

# Camden Federation of Private Tenants

**ANNUAL REPORT**



**April 2017 – March 2018**

*The Voice of Private Tenants in Camden*

## **Directors as at 31st March 2018:**

Zoe Seager (Chair)  
Rita Legros (Secretary)  
Safder Ali (Treasurer) [resigned May 2018]  
Constantine Buhayer  
Carolyn Harms  
John McMillan  
Gordon Meenn  
Vic Seedman  
Simone Stenfors

## **Staff team:**

Robert Taylor (Organiser, since April 2008)  
Meade McCloughan (Assistant Organiser, since April 2008)  
Portia Msimang (Renters' Rights London, Maternity Leave cover August 2016-September 2017)

## **Volunteers:**

Rita Brayshaw  
Lauri Shaw

## **Registered office:**

13 Malden Road, London, NW5 3HS

Camden Federation of Private Tenants is registered under the Co-operative and Community Benefit Societies Act 2014 as the Camden Federation for Private Tenants, registration number 25086R (England & Wales).

Accountants: Simpson Wreford & Co, Wellesley House, Duke of Wellington Avenue, Royal Arsenal, London SE18 6SS.



Thanks to our core funder Camden Council for its ongoing financial support

Thanks to both Trust for London and Nationwide Foundation for funding the Renters' Rights London (RRL) project.



## ***Chair's Report 2018***

In a time of great uncertainty nationally, we are thrilled that Georgia Gould, the leader of Camden Council, is taking private tenants issues so seriously here in Camden. We look forward to continuing to work in partnership with our campaigning council to bring about the positive changes the private rented sector so desperately needs, most of which have to come from central government. We're also proud that Camden leads the way in tackling "rogue landlords", and we will continue to support the Council to improve the lives of private tenants through a range of approaches as a model for all other London boroughs.

We also continue to help and empower tenants on a daily basis to resolve their own housing problems. The most common issues that people come to us with are the affordability of their rent and the behaviour of their landlord/agent. We have seen that these issues in Camden are the same as those faced by tenants in other boroughs, which is why we think it is so important that CFPT continues to host our Renters' Rights London (RRL) project.

RRL was briefly put on hold while we searched for more funding to keep it going and is now working to improve what five London local authorities does to help their private tenants. The project has engaged with three local authorities so far and has also supported a range of renters in a number of different boroughs. We are really excited about the opportunities this work brings for private tenants across the city and are very grateful to the Nationwide Foundation for their financial support.

Camden Housing Association Residents Group, that we set up and have run since 2016, continues to go from strength to strength. It came about in response to a recommendation made by Camden Council's Housing Scrutiny Committee, and is as far as we are aware the only such borough-wide group in the whole of London. It actively engages with individual housing associations on a variety of issues, and at the same time raising awareness of the fundamental issue of accountability and residents being listened to by their landlords. These are more important than ever following the recent Grenfell Tower fire tragedy in 2017. Given the importance of this work, we are looking to increase the capacity and reach of the project, and we are actively seeking to identify more funding for it going forward.

We are also very pleased that we have been able to obtain additional funding from both Camden Council and the Nationwide Foundation to employ an external consultant to produce a business plan for us, which provides us with a timely opportunity to look at every aspect of the organisation and the work we do, not only to identify the risks we face but also the opportunities that we need to grasp if CFPT is to thrive rather than just survive in an increasingly challenging financial environment.

The voice of private tenants in Camden and across London is stronger when we speak for more people, so we hope you will help us to get our message out there and encourage your friends, family and neighbours to join us or alternatively get involved with Camden Housing Association Residents Group, or if they live in another borough, our Renters' Rights London project, as we continue working towards a housing system that works for everyone.

Zoe Seager



## ***Treasurer's Report 2018***

I am pleased to be able to report on another good year for CFPT.

This year we have chosen to go for an “accountant’s report”, rather than fully audited accounts, as the latter involve a disproportionate and expensive level of oversight. We have, though, engaged the same firm of chartered accountants as in previous years, and the resulting report is essentially identical in layout to the audited accounts we are familiar with.

As in previous years, the accounts show the income and expenditure split into two funds, the ‘General Fund’ covering CFPT’s core work and the ‘Restricted Fund’ covering the Renters’ Rights London project.

During the year 2017-2018, the ‘General Fund’ ended with a deficit of nearly £2,000. The two problems were that the Renters’ Rights London only ran for the first half of the year, meaning that for the second half all the office overheads costs – which have been increasing in any case – had to be borne by the core of the organization.

The Renters’ Rights London project ran up a deficit of £5,725 during the year; this was the result of the planned extension of the project for two month beyond its official end date (in July) in order (a) to build on and secure its achievements up till then and (b) use up the underspend which had built up over the three years the project had been funded for. You will see that the deficit for the year was almost entirely covered by the Renters Rights London reserves of £5,579 shown in the balance sheet for 2017.

The great bulk of our funding continues to come from London Borough of Camden, specifically the Housing and Adult Social Care Department. The stability and reliability of the Council’s support has been crucial not just in enabling CFPT to keep going over recent years, but also to expand. We are currently still benefitting from a two year funding arrangement, which will take us through to the end of September 2019.

The Balance Sheet shows overall reserves of £8,161. This figure includes two designated reserve funds instituted by the Management Committee eight years ago. These are (i) a redundancy fund, currently standing at £3,987, and (ii) a premises fund, currently standing at £5,243. We will need to ensure these funds are topped up in order to cover the organisation’s potential future liabilities.

On behalf of the Management Committee, I would like to thank once again our main funders, the London Borough of Camden and the Trust for London, for their continuing support of the organisation.

Vic Seedman (acting Treasurer)

Copies of the full certified accounts are available on request from the staff.

# Camden Federation of Private Tenants

Balance Sheet at 31 March 2018

	2018		2017	
	£	£	£	£
<b>Current assets</b>				
Debtors	928		3,430	
Cash at bank and in hand	9,920		25,963	
Creditors:				
- amounts falling due within one year	-2,687		-13,752	
<b>Total assets less current liabilities</b>		<b>8,161</b>		<b>15,641</b>
<b>Capital and reserves</b>				
Called up share capital		371		373
Designed Funds		9,230		9,230
Renters Right London fund		-146		5,579
Income and expenditure reserve		-1,294		459
<b>Total funds</b>		<b>8,161</b>		<b>15,641</b>

Income and Expenditure Account for the year ended 31 March 2018

	General Fund	Restricted Grant	Total 2018	Total 2017
	£	£	£	£
	CFPT	Renters' Rights London		
<b>Income</b>				
- Grant: London Borough of Camden	53,438	0	53,348	54,230
- Grant: Trust for London	0	8,000	8,000	23,667
- Donations & other income	2,897	1,111	1,111	8,266
<b>Total Income</b>	<b>56,245</b>	<b>9,111</b>	<b>65,356</b>	<b>86,163</b>
<b>Expenditure</b>				
- Salaries	38,301	9,411	47,712	55,310
- Staff training and recruitment costs	75	0	75	835
- Rent & services	8,530	1,982	10,512	11,385
- Management charges & overheads	0	1,288	1,288	3,080
- Insurance	2,009	0	2,009	1,467
- Repairs & maintenance	1,650	0	1,650	1,954
- Stationery & printing	1,970	281	2,251	3,829
- Projects & events	634	1,099	1,733	1,505
- Telephone	2,208	0	2,208	1,959
- Equipment & IT costs	185	0	185	639
- Website costs	0	356	356	0
- Travelling expenses	167	215	382	485
- Accountancy & payroll	274	0	274	389
- Audit	1,680	0	1,680	1,680
- Volunteers and sundry expenses	73	204	277	282
- Subscriptions	242	0	242	265
<b>Total expenditure</b>	<b>57,998</b>	<b>14,836</b>	<b>72,834</b>	<b>85,064</b>
<b>Income less expenditure</b>	<b>-1,753</b>	<b>-5,725</b>	<b>-7,478</b>	<b>1,099</b>

Approved by the Management Committee on the 14th August 2018 and to be signed on its behalf by Zoe Seager and Rita Legros. This summary has been extracted from the full accounts, copies of which are available from CFPT's offices.

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Funded by Camden Council