued to receive grants for its major funded programmes: adult and community learning and health trainers. However, the Trust is not heavily reliant on external grant funding (at less than 9% of turnover) and the funding environment has had limited impact on our existing services.

In the areas of sports and fitness, sports development, community development, health trainers and environmental improvement and management, we maintained our expenditure on charitable programmes at, or slightly above, previous levels. However there are some significant changes within the profile of how that expenditure is spread as we develop our forward strategy. We started to build a larger Community Development team aiming to generate a greater range of more focused projects in the areas of Westway Presents..., Learning and Futures (employment opportunities) and to leverage more external funding to increase the scope of what we deliver. We have been working with our existing delivery partners over the last three years to plan our change in strategy. We continued to support the Kensington & Chelsea Foundation that seeks to raise funds from the local community to fund many of those partner services.

Expenditure on Learning increased by £93,000 which included the development of a new service, a mobile crèche, to provide affordable child care throughout the borough.

We experienced significant change in our property development team during the year. Expenditure in this area halved from the previous year as much of the consultancy work needed to support the formulation of Kensington & Chelsea's Supplementary Planning Document was undertaken in that year. Our new team was able to consolidate that work, overlay a new layer of vision, and by the end of the year we were in a position to prioritise the many development opportunities open to us. In the current year we have already formally approved a number of projects that will be prioritised over the next five years.

Property income has remained stable over the year. We enjoyed high levels of occupancy and active rent collection policies reduced current rent arrears at the year-end to just 3% of rental income. Rental income was just £28,000 higher than the previous year; costs were £65,000 higher, to some extent reflecting a more aggressive stance by the local authority on rating liability.

In parallel with the work being undertaken by the new management team to develop a vision for the Trust to 2030 and a strategy for the next three to five years, the trustees have been working with leading charity experts to overhaul the Trust's governance to make it more relevant and agile. That resulted in a one-off increase in governance costs, which we consider to be a great investment in our ability to have yet more impact into the future.

We continued to invest in our infrastructure, with significant spend on leisure management, customer retention and HR software during the year.

The net result for the year, before capital movements, was a surplus of £19,000, against a deficit last year of £288,000.

The trustees prepare their own valuation of investment properties. Although the Trust's policy is not to dispose of its land (other than as set out in its investment policy below), the Trust commissioned an external valuation of its investment portfolio as at 30 September 2013 from Cushman & Wakefield LLP. That valuation was limited in scope as the objective was to establish a broad view of the existing value of our property against which to evaluate redevelopment opportunities. The trustees have necessarily been somewhat cautious in arriving at their valuations over the years; the last external benchmarking exercise was over ten years ago and the valuations have drifted apart over that period, especially during the most recent recession and recovery. The trustees have updated the indicative valuation to the year end, having regard to the Trust's valuation policy and movements in the property market between 30 September 2013 and the year-end. The result is an increase in the revaluation surplus of the Trust's investment properties of £10,281,000 which has been added to reserves, and the total value of the Trust's portfolio is estimated at £23,994,000.

The deficit on the Trust's final salary pension scheme has reduced by £431,000 to £208,000. This reflects the Trust's action to reduce its exposure to uncapped pension liabilities some years ago and beneficial movements in the investment markets over the course of the year.

Business planning

The management team has been working with the trustees since December 2013 to develop a new vision - Destination Westway - and the five year strategy that will focus the Trust's energies in its strands of Space, Learning, Presents... (events), Futures (employment opportunities) and Sports & Fitness. The trustees have prioritised a number of property development projects to progress within the next three years to spearhead the regeneration of our estate and a further ten catalyst programmes to be developed within two years.

Governance, charitable objectives and management

The Trust is governed by its Memorandum & Articles of Association, adopted on 12 December 2007, as subsequently amended. We have a Board of between 15 and 18 trustees; seven are elected for three-year terms by our 43 member organisations (active local charities and organisations serving the Borough) and seven are nominated by the Royal Borough of Kensington & Chelsea. Together they appoint an independent Chairman (who must be a resident of the wider benefit area) at the beginning of the year. The trustees may co-opt up to three additional trustees. New trustees are introduced to the Trust with a formal induction programme.

The organisation

The charity is known as Westway Trust. It is a registered charity number 1123127 and is a company limited by guarantee number 6475436. The first trust was set up in 1971. From 2008 the activities have been operated through a charitable company now known as Westway Trust.

Change of name

The charity was previously known as Westway Development Trust. The Members of the Trust resolved to change its name to Westway Trust on 17 April 2014. The change of name was approved by the Charity Commission on 6 May 2014 and registered at Companies House on 8 May 2014. The charity's company registration number and registered charity number are unchanged.

Our charitable objectives

To promote the benefit of the inhabitants of the Royal Borough of Kensington and Chelsea by charitable means as the trustees think fit, including:

- The advancement of education in the Royal Borough, including:
 - (a) training or retraining
 - (b) the provision of financial assistance to people who live in the borough and are in need of support to pursue their education
 - (c) support of the performing and visual arts.
- The provision of facilities for recreational, sporting and other leisure activities in the interests of social welfare, with the object of improving the conditions of life of inhabitants and the inhabitants of adjoining London boroughs (including the protection and preservation of their health).
- The development of the capacity and skills of members of socially disadvantaged communities within the Royal Borough enabling them, in the long-term, to identify and address their own needs, and to participate more fully in society.
- The maintenance, improvement or provision of amenities such as our parks and gardens and the promotion of community art projects.

To achieve these aims, we may assist other charitable institutions established for the benefit of residents.

Governance review

In addition to the Main Board, the Trust had the following sub- committees set out below:

- Sport & Fitness Committee
- Property & Regeneration Committee
- Audit Committee
- Remuneration Committee
- Nominations & Governance Committee

The Trustees are undertaking a review of the governance arrangements of the Trust with the assistance of external consultants and we expect significant changes to streamline our procedures and structure to be proposed to the Members at the forthcoming Annual General Meeting.

Management

Chief Executive: Angela McConville

The trustees delegate the day-to-day management of the Trust's operations to a full-time management team, headed by the Chief Executive and supported by the executive directors.

Board membership

Board and sub-Committee membership and changes during the year were as follows:

	<u>Sub-committee membership</u>
<u>Chairman</u> Ken Scott	REM(Chair), NOM(Chair)
<u>Elected by Member Organisations</u> James Caplin	AUD
Cynthia Dize	PRB
Mary Gardiner (until 17 March 2014)	
Ruth Hillary	
Mary Roser	SFB
Abdul Fatai Towolawi	
<u>Council nominees</u> Cllr Fiona Buxton (Vice Chair) (until 17 June 2014)	AUD
Cllr Terence Buxton	PRB
Tim Davis (until 19 April 2014)	SFB(Chair), NOM
Cllr Rock Feilding-Mellen (until 23 September 2014)	REM
Cllr David Lindsay	PRB, AUD
Cllr Pat Mason	
Peter Wilson	REM, AUD(Chair)
<u>Co-opted trustees</u> Joanna Farquharson	SFB, REM
Mike Jones	PRB(Chair), NOM

AUD: Audit Committee
NOM: Nominations Committee
PRB: Property & Regeneration Board
REM: Remuneration Committee
SFB: Sport & Fitness Board

The trustees note with great sadness the death of Tim Davis on 19 April 2014 and of Fiona Buxton on 17 June 2014. Both Tim and Fiona were highly respected within the Board and across the Trust and have contributed greatly to our work. They will be deeply missed.

Significant policies

Our approach to sustainability

Sustainability runs through everything we do. As an organisation that works with and for our local community, we are committed to improving the environment we work in. Our charitable remit is to improve the wellbeing of both current and future residents. That means our projects focus on local people's needs right now, but we also have one eye on what people will need in the future.

We always look a long way ahead. We assess all our projects, to make sure they will work in the long term. We only raise capital funding for projects when we are sure there will be enough income to support the project for its lifetime. If funding is limited, we aim to be clear about the project's life from the start.

Our ambitious redevelopment plans will see us replace some of our least-efficient properties with more advanced and environmentally friendly buildings. We also encourage our operations to use their initiative and do things that benefit the environment.

Risk and control

The Trust has long-standing financial controls that are authorised by the trustees and periodically reviewed and updated. The trustees have undertaken a comprehensive organisational risk assessment and have identified the principal risks, both financial and operational, to which they consider the Trust is exposed. The trustees have put in place the controls they consider to be realistic and practical to mitigate the risks identified. The main risks include the Trust's exposure to the property rental market, as the Trust's rental income underpins the costs of its targeted, charitable activities; the condition of the Trust's property estate; and the delivery of quality services to the public, including young people and vulnerable adults.

A new risk has been added to the Trust's register this year. A significant portion of our rental income derives from land used for two advertising towers close to the elevated roadway. The planning authority has intimated it may commence discontinuance action that has the potential to reduce the income available to support charitable programmes. Whilst any such discontinuance action will be subject to representation and potentially appeal, we are currently in negotiation with the site operators, the planning authority and local residents' groups to find a solution that will satisfy all parties and maintain the Trust's income profile.

Investment policy

The trustees have set aside 15% of Trust land for commercial development to provide shops, offices, light industrial units and any other suitable building that fits within the Trust's property strategy. The trustees do not consider any other form of long-term investment to be relevant as surplus cash is placed on bank deposit, so that it is then available to draw down in the short-term as the need arises.

Reserves policy

The trustees set aside available funds for foreseeable needs and for planned refurbishment and environmental improvements. The trustees also set aside a small amount each year, when rental income is strong, to allow for some flexibility in periods of economic downturn. The trustees do not currently consider it necessary to establish a minimum level of free reserves for general purposes and seek to put available funds to charitable use or to make specific provisions for future use as noted above. Free, undesignated reserves stand at £372,000 as at 31 March 2014. Note 17 to the financial statements gives greater detail on the purposes of the designated funds of the Trust and the reasons for holding those funds.

Treasury policy

The Trust will deposit its cash funds in UK-based financial institutions authorised and regulated by the Bank of England or the Financial Conduct Authority. The Trust will only deposit funds in institutions with a minimum credit rating. A variety of instant access, short-term and medium-term deposits will be made to allow funds to be drawn down according to the needs of the Trust's forecast cash flow.

Whilst the Trust undertakes multi-million-pound developments it will seek to hold treasury reserves in the order of £500,000 to protect the ordinary activities of the Trust from unforeseen events during those developments.

Accounting policy

The Trust will adopt suitable accounting policies to ensure its published financial accounts show a true and fair view of the income, expenditure, unrealised gains and losses and state of affairs of the Trust.

Statement of Trustees' responsibilities

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006 and the Charities Act 2011 and regulations made thereunder. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

Our auditors, Kingston Smith LLP, have indicated their willingness to continue in office and it is proposed that they be re-appointed as auditors for the ensuing year.

The Trustees' report and Strategic Report were approved by the Board of Trustees (in their capacity as company directors) on 7 November 2014 and signed on their behalf by:



Ken Scott, Chairman, 7 November 2014

Addresses and advisors

Main addresses

Head office

1 Thorpe Close, London W10 5XL
Tel. 020 8962 5720

Westway Sports & Fitness

Fitness Club, 3/5 Thorpe Close, London W10 5XL
Tel. 020 8960 2221

Westway Sports & Fitness

Sports Centre, 1 Crowthorne Road, London W10 6RP
Tel. 020 8969 0992

Email / Website

info@westway.org / www.westway.org

Advisors

Solicitors

Bates Wells & Braithwaite London LLP, 2 - 6 Cannon Street, London EC4M 6YH

Auditors

Kingston Smith LLP, Devonshire House, 60 Goswell Road, London EC1M 7AD

Bankers

Barclays Bank PLC, Corporate Banking Centre, Level 28, 1 Churchill Place, London E14 5HP

Property Advisors

GVA Grimley, 10 Stratton Street, London W1J 8JR

Member Organisations of the Trust

Abundance Arts
Age UK Kensington & Chelsea
Association for Cultural Advancement of Visual Art
Catalyst Housing Limited
Catholic Children's Society (Westminster)
Chelsea Theatre
Children's & Parents Carnival Association
Community Accountancy Self Help
Corner Nine Arts Project
Dadihiye Somali Development Organisation
Dalgarno Neighbourhood Trust
Deep Recording Trust
Earl's Court Community Trust
Ebony Steelband Trust
Eritrean Cultural Support Group & African Refugee Project
Eritrean Gheez Rite Community Association
Ethiopian Women's Empowerment Group
Gloucester Court Reminiscence Group
Hand In Hand Group
Harrow Club W10
Kensal Community Association
The Kensington & Chelsea Foundation
Kensington & Chelsea Mental Health Association
Kensington & Chelsea Social Council
Kensington & Chelsea Swimming Club
The Kensington Society
Latymer Christian Centre
Notting Hill Housing Trust
NOVA New Opportunities
Nucleus Earl's Court Community Action
Octavia Housing and Care
Open Age
Pepper Pot Day Centre
Regeneration Trust
Response Community Projects
Sion Manning RC Girls' School
St Helen's Church
St Helen's Residents' Association
Swinbrook Estate Residents' Association
Tavistock Crescent Residents' Association
Venture Community Association
The Video College
West London Citizens
Westway Community Transport

Independent auditors' report to the members of Westway Trust

We have audited the financial statements of Westway Trust for the year ended 31 March 2014 which comprise the Statement of Financial Activities (incorporating the Summary Income and Expenditure Account), the Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and, in respect of the financial statements, to the charity's trustees, as a body, in accordance with regulations made under section 144 of the Charities Act 2011.

Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which 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 any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body, for our audit work, for this report, or for the opinion we have formed.

Respective responsibilities of trustees and auditor

As explained more fully in the Statement of Trustees' Responsibilities the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

We have been appointed as auditor under the Companies Act 2006 and section 144 of the Charities Act 2011 and report in accordance with those Acts.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

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 charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition we read all the financial and non-financial information in the Trustees' Annual Report to identify material inconsistencies with the audited financial statements. 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 charitable company's affairs as at 31 March 2014 and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Charities Act 2011 require us to report to you if, in our opinion:

- the charitable company has not kept adequate and sufficient accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report.



Shivani Kothari (Senior Statutory Auditor)
for and on behalf of Kingston Smith LLP, Statutory Auditor
Devonshire House
60 Goswell Road
London EC1M 7AD

Kingston Smith LLP is eligible to act as auditor under of Section 1212 of the Companies Act 2006.

Date: 18 November 2014

Westway Trust
Statement of Financial Activities
(including Income and Expenditure Account)
for the year ended 31 March 2014

	Note	General funds	Designated funds	Restricted funds	Total 2014	Total 2013
		£	£	£	£	£
Incoming resources						
<i>Incoming resources from charitable activities</i>						
Sports and recreational facilities	2	3,310,796	-	-	3,310,796	2,901,652
Community sports development	2,3	786,296	-	135,858	922,154	925,516
Health and education activities	3	75,915	-	510,262	586,177	546,063
Other grants and donations	3	-	-	351	351	4,417
<i>Investment income</i>						
Land and property rentals		2,543,623	-	-	2,543,623	2,515,519
Interest receivable		33,354	-	-	33,354	47,138
<i>Other incoming resources</i>						
Property service charges		31,590	-	306,195	337,785	312,907
Miscellaneous income		13,248	-	-	13,248	38,128
Total incoming resources		6,794,822	-	952,666	7,747,488	7,291,340
Resources expended						
<i>Charitable activities</i>						
	4	5,569,137	256,965	970,680	6,796,782	6,780,451
<i>Governance</i>						
	6	139,836	-	-	139,836	71,398
<i>Investment management costs</i>						
Property overheads	7	547,130	16,360	228,725	792,215	727,568
Total resources expended		6,256,103	273,325	1,199,405	7,728,833	7,579,417
Net incoming(outgoing) resources before transfers		538,719	(273,325)	(246,739)	18,655	(288,077)
Transfers between funds	8	(561,098)	561,098	-	-	-
Net incoming(outgoing) resources after transfers		(22,379)	287,773	(246,739)	18,655	(288,077)
<i>Other recognised gains and losses</i>						
Revaluation of commercial properties	12	-	10,281,279	-	10,281,279	34,242
<i>Movements arising on defined benefit pension scheme</i>						
Actuarial gains and losses	20	-	431,000	-	431,000	(61,000)
Net movement in funds		(22,379)	11,000,052	(246,739)	10,730,934	(314,835)
<i>Reconciliation of funds</i>						
Balances brought forward on 1 April 2013		394,255	16,471,710	11,347,110	28,213,075	28,527,910
Balances carried forward at 31 March 2014	17	371,876	27,471,762	11,100,371	38,944,009	28,213,075

All activities derive from continuing operations.

All gains and losses recognised in the year are included on the Statement of Financial Activities.

The accompanying notes form part of these financial statements.

Westway Trust
Balance sheet
as at 31 March 2014

	Note	2014		2013	
		£	£	£	£
Fixed assets					
Charitable buildings	11		11,982,768		12,406,395
Investment property	12		23,994,000		13,498,000
Other tangible fixed assets	13		234,335		233,971
			<u>36,211,103</u>		<u>26,138,366</u>
Current assets					
Debtors	14	192,351		387,278	
Short term deposits		3,781,324		3,281,309	
Cash at bank and in hand		225,696		174,814	
		<u>4,199,371</u>		<u>3,843,401</u>	
Liabilities:	15				
amounts falling due within one year		<u>(1,215,121)</u>		<u>(1,075,675)</u>	
Net current assets			2,984,250		2,767,726
Total assets less current liabilities			<u>39,195,353</u>		<u>28,906,092</u>
Liabilities:	16				
amounts falling due after more than one year			(43,344)		(87,017)
Net assets excluding pension deficit			<u>39,152,009</u>		<u>28,819,075</u>
Pension liability	20		(208,000)		(606,000)
Net assets			<u><u>38,944,009</u></u>		<u><u>28,213,075</u></u>
Funds					
Unrestricted funds					
Accumulated fund			371,876		394,255
Revaluation reserve			17,928,862		7,647,583
Other designated funds			9,542,900		8,824,127
			<u>27,843,638</u>		<u>16,865,965</u>
Restricted funds			11,100,371		11,347,110
			<u><u>38,944,009</u></u>		<u><u>28,213,075</u></u>

Approved by the Trustees on 7 November 2014 and signed on their behalf



Ken Scott, Trustee



Peter Wilson, Trustee

The accompanying notes form part of these financial statements.

Westway Trust
Cash flow statement
for the year ended 31 March 2014

	Note	2014		2013	
		£	£	£	£
Net cash inflow from operating activities	21		902,392		186,527
Interest and servicing of loans					
Bank interest received		29,546		45,335	
Other interest received		3,808		1,803	
		<u>33,354</u>		<u>47,138</u>	
Net interest			33,354		47,138
Capital expenditure					
Payments to construct charitable buildings	11	(23,996)		(454,838)	
Payments to construct investment property	12	(214,721)		(103,758)	
Payments to acquire other charity fixed assets	13	(146,132)		(45,218)	
		<u>(384,849)</u>		<u>(603,814)</u>	
Capital expenditure			(384,849)		(603,814)
Increase (decrease) in cash and bank deposits	22		<u>550,897</u>		<u>(370,149)</u>
Represented by:					
Increase in short term deposits			500,015		15
Increase(decrease) in cash			50,882		(370,164)
	22		<u>550,897</u>		<u>(370,149)</u>

The accompanying notes form part of these financial statements.

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

1. Accounting policies

1.1 Cost convention

The accounts have been prepared under the historical cost convention, as modified by the revaluation of investment property.

1.2 Form and content of accounts

The accounts are prepared in accordance with the requirements of the Trust's constitution, the Companies Act 2006, the Charities Act 2011, Statement of Recommended Practice "Accounting and Reporting by Charities"(SORP) revised by the Charity Commission in 2008 and relevant Financial Reporting Standards. The order of certain items in the Statement of Financial Activities and their headings have been adapted as required by SORP in order to present a true and fair view of the nature and scale of the activities of the Trust.

1.3 Grants received

Where grants are given for specific purposes they are credited to the restricted funds of the Trust. Grants that are awarded for a specific period are recognised in the accounts in that period. Capital grants are recognised to the extent that the Trust has met the conditions for draw down of those grants. Otherwise grants are shown as income in the period in which they are received.

1.4 Grants payable

Grants are accounted for in the period in which they are approved. Certain properties are set aside for letting to local charitable groups at one-third of market rent. The full commercial rent is shown as investment income and the corresponding two-thirds reduction is shown as grants payable.

1.5 Property service charges

Income and expenditure arising from the service charge accounts of tenanted buildings are included within these accounts. The Trust is accountable to its tenants for the expenditure incurred on maintaining these properties and, under the terms of the leases, the accounting records and vouchers are available for their inspection on demand.

1.6 Basis of allocation of support costs

Staff and other support costs are allocated to the various activities of the Trust based upon the direct staff costs involved in delivering direct charitable activities and on the estimated time devoted to the governance of the Trust.

1.7 Pension costs

The Trust participates in a defined benefits pension scheme under a local government scheme, the assets of which are held wholly independently from those of the Trust. Pension costs in respect of employees who are members of this scheme are charged to the statement of financial activities so as to spread the cost of pensions over the service lives of employees. The current service cost and net return on pension assets are charged to resources expended; actuarial gains and losses are shown separately on the SOFA. The deficit of scheme liabilities over scheme assets is recognised on the balance sheet and a deficit reserve carried in the designated funds of the Trust as explained within the reserves policy.

1.8 Value Added Tax

The Trust is partially exempt for VAT purposes. Where input VAT is not recoverable it is included in the accounts as part of the expenditure on which it was incurred.

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

1. Accounting policies (continued)

1.9 Land and buildings

1.9.1 Land: the Trust's has a 130 year lease with a total cost of £280,000. The land is included in the property valued as an investment asset.

1.9.2 Investment property: the Trust has developed some of its land with commercial building so as to provide a source of income for the Trust. These buildings and land are carried at the Trustees' own valuation as set out in note 12. This reflects the investment nature of such buildings. Investment properties are not depreciated, nor is any separate reduction made for impairment, because any changes in their worth is dealt with within the Trustees' valuation. Movements on unrealised revaluation surpluses are shown separately on the face of the Statement of Financial Activities and the cumulative unrealised surplus is shown as a designated fund in the balance sheet.

1.9.3 Charitable buildings: buildings occupied by the Trust for its own charitable purposes ("charitable buildings") are shown at cost less depreciation. This has the effect of setting the cost of these buildings against the income of the Trust over the expected useful lives of the buildings. Buildings are maintained in a constant state of sound repair; the carrying values of buildings are reviewed annually and reduced to the extent that it is considered that there has been an impairment of value.

1.10 Capitalisation

1.10.1 Property developments: The costs of speculative developments are written-off in the year in which they are incurred until the point that planning consent is obtained and the project has a realistic likelihood of being built. Where projects are abandoned, all previously capitalised costs are written-off.

1.10.2 Threshold: Goods acquired are capitalised where they represent an asset of continuing value to the Trust and the cost exceeds £1,000 per item or group of items.

1.11 Depreciation

1.11.1 Charitable buildings:

(a) Buildings are depreciated at a rate of 2% per annum on cost.

(b) Major refurbishments: depreciation is charged annually at the rate of 10% on cost.

(c) Office partitioning to increase short-term office space: depreciation is charged annually at the rate of 20% on cost.

1.11.2 Landscaping and environmental improvements: all expenditure is written-off in the year in which it is incurred.

1.11.3 Office furniture and fixtures: depreciation is charged at the rate of 20% p.a. on cost.

1.11.4 Sports equipment: depreciation is charged at the rate of 20% p.a. on cost.

1.11.5 Computers and software: depreciation is charged at the rate of 33.3% p.a. on cost.

1.12 Bad debts

Provisions are made against monies due to the Trust where the debt is overdue and recovery is in doubt. Debts are written off according to procedures agreed by the Trustees.

1.13 Restricted funds (see note 17)

1.13.1 Capital grants: Grants that are received for capital projects are credited to a restricted fund. Subsequent charges for depreciation of those capital assets are charged directly to the fund in the statement of financial activities. The balance of such grants are released to general funds when they are considered to be no longer repayable.

1.13.2 Building refurbishment reserves: Provisions are made in the service charge accounts for tenanted buildings towards the expected costs of building repairs that may be required in the future in accordance with the terms of the relevant leases. Interest on the unexpended balances is credited to those balances. These funds may only be spent on the specific tenanted buildings to which they relate.

1.13.3 Other project grants: Grants that are received for specified purposes are credited to a restricted fund. Expenditure that is attributable to such grants is charged directly to the fund in the statement of financial activities.

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

1. Accounting policies (continued)

1.14 Designated funds

1.14.1 Buildings funds: The balances on the funds represent investment and charity land and buildings rather than cash. The capital costs of buildings that are met from the Trust's own resources are represented by designated buildings funds. Where developments have been funded by loans an appropriate transfer is made from operating income to cover the capital repayments of the loans. Depreciation is charged directly against the fund in the statement of financial activities.

1.14.2 Revaluation reserve: The surplus arising upon valuation of the Trust's commercial property is credited directly to a designated fund to indicate that this surplus is also represented by buildings rather than cash.

1.14.3 Reinstatement and development funds: Transfers are made into these funds to meet the anticipated costs of renovating depreciating assets at the end of their anticipated lives, such as the playing surfaces of sports facilities. In addition, funds are transferred for capital developments to provide reserves to meet, or contribute, so far as reserves permit, towards the cost of capital expenditure that is not funded by loans or grants.

1.14.4 Charitable purposes funds: It is the Trust's policy to set aside a small amount of its surplus in years when rental income is strong in order to allow for some flexibility during periods of economic downturn.

1.14.5 Pension reserve: The reserve represents the surplus or deficit on the Trust's defined benefits pension scheme. Contributions are paid into the scheme in accordance with the recommendations of the scheme actuary and may be made over a number of years to spread the cost of funding the deficit over the future service lives of active scheme members.

2. Income from sport and fitness

	Westway Sports Centre £	Portobello Green Fitness Club £	Community sport development £	Total 2014 £	Total 2013 £
Income from facilities	2,526,235	784,562	-	3,310,796	2,901,652
Income from sports development	681,742	161,389	79,023	922,154	925,516
Total income	3,207,977	945,951	79,023	4,232,950	3,827,168
Less: operating costs	(2,835,259)	(826,145)	-	(3,661,404)	(3,615,281)
Less: sports development costs	(467,817)	(410,429)	(430,004)	(1,308,250)	(1,239,923)
Net result	(95,099)	(290,623)	(350,981)	(736,704)	(1,028,036)
2013	(325,759)	(464,026)	(238,251)	(1,028,036)	

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3. Grants and donations received	Total 2014	Total 2013
	£	£
Royal Borough of Kensington & Chelsea		
Adult Learning	95,495	77,118
Supplementary Schools	96,425	104,460
Parenting	26,390	28,589
Arts / Community Development	1,400	1,500
Sports development	5,583	22,519
European Integration Fund	3,252	15,600
NHS Kensington & Chelsea		
Health Trainers	245,000	259,000
Get Fit Get Healthy / Stroke	29,700	57,468
Portobello Green Fitness Club, Carers' Project	46,760	25,000
Lancaster Youth Centre		
Sports Apprentices	-	5,000
Lawn Tennis Association		
Wheelchair Tennis	6,074	-
Fixed programme	20,671	44,624
Capital grant	-	(13,249)
John Lyon's Charity		
Adult Learning	25,000	-
Handball fives	10,000	5,000
London Marathon Trust, capital	-	(12,300)
Greater London Authority, Women's Project	6,000	28,717
Catalyst Housing	29,450	-
The Kensington & Chelsea Foundation		
Supplementary Schools	2,500	-
BBC Children In Need, Holiday Project	9,980	9,980
Western Riverside Environmental Fund, deprived families	-	4,417
NIACE	12,231	37,992
Other grants	220	748
Private donations	1,440	1,050
	673,571	703,233

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

3. Grants and donations received (continued)

	Total 2014	<i>Total</i> <i>2013</i>
	£	£
Total grants received	673,571	703,233
Less: unrestricted funding	(27,100)	(27,100)
Restricted grants	<u>646,471</u>	<u>676,133</u>
Arising from:		
Sport & Fitness	-	(25,549)
Community sports development	135,858	200,106
Health & Education	510,262	497,159
Other	351	4,417
	<u>646,471</u>	<u>676,133</u>

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

4. Direct charitable expenditure	Sports and recreational facilities	Sports development	Community development	Education	Health trainers	Environmental improvement and management	Regeneration and development	Total 2014	Total 2013
	£	£	£	£	£	£	£	£	£
Staff costs	1,779,020	732,147	260,210	286,743	201,886	165,757	125,908	3,551,671	3,233,872
Self-employed sessional workers	88,243	51,641	-	-	-	-	-	139,884	174,456
Repairs and maintenance	259,851	34,561	10,596	176	31	93	-	305,308	347,483
Utilities	164,234	30,500	696	-	-	-	-	195,430	208,761
Fixtures and fittings	56,404	4,829	2,425	686	507	23,372	-	88,223	106,014
Communication and IT costs	155,935	19,438	12,859	24,367	1,273	3,819	-	217,691	183,070
Marketing	177,024	29,223	15,379	12,707	4,522	5,521	-	244,376	181,461
Cleaning	186,026	56,319	15,583	349	61	183	-	258,521	232,228
Insurance and other establishment costs	211,938	24,755	15,053	8,500	17,278	7,035	-	284,559	221,854
Grants awarded (note 5)	-	14,271	272,437	99,047	-	-	-	385,755	394,274
Sports development activities and events	3,554	266,192	-	-	-	-	-	269,746	286,709
Health and education activities and events	-	-	-	70,122	-	-	-	70,122	52,833
Community development	-	-	52,626	-	-	5,624	9,461	67,711	168,291
Environmental improvement, development and management	-	-	-	-	-	66,214	15,478	81,692	302,790
Retail stock	24,048	145	232	159	28	83	-	24,695	25,185
Depreciation	512,773	43,882	5,013	3,428	600	1,800	-	567,496	615,849
Bank and security collection charges	42,354	347	556	380	66	199	-	43,902	45,321
2014	<u>3,661,404</u>	<u>1,308,250</u>	<u>663,665</u>	<u>506,664</u>	<u>226,252</u>	<u>279,700</u>	<u>150,847</u>	<u>6,796,782</u>	<u>6,780,451</u>
General funds	3,139,286	1,136,444	649,461	231,984	8,746	279,700	123,516	5,569,137	5,362,960
Designated funds	226,134	15,500	-	-	-	-	15,331	256,965	444,593
Restricted funds	295,984	156,306	14,204	274,680	217,506	-	12,000	970,680	972,898
2014	<u>3,661,404</u>	<u>1,308,250</u>	<u>663,665</u>	<u>506,664</u>	<u>226,252</u>	<u>279,700</u>	<u>150,847</u>	<u>6,796,782</u>	<u>6,780,451</u>
2013	<u>3,615,281</u>	<u>1,239,923</u>	<u>656,211</u>	<u>413,569</u>	<u>253,346</u>	<u>236,078</u>	<u>366,043</u>	<u>6,780,451</u>	

These costs include support costs allocated to the various operations of the Trust, as set out in note 9.

Westway Trust
Notes to the accounts
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5. Grants awarded

	Total 2014	<i>Total</i> <i>2013</i>
	£	£
Rent subsidies to charity tenants	199,537	193,102
Project support to local charities	35,450	45,000
Adult & Community Learning Programme Allocations	74,652	73,906
Education grants to individuals	14,181	19,715
Small grants to local charities	23,269	27,322
Allocations to Supplementary Schools	24,395	19,040
Sports grants to groups	2,700	6,701
Grants for child care	-	711
Performance sports bursaries	11,571	8,777
	<u>385,755</u>	<u>394,274</u>

The Trust does not disclose the names of recipients of grants to individuals in these accounts.

6. Governance costs

	Total 2014	<i>Total</i> <i>2013</i>
	£	£
Staff costs	39,308	31,648
Audit fees	13,656	15,733
Legal and other professional fees	86,872	24,017
	<u>139,836</u>	<u>71,398</u>

7. Property overheads

	General funds	Designated funds	Restricted funds	Total 2014	<i>Total</i> <i>2013</i>
	£	£	£	£	£
Staff costs	204,469	-	22,765	227,234	195,974
Overheads and fees	165,221	-	-	165,221	137,364
Improvements, repairs and maintenance	134,148	-	124,768	258,916	244,366
Utilities	726	-	33,831	34,557	40,665
Communications and marketing costs	22,710	-	964	23,674	15,652
Cleaning	393	-	13,165	13,558	46,314
Insurance and other establishment costs	9,501	-	33,232	42,733	22,991
Depreciation	9,535	16,360	-	25,895	23,806
Bank charges	427	-	-	427	436
	<u>547,130</u>	<u>16,360</u>	<u>228,725</u>	<u>792,215</u>	<u>727,568</u>

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

8. Transfers between funds	General funds to(from) £	Designated funds to(from) £	Restricted funds to(from) £
<i>Transfers to reflect activities during the year</i>			
Transfer to cover capitalised costs and improvement works	72,902	(72,902)	-
<i>Transfers to provide for future activities</i>			
Provisions for reinstatement of sports playing surfaces and facilities	(317,000)	317,000	-
Provisions for estate signage	(100,000)	100,000	-
Provisions for the maintenance of the estate	(60,000)	60,000	-
Funds allocated for development projects in future years	(157,000)	157,000	-
	<u>(561,098)</u>	<u>561,098</u>	<u>-</u>

9. Allocation of support costs

The basis of the allocation of support costs is set out in the accounting policies, note 1.6.

	Total 2014 £	Total 2013 £
Staff costs	937,709	838,584
Repairs and maintenance	2,206	6,631
Fixtures and fittings	8,581	6,056
IT and communication costs	90,933	71,200
Marketing	131,444	55,978
Cleaning	4,367	1,656
Insurance and other establishment costs	81,710	48,428
Depreciation	42,847	19,638
Bank charges	4,745	4,847
Professional fees	24,531	24,906
	<u>1,329,073</u>	<u>1,077,924</u>
Sports and recreational facilities	753,223	611,025
Sports development	94,152	76,379
Community development	150,903	122,415
Education	103,182	83,700
Health	18,056	14,649
Environmental improvements and management	54,170	43,944
Governance	39,308	31,648
Property overheads	116,079	94,164
	<u>1,329,073</u>	<u>1,077,924</u>

These costs are included within the total costs analysed by activity reported in the Statement of Financial Activities.

Westway Trust
Notes to the accounts
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10. Staff costs

	Total 2014	Total 2013
	£	£
Salaries and wages	3,136,268	2,779,438
Social security costs	266,559	238,813
Pension costs		
Current service costs	93,690	95,625
Other finance costs	24,000	6,000
	<u>3,520,517</u>	<u>3,119,876</u>
Average number of employees		
Monthly paid	<u>157</u>	<u>151</u>
Full-time equivalent	<u>114</u>	<u>109</u>
The full-time equivalent number of employees analysed by function was:		
Sports and recreation	67	72
Community development	3	1
Education	6	5
Health trainers	8	9
Property management	5	4
Environmental improvement	10	6
Governance, support and finance	15	12
	<u>114</u>	<u>109</u>
Number of employees whose emoluments during the year fell between:		
£70,000 and £79,999	1	1
£110,000 and £119,999	-	1

The member of staff included in the table above belongs to the Trust's final salary pension scheme (note 20). Total employer's pension contributions for the higher paid employee amounted to £15,040 (2013: two employees £24,236).

Payments to trustees

No Trustee received any remuneration from the Trust during the year or the previous year. Expenses were reimbursed to one Trustee amounting to £1,612 (2013: three Trustees, £352).

Westway Trust
Notes to the accounts
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11. Charitable buildings

	Buildings occupied for the charity's own purposes
	£
Cost	
At 1 April 2013	17,929,051
Additions	23,996
Accumulated cost at 31 March 2014	<u>17,953,047</u>
Depreciation	
At 1 April 2013	5,522,656
Charge for the year	447,623
Accumulated depreciation at 31 March 2014	<u>5,970,279</u>
Net book value	
At 31 March 2014	<u>11,982,768</u>
At 31 March 2013	<u>12,406,395</u>

Buildings occupied by the Trust to deliver its charitable activities (for example the Portobello Green Fitness Club and the Westway Sports Centre) are stated at cost after depreciation amounting to £11,982,768. The cost of rebuilding is professionally calculated for insurance purposes periodically, the last calculation being performed as at 1 April 2007. The valuation has been uplifted for the effects of inflation and the buildings are insured for £24,856,000.

Westway Trust
Notes to the accounts
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12. Investment property

	Land and buildings £
Cost or valuation	
At 1 April 2013	13,498,000
Additions	214,721
Revaluation	10,281,279
Accumulated cost or valuation at 31 March 2014	<u>23,994,000</u>
Net book value	
At 31 March 2014	<u>23,994,000</u>
At 31 March 2013	<u>13,498,000</u>

Land

The Trust holds the land under the elevated A40(M) trunk road under leases commencing 1 May 1972 for 130 years from the Royal Borough of Kensington & Chelsea, who in turn lease the land from the freeholders - Transport for London.

Basis of valuation of investment property

During the year the Trustees commissioned an indicative valuation of the Trust's commercial property portfolio from Cushman & Wakefield LLP. The purpose of that valuation was to inform the Trustees of the existing value within the estate against which to assess new redevelopment proposals. Cushman & Wakefield LLP's valuation was prepared on a restricted basis and was subject to certain agreed assumptions and considerations. The valuation does not, therefore, comply fully with the requirements of the RICS Valuation – Professional Standards (the Red Book). The Trustees have prepared their own internal valuation of the investment portfolio based on Cushman & Wakefield LLP's indicative valuation, modified to reflect movements in the property market between the date of valuation and the year end.

The valuation of £23,994,000 gives rise to a notional surplus as at 31 March 2014 of £17,928,862.

Other values

The historic cost of the Trust's investment property amounts to £6,065,138 (2013: £5,850,417). The cost of rebuilding was professionally calculated for insurance purposes as at 1 April 2007. The valuation has been uplifted for the effects of inflation and the commercial buildings are insured for £37,374,000.

Westway Trust
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13. Tangible fixed assets

	Equipment on the estate £	Fixtures and fittings £	Sports equipment £	Computer equipment £	Motor vehicles £	Total £
Cost						
As at 1 April 2013	56,792	587,631	238,049	135,327	18,543	1,036,342
Additions	-	23,580	41,315	81,237	-	146,132
Accumulated cost at 31 March 2014	<u>56,792</u>	<u>611,211</u>	<u>279,364</u>	<u>216,564</u>	<u>18,543</u>	<u>1,182,474</u>
Depreciation						
As at 1 April 2013	34,074	481,224	158,218	110,312	18,543	802,371
Charge for the year	5,680	56,858	37,256	45,974	-	145,768
Accumulated depreciation at 31 March 2014	<u>39,754</u>	<u>538,082</u>	<u>195,474</u>	<u>156,286</u>	<u>18,543</u>	<u>948,139</u>
Net book value						
At 31 March 2014	<u>17,038</u>	<u>73,129</u>	<u>83,890</u>	<u>60,279</u>	<u>-</u>	<u>234,335</u>
At 31 March 2013	<u>22,718</u>	<u>106,407</u>	<u>79,831</u>	<u>25,015</u>	<u>-</u>	<u>233,971</u>

14. Debtors

	2014 £	2013 £
Trade debtors less bad debt provision	51,399	204,283
Grants receivable	29,450	87,400
Prepayments and accrued income	102,117	92,724
Other debtors	9,385	2,871
	<u>192,351</u>	<u>387,278</u>

15. Liabilities: amounts falling due within one year

	2014 £	2013 £
Trade creditors	416,836	364,476
Accruals and deferred income	495,028	473,680
Tenants' deposits	177,462	113,628
Taxes and social security costs	110,568	107,631
Other creditors	15,227	16,260
	<u>1,215,121</u>	<u>1,075,675</u>

16. Liabilities: amounts falling due after one year

	2014 £	2013 £
Tenants' deposits	43,344	87,017
	<u>43,344</u>	<u>87,017</u>

Westway Trust
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17. Analysis of funds

	At 1 April 2013	Incoming resources	Resources expended	Transfers, revaluations and unrealised gains (notes 8, 11 and 20)	At 31 March 2014
	£	£	£	£	£
Restricted funds					
Investment property	493,374	-	-	-	493,374
Charitable buildings	10,513,227	-	(295,983)	-	10,217,244
Building refurbishment	127,159	306,195	(228,735)	-	204,619
Project grants	213,350	646,471	(674,687)	-	185,134
	<u>11,347,110</u>	<u>952,666</u>	<u>(1,199,405)</u>	<u>-</u>	<u>11,100,371</u>
Unrestricted funds					
Other designated funds					
Investment buildings	5,357,043	-	-	214,721	5,571,764
Charitable buildings	1,893,168	-	(151,640)	23,996	1,765,524
Reinstatement funds	1,306,319	-	(71,817)	327,047	1,561,549
Charitable activities	42,598	-	(15,500)	-	27,098
New charitable initiatives	94,827	-	(1,368)	-	93,459
Capital development funds	736,172	-	-	(4,666)	731,506
Pension reserve	(606,000)	-	(33,000)	431,000	(208,000)
	<u>8,824,127</u>	<u>-</u>	<u>(273,325)</u>	<u>992,098</u>	<u>9,542,900</u>
Revaluation reserve	7,647,583	-	-	10,281,279	17,928,862
Accumulated fund	394,255	6,794,822	(6,256,103)	(561,098)	371,876
	<u>16,865,965</u>	<u>6,794,822</u>	<u>(6,529,428)</u>	<u>10,712,279</u>	<u>27,843,638</u>
	<u>28,213,075</u>	<u>7,747,488</u>	<u>(7,728,833)</u>	<u>10,712,279</u>	<u>38,944,009</u>

Restricted funds - investment properties: These funds represent grants given to the Trust to construct buildings that are let commercially to generate income for the Trust. Commonly these grants have been awarded from local and central government and European initiatives for regeneration. Funds continue to be treated as restricted for such time as the Trustees consider there to be an explicit or constructive obligation to keep the underlying asset in use for specified, grant-funded purposes.

Restricted funds - charitable buildings: These funds represent grants given to the Trust to construct buildings that it occupies for the direct delivery of charitable activities. These grants may have been awarded from a variety of initiatives for regeneration or charitable purposes. Funds continue to be treated as restricted for such time as the Trustees consider there to be an explicit or constructive obligation to keep the underlying asset in use for specified, grant-funded purposes, and are reduced to the extent that those assets have been depreciated or reduced due to impairment of value.

Restricted funds - building refurbishment: These funds, commonly referred to as sinking funds, represent monies collected from tenants through the service charges for the maintenance of the investment properties. There are several ringfenced funds, each for a specified property. The Trust is accountable to its tenants for the income collected, expenditure incurred and refurbishment funds held for each property.

Restricted funds - project grants: These funds represent grants received by the Trust for specified projects and which can only be spent on those projects. Income is recognised when the Trust is entitled to receive the grant and where there is no reasonable expectation that the grant could become repayable. Any unspent funds held at the end of the year are held separately to be spent on the specified project in future years. At 31 March 2014 the funds on hand comprised:

Westway Trust
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for the year ended 31 March 2014

17. Analysis of funds (continued)	2014	2013
	£	£
<i>Project grants</i>		
Regeneration	-	12,000
Portobello Green Fitness Club	46,760	41,400
Sports development	57,388	83,187
Community development	-	3
Supplementary Schools	49,240	45,408
Health Trainers	31,746	31,352
	<u>185,134</u>	<u>213,350</u>

Designated funds - investment properties: These funds represent the money that the Trust has invested from its earnings into buildings that are let commercially to generate further income for the Trust in the future.

Designated funds - charitable buildings: These funds represent the money that the Trust has invested from its earnings into buildings that it occupies for the direct delivery of charitable activities. These funds are reduced to the extent that those assets have been depreciated or reduced due to impairment of value.

Designated funds - reinstatement funds: These funds represent money set aside to meet the anticipated costs of renovating depreciating assets at the end of their anticipated lives, such as the playing surfaces of sports facilities. In addition, funds are transferred for capital developments to provide reserves to meet, or contribute, so far as reserves permit, towards the cost of capital expenditure that is not funded by loans or grants.

Designated funds - new charitable initiatives: This money has been allocated from the Trust's operating surplus for the enabling costs of a new charitable initiative.

Designated funds - charitable activities: This money is set aside in order to allow for some flexibility during periods of economic downturn.

Designated funds - capital developments: These funds represent money set aside to meet the anticipated costs of progressing identified development opportunities to planning stage, at which point grant or loan funding would become available or development partnerships can be entered into.

Designated funds - pension reserve: The reserve represents the deficit on the Trust's defined benefits pension scheme and allows for payments that may need be paid into the scheme due to the funding shortfall on past service accrual (see note 20).

Designated funds - revaluation reserve: This is the surplus arising upon valuation of the Trust's investment property and is represented by buildings rather than cash.

Westway Trust
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for the year ended 31 March 2014

18. Analysis of net assets between funds

	Investment property	Tangible fixed assets	Net current assets	Liabilities after 1 year and provisions	Total 2014
	£	£	£	£	£
Unrestricted funds					
Accumulated fund	-	234,335	180,885	(43,344)	371,876
Designated funds	23,500,626	1,765,524	2,413,612	(208,000)	27,471,762
	<u>23,500,626</u>	<u>1,999,859</u>	<u>2,594,497</u>	<u>(251,344)</u>	<u>27,843,637</u>
Restricted funds	493,374	10,217,244	389,753	-	11,100,371
	<u>23,994,000</u>	<u>12,217,103</u>	<u>2,984,250</u>	<u>(251,344)</u>	<u>38,944,009</u>

19. Capital commitments and contingent liabilities

At 31 March 2014 the Trust had authorised capital expenditure amounting to £80,000 (2013: £nil) of which £nil had been committed (2013: £nil).

At 31 March 2014 the Trust had no annual leasing commitments.

20. Retirement benefits

The Trust operated two pensions schemes: a personal pension scheme operated on behalf of the Trust by Friends Provident Life and Pensions Limited; and a final salary pension scheme operated by the Royal Borough of Kensington & Chelsea. On 1 April 2014 the group personal pension scheme was transferred to Legal & General Pensions Limited.

Money purchase scheme

The Trust operates a group personal pension scheme that is compliant with AutoEnrolment legislation. The personal pension scheme requires a minimum level of contribution by the employee of 2%, with no maximum level of contribution outside the legislative thresholds. The Trust contributes between 2% and 8% of salary again dependent upon the date of joining and the employee's own contribution level for those members who opt into the scheme.

Final salary pension scheme

This scheme, the detailed results of which are given below, was closed to new members from the Trust with effect from 31 March 2006.

The employer's pension contributions paid in the year were:	2014	2013
	£	£
Final salary scheme	41,550	55,779
Money purchase scheme	43,140	39,846
	<u>84,690</u>	<u>95,625</u>

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20. Retirement benefits (continued)

The total pension contributions due from the Trust to the pension trustees at the end of the year are included within current liabilities (note 15), represent the last month's contributions and amounted to:

	2014	2013
	£	£
Final salary scheme	4,383	6,197
Money purchase scheme	7,111	6,282
	<u>11,494</u>	<u>12,479</u>

Final salary pension scheme

Some members of the Trust's staff belong to the Royal Borough of Kensington & Chelsea Pension Scheme. The assets of this final salary pension scheme are held separately from those of the Trust. Pension costs in respect of employees who are members of this scheme are charged to the statement of financial activities so as to spread the cost of pensions over the service lives of employees.

The contributions are determined by a qualified actuary on the basis of triennial valuations using the projected unit method. The most recent valuation available, at 31 March 2013, was issued in March 2014 and indicated that, on the basis of service to date and current salaries, the funding level of the whole Borough scheme was 95%. The key assumptions were that the smoothed equity return is 6.9% per annum, that salary increases would average 4.5% per annum and that present and future pensions would increase at the rate of 2.7% per annum.

During the year, contributions to the scheme by employees and the Trust were maintained in accordance with the recommendations of the actuary in the 2010 valuation.

The actuarial valuation as at 31 March 2010 identified a required employer's contribution rate of 14.8% for current service, plus a volatility margin of 5.2%. The Trust paid contributions at a rate of 20.0% during the year (2013: 20.0%). The actuarial valuation as at 31 March 2013 has recommended an employer's contribution rate of 12.0% plus a lump sum payment towards the scheme deficit of £21,000 per annum. The new funding rates were applied with effect from 1 April 2014.

International Accounting Standard 19 'Employee Benefits' (IAS 19)

SORP 2005 does not permit adoption of IAS19 and mandates that defined benefit pension scheme assets and liabilities are stated in accordance with FRS17. However, the Trustees do not believe that the assets and liabilities shown under IAS19 would be materially different from those that would be reported under FRS17.

An actuarial valuation of the defined benefit scheme was carried out as at 31 March 2014 by a qualified independent actuary on an IAS 19 basis. The disclosure requirements under IAS19 changed with effect from the current year; the prior year's comparative disclosures under the new regime are shown in the analysis below together with the analysis disclosed in the financial statements for 2013. There is no material impact on costs within the Statement of Financial Activities and the comparative figures have not been restated in the primary financial statements. The major assumptions at 31 March 2014 used by the actuary were:

	2014	2013	2012
Price increases (RPI)	3.6%	3.3%	3.3%
Price increases (CPI)	2.8%	2.5%	2.5%
Salary increases	4.6%	4.7%	4.7%
Pension increases	2.8%	2.5%	2.5%
Discount rate	4.5%	4.1%	4.6%

Westway Trust
Notes to the accounts
for the year ended 31 March 2014

20. Retirement benefits (continued)

The assets relating to the Trust's participation in the scheme and the expected rate of return at 31 March 2014 were:

Fund value	2014 £'000	2013 £'000	2012 £'000
Equities	2,378	2,124	1,778
Gilts	-	32	28
Property	138	95	111
Cash	34	32	28
Alternative assets	896	888	833
Total	3,446	3,171	2,778

Rate of return	2014	2013	2012
2014: discount rate; 2012 and 2013: expected long-term rate of return	4.5%	5.2%	5.2%

Balance sheet analysis

	2014 £'000	2013 £'000	2012 £'000
Present value of funded obligation	(3,654)	(3,777)	(3,302)
Fair value of scheme assets (bid value)	3,446	3,171	2,778
Net liability	(208)	(606)	(524)
Present value of unfunded obligation	-	-	-
Unrecognised past service cost	-	-	-
Net liability in balance sheet	(208)	(606)	(524)

Movement in deficit during the year

	2014 £'000	2013 <i>IAS19 revised</i> £'000	2013 <i>published</i> £'000
Deficit in scheme at beginning of year	(606)	(524)	(524)
Current service cost	(62)	(70)	(70)
Past service cost	-	-	-
Interest cost	(153)	(150)	(150)
Interest on assets	129	127	-
Change in financial assumptions	136	(328)	-
Change in demographic assumptions	(192)	-	-
Experience gain on defined benefit obligation	301	-	-
Actuarial gains and losses	110	-	(61)
Expected return on fund assets	-	-	144
Return on assets less interest	89	286	-
Employer contributions	42	55	55
Administration expenses	(2)	(2)	-
Deficit in scheme at end of year	(208)	(606)	(606)

Westway Trust
Notes to the cash flow statement
for the year ended 31 March 2014

20. Retirement benefits (continued)

<i>Revenue account costs</i>	2014	2013	2013
	£'000	IAS19 revised £'000	published £'000
Current service cost	62	70	70
Net interest on defined liability	24	23	-
Interest on obligation	-	-	150
Expected return on scheme assets	-	-	(144)
Administrative costs	2	2	-
Total service costs	88	95	76
Actual return on scheme assets	218	412	410

21. Reconciliation of net movement in funds to net cash inflow from operating activities

	2014	2013
	£	£
Net movement in funds	10,730,934	(314,835)
Interest receivable	(33,354)	(47,138)
Pension service costs net of finance costs	117,690	116,625
Contributions to defined benefits pension scheme	(84,690)	(95,625)
Pension (gains) and losses	(431,000)	61,000
Depreciation	593,391	639,654
Valuation (surplus)	(10,281,279)	(34,242)
Decrease(increase) in debtors	194,927	(98,256)
Increase(decrease) in creditors due within one year	139,446	(80,339)
(Decrease)increase in creditors due after one year	(43,673)	39,683
	902,392	186,527

This note adjusts the increase in the net assets of the Trust, as shown on the Statement of Financial Activities, for those items that do not involve the movement of cash and for interest.

22. Analysis of changes in net debt

	At 1 April 2013	Cash flows	Other changes	At 31 March 2014
	£	£	£	£
Cash at bank and in hand	174,814	50,882	-	225,696
Short term deposits	3,281,309	500,015	-	3,781,324
Total	3,456,123	550,897	-	4,007,020

Net debt is the difference between cash and bank deposits held at the end of the year and the amount outstanding on loans to the Trust. This note shows how that net debt has changed during the year.

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1 Thorpe Close, London W10 5XL
Registered charity number: 1123127.
A company limited by guarantee
number: 6475436