

HARCOURT ALMSHOUSE CHARITY

England & Wales · Charity number 1055157

Details

Status Registered

Legal form Other

Registered 1996-05-04

Register [View on the Charity Commission register](#)

Contact

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Activities

Objects: FOR THE BENEFIT OF THE RESIDENTS OF THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: Provision and administration of Almshouses for the elderly in need in the Town of Masham in the County of North Yorkshire

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£29,705	£33,790	-	-
2024-12-31	£28,842	£23,899	-	-
2023-12-31	£28,643	£32,782	-	-
2022-12-31	£28,377	£29,283	-	-
2021-12-31	£27,667	£37,075	-	-
2020-12-31	£28,115	£26,936	-	-

Trustees

Name	Role	Appointed
Rev Jane Ball	Chair	2023-12-06
CHRISTINE JOYCE GREENSIT		2013-08-05
DAVID JOHN FRANCIS BROADLEY		2021-04-19
Dame Elizabeth Susan Cunliffe-Lister DCVO		2024-03-06
SARAH WEBSTER		2019-03-31
SHAUN BLADES		2011-05-27
SHIRLEY MARGARET BROADLEY		2026-03-17

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements

for the Year Ended 31 December 2025

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements of the association for the year ended 31 December 2025.

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

Rev Jane Ball

Mr Shaun Blades

Miss Christine Greensit

Mrs Sarah Webster

Mr David Broadley

Mrs (Elizabeth) Susan Cunliffe-Lister

Review of the business:

This year Trustees have continued with a programme of planned maintenance based on the recommendations from our previous Quinquennial survey in 2021. The next Quinquennial review is due in 2026. The Trustees consider that the cash flow position of the charity is good.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid-Victorian era. Trustees are aware of the political uncertainty over policies relating to rental properties and net zero requirements.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling five years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. Trustees decided to increase the Charge by 5% in May 2025 and to be reviewed every two years. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

The Harcourt Almshouse Charities

Board Report (continued)

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £6,813 in repairs and £10,125 on property improvements this year. As a result the bank balances have decreased by £1,040, but the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The surplus / (deficit) for the year was £3,729 (2024: surplus £8,708) and the reserves of the Charity at 31 December 2025 were £252,192 (2024: £248,463).

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.


The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- select judgements and estimates that are reasonable and prudent;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

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

The annual report was approved by the board of the association on 17 March 2026 and signed on its behalf by:



Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2025, which comprise the Statement of Comprehensive Income, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2025 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 2), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- confirmation of the existence of the almshouse properties held;
- evaluating the appropriateness and consistency of the depreciation policies applied;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.



.....
Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date: 17 March 2026

The Harcourt Almshouse Charities


Statement of Comprehensive Income for the Year Ended 31 December 2025 (Including Income and Expenditure Account)

	Note	2025 £	2024 £
Turnover	2	29,705	28,842
Administrative expenditure	2	<u>(33,790)</u>	<u>(23,899)</u>
Operating surplus/(deficit)		(4,085)	4,943
Income from fixed asset investments		2,013	1,867
Interest receivable and similar income		580	661
Movements in fair value of financial instruments		5,221	1,237
Surplus/(deficit) for the year		<u>3,729</u>	<u>8,708</u>
Total comprehensive income for the year		<u>3,729</u>	<u>8,708</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 17 March 2026 and signed on their behalf by:


.....
Trustee


.....
Trustee

The Harcourt Almshouse Charities

Balance Sheet as at 31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	5	300,682	305,970
Investments	7	<u>51,270</u>	<u>45,184</u>
		351,952	351,154
Current assets			
Debtors	8	2,609	2,132
Cash at bank and in hand		<u>45,702</u>	<u>46,742</u>
		48,311	48,874
Creditors: Amounts falling due within one year	9	<u>(5,474)</u>	<u>(5,384)</u>
Net current assets		<u>42,837</u>	<u>43,490</u>
Total assets less current liabilities		394,789	394,644
Creditors: Amounts falling due after more than one year	10	<u>(142,597)</u>	<u>(146,181)</u>
Net assets		<u><u>252,192</u></u>	<u><u>248,463</u></u>
Reserves			
Income and expenditure reserve		225,949	227,441
Unrestricted revaluation reserve		<u>26,243</u>	<u>21,022</u>
Total Reserves		<u><u>252,192</u></u>	<u><u>248,463</u></u>

The financial statements were approved by the board and authorised for issue on 17 March 2026 and signed on their behalf by:

Joe Ball
Trustee

Michael
Trustee

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2025

Reconciliation of net movement in funds to net cash flow from operating activities

	2025	2024
	£	£
Net income	3,729	8,708
Investment income	(2,593)	(2,528)
Depreciation	11,521	11,257
(Profit)/loss on revaluation of fixed asset investments	(5,221)	(1,237)
(Increase)/decrease in debtors	(477)	155
Decrease in creditors	(3,494)	(3,464)
(Profit)/loss on disposal of tangible fixed assets	<u>3,892</u>	<u>-</u>
Net cash inflow	<u><u>7,357</u></u>	<u><u>12,891</u></u>

Cash flow statement

	2025	2024
	£	£
Net cash inflow from operating activities	<u>7,357</u>	<u>12,891</u>
Returns on investments and servicing of finance		
Interest on cash deposits	580	661
Income from listed investments	2,013	1,867
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(10,125)	-
Purchase of investments	<u>(865)</u>	<u>(1,008)</u>
	<u>(10,990)</u>	<u>(1,008)</u>
(Decrease)/increase in cash in the year	<u><u>(1,040)</u></u>	<u><u>14,411</u></u>
Reconciliation of net cash flow to movement in net funds		
(Decrease)/increase in cash	(1,040)	14,411
Net funds at 1 January 2025	<u>46,742</u>	<u>32,331</u>
Net funds at 31 December 2025	<u><u>45,702</u></u>	<u><u>46,742</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2025

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2024	227,441	21,022	248,463
Surplus/(deficit) for the year	(1,492)	-	(1,492)
Revaluation of investments	-	5,221	5,221
Total comprehensive income	<u>(1,492)</u>	<u>5,221</u>	<u>3,729</u>
At 31 December 2025	<u>225,949</u>	<u>26,243</u>	<u>252,192</u>

The notes on pages 10 to 15 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2025 £	2024 £
Turnover		
Service charges receivable	25,550	25,258
Appeals and donations	571	-
Amortised government grants	<u>3,584</u>	<u>3,584</u>
Turnover from social housing lettings	29,705	28,842
Administrative expenditure		
Management	(6,112)	(4,950)
Service charge costs	(2,103)	(1,944)
Routine maintenance	(6,813)	(3,020)
Depreciation of housing properties	(11,521)	(11,257)
Other costs	<u>(7,241)</u>	<u>(2,728)</u>
	<u>(33,790)</u>	<u>(23,899)</u>
Operating surplus on social housing lettings	<u>(4,085)</u>	<u>4,943</u>
Void losses	<u>550</u>	<u>-</u>

3 Surplus on ordinary activities is stated after charging/(crediting):

	2025 £	2024 £
Audit fees		
Audit of the financial statements	850	800
Accountancy fees	725	700
Depreciation of freehold property	10,866	10,602
Depreciation of fixtures and fittings	655	655
Amortisation of government grants	<u>(3,584)</u>	<u>(3,584)</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

4 Accommodation owned and in management

	Number of units at 1 January 2025	Number of units at 31 December 2025
Housing accommodation	8	8
	8	8
	8	8

5 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2025	408,787	14,149	422,936
Additions	10,125	-	10,125
Disposals	(4,863)	-	(4,863)
	414,049	14,149	428,198
At 31 December 2025	414,049	14,149	428,198
Depreciation			
At 1 January 2025	104,781	12,185	116,966
Charge for the year	10,866	655	11,521
Eliminated on disposals	(971)	-	(971)
	114,676	12,840	127,516
At 31 December 2025	114,676	12,840	127,516
Net book value			
At 31 December 2025	299,373	1,309	300,682
At 31 December 2024	304,006	1,964	305,970

6 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

7 Fixed asset investments

	2025 £	2024 £
Other investments	<u>51,270</u>	<u>45,184</u>
Other investments		
	Listed investments £	Total £
Valuation		
At 1 January 2025	45,184	45,184
Revaluation	5,221	5,221
Additions	<u>865</u>	<u>865</u>
At 31 December 2025	<u>51,270</u>	<u>51,270</u>
Carrying amount		
At 31 December 2025	<u>51,270</u>	<u>51,270</u>
At 31 December 2024	<u>45,184</u>	<u>45,184</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £27,780 (2024: £26,915).

8 Debtors

	2025 £	2024 £
Prepayments	<u>2,609</u>	<u>2,132</u>

9 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	1,890	1,800
Grants	<u>3,584</u>	<u>3,584</u>
	<u>5,474</u>	<u>5,384</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

10 Creditors: amounts falling due after one year

	2025 £	2024 £
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>132,597</u>	<u>136,181</u>
	<u>142,597</u>	<u>146,181</u>

Social Housing Grants totalling £179,189 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable two years (24 months) after the property ceases to be let to the Council's partner Housing Association for use as affordable rented housing.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements

for the Year Ended 31 December 2024

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements of the association for the year ended 31 December 2024.

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

Rev Jane Ball
Mr Shaun Blades
Miss Christine Greensit
Mrs Sarah Webster
Mr David Broadley
Mrs (Elizabeth) Susan Cunliffe-Lister (appointed March 2024)
Mr Douglas Marr (resigned January 2024)

Review of the business:

This year Trustees have continued with a programme of planned maintenance based on the recommendations from our previous Quinquennial survey. This work has proceeded well and will continue throughout the next financial year. The Trustees consider that the cash flow position of the charity is good.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid-Victorian era.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling five years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

The Harcourt Almshouse Charities

Board Report (continued)

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £3,020 in repairs this year. The bank balances have increased by £14,411, and the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The surplus / (deficit) for the year was £8,708 (2023: deficit (£1,350)) and the reserves of the Charity at 31 December 2024 were £248,463 (2023: £239,755).

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

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

The annual report was approved by the board of the association on 17 June 2025 and signed on its behalf by:

.....

Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2024, which comprise the Statement of Comprehensive Income, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2024 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 2), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- confirmation of the existence of the almshouse properties held;
- evaluating the appropriateness and consistency of the depreciation policies applied;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.



Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

17 June 2025

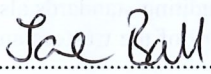
The Harcourt Almshouse Charities

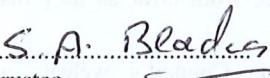
Statement of Comprehensive Income for the Year Ended 31 December 2024 (Including Income and Expenditure Account)

	Note	2024 £	2023 £
Turnover	2	28,842	28,643
Administrative expenditure	2	<u>(23,899)</u>	<u>(32,782)</u>
Operating surplus/(deficit)		4,943	(4,139)
Income from fixed asset investments		1,867	1,745
Interest receivable and similar income		661	542
Movements in fair value of financial instruments		1,237	502
Surplus/(deficit) for the year		<u>8,708</u>	<u>(1,350)</u>
Total comprehensive income for the year		<u><u>8,708</u></u>	<u><u>(1,350)</u></u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 17 June 2025 and signed on their behalf by:


.....
Trustee

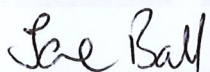

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Trustee

The Harcourt Almshouse Charities

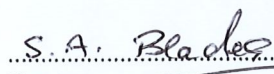
Balance Sheet as at 31 December 2024

		2024	2023
	Note	£	£
Fixed assets			
Tangible assets	5	305,970	317,227
Investments	7	<u>45,184</u>	<u>42,939</u>
		351,154	360,166
Current assets			
Debtors	8	2,132	2,287
Cash at bank and in hand		<u>46,742</u>	<u>32,331</u>
		48,874	34,618
Creditors: Amounts falling due within one year	9	<u>(5,384)</u>	<u>(5,264)</u>
Net current assets		<u>43,490</u>	<u>29,354</u>
Total assets less current liabilities		394,644	389,520
Creditors: Amounts falling due after more than one year	10	<u>(146,181)</u>	<u>(149,765)</u>
Net assets		<u>248,463</u>	<u>239,755</u>
Reserves			
Income and expenditure reserve		227,441	219,970
Unrestricted revaluation reserve		<u>21,022</u>	<u>19,785</u>
Total Reserves		<u>248,463</u>	<u>239,755</u>

The financial statements were approved by the board and authorised for issue on 17 June 2025 and signed on their behalf by:



 Trustee



 Trustee

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2024

Reconciliation of net movement in funds to net cash flow from operating activities

	2024	2023
	£	£
Net income/(expenditure)	8,708	(1,350)
Investment income	(2,528)	(2,287)
Depreciation	11,257	11,257
(Profit) /loss on revaluation of fixed asset investments	(1,237)	(502)
Decrease/(increase) in debtors	155	(244)
Decrease in creditors	(3,464)	(3,464)
Net cash inflow	12,891	3,410

Cash flow statement

	2024	2023
	£	£
Net cash inflow from operating activities	12,891	3,410
Returns on investments and servicing of finance		
Interest on cash deposits	661	542
Income from listed investments	1,867	1,745
Capital expenditure and financial investment		
Purchase of investments	(1,008)	(939)
Increase in cash in the year	14,411	4,758
Reconciliation of net cash flow to movement in net funds		
Increase in cash	14,411	4,758
Net funds at 1 January 2024	32,331	27,573
Net funds at 31 December 2024	46,742	32,331

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2024

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2023	219,970	19,785	239,755
Surplus/(deficit) for the year	7,471	-	7,471
Revaluation of investments	-	1,237	1,237
Total comprehensive income	<u>7,471</u>	<u>1,237</u>	<u>8,708</u>
At 31 December 2024	<u><u>227,441</u></u>	<u><u>21,022</u></u>	<u><u>248,463</u></u>

The notes on pages 10 to 15 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2024 £	2023 £
Turnover		
Service charges receivable	25,258	25,059
Amortised government grants	3,584	3,584
Turnover from social housing lettings	28,842	28,643
Administrative expenditure		
Management	(4,950)	(4,730)
Service charge costs	(1,944)	(1,761)
Routine maintenance	(3,020)	(11,356)
Depreciation of housing properties	(11,257)	(11,257)
Other costs	(2,728)	(3,678)
	(23,899)	(32,782)
Operating surplus on social housing lettings	4,943	(4,139)
Void losses	-	199

3 Surplus on ordinary activities is stated after charging/(crediting):

	2024 £	2023 £
Audit fees		
Audit of the financial statements	800	750
Accountancy fees	700	650
Depreciation of freehold property	10,602	10,602
Depreciation of fixtures and fittings	655	655
Amortisation of government grants	(3,584)	(3,584)

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

4 Accommodation owned and in management

	Number of units at 1 January 2024	Number of units at 31 December 2024
Housing accommodation	8	8
	8	8
	8	8

5 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2024	408,787	14,149	422,936
At 31 December 2024	408,787	14,149	422,936
Depreciation			
At 1 January 2024	94,179	11,530	105,709
Charge for the year	10,602	655	11,257
At 31 December 2024	104,781	12,185	116,966
Net book value			
At 31 December 2024	304,006	1,964	305,970
At 31 December 2023	314,608	2,619	317,227

6 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

7 Fixed asset investments

	2024 £	2023 £
Other investments	<u>45,184</u>	<u>42,939</u>
Other investments		
	Listed investments £	Total £
Valuation		
At 1 January 2024	42,939	42,939
Revaluation	1,237	1,237
Additions	<u>1,008</u>	<u>1,008</u>
At 31 December 2024	<u>45,184</u>	<u>45,184</u>
Carrying amount		
At 31 December 2024	<u>45,184</u>	<u>45,184</u>
At 31 December 2023	<u>42,939</u>	<u>42,939</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £26,915 (2023: £25,907).

8 Debtors

	2024 £	2023 £
Prepayments	<u>2,132</u>	<u>2,287</u>

9 Creditors: amounts falling due within one year

	2024 £	2023 £
Accruals	1,800	1,680
Grants	<u>3,584</u>	<u>3,584</u>
	<u>5,384</u>	<u>5,264</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

10 Creditors: amounts falling due after one year

	2024	2023
	£	£
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>136,181</u>	<u>139,765</u>
	<u>146,181</u>	<u>149,765</u>

Social Housing Grants totalling £179,189 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable two years (24 months) after the property ceases to be let to the Council's partner Housing Association for use as affordable rented housing.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulative effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements
for the Year Ended 31 December 2023

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements of the association for the year ended 31 December 2023.

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

Mr Shaun Blades

Miss Christine Greensit

Mr Douglas Marr

Mrs Sarah Webster

Mr David Broadley

Rev Jane Ball (appointed December 2023)

Review of the business:

Following on from a number of internal property refurbishments, Trustees have now commenced a programme of maintenance works recommended in our most recent Quinquennial survey. The Trustees consider that the general cash flow position of the charity remains strong.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid-Victorian era.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling five years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

The Harcourt Almshouse Charities

Board Report (continued)

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £11,356 (2022: £9,578) on routine maintenance this year. The bank balances have increased by £4,758, and the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The deficit for the year was £1,350 (2022: deficit £728) and the reserves of the Charity at 31 December 2023 were £239,755 (2022: £241,105).

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

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

The annual report was approved by the board of the association on 25.5.24 and signed on its behalf by:

Joe Ball

Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2023, which comprise the Statement of Comprehensive Income, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2023 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 2), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- confirmation of the existence of the almshouse properties held;
- evaluating the appropriateness and consistency of the depreciation policies applied;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

.....
Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date: **25/05/2024**
.....

The Harcourt Almshouse Charities

**Statement of Comprehensive Income for the Year Ended 31 December 2023
(Including Income and Expenditure Account)**

	Note	2023 £	2022 £
Turnover	2	28,643	28,377
Administrative expenditure	2	<u>(32,782)</u>	<u>(29,283)</u>
Operating surplus/(deficit)		(4,139)	(906)
Income from fixed asset investments		1,745	1,600
Interest receivable and similar income		542	120
Movements in fair value of financial instruments		502	(1,542)
Surplus/(deficit) for the year		<u>(1,350)</u>	<u>(728)</u>
Total comprehensive income for the year		<u><u>(1,350)</u></u>	<u><u>(728)</u></u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 25.5.24 and signed on their behalf by:

Joe Ball
Trustee

C. H. Peers
Trustee

The Harcourt Almshouse Charities

Balance Sheet as at 31 December 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	5	317,227	328,484
Investments	7	<u>42,939</u>	<u>41,498</u>
		<u>360,166</u>	<u>369,982</u>
Current assets			
Debtors	8	2,287	2,043
Cash at bank and in hand		<u>32,331</u>	<u>27,573</u>
		34,618	29,616
Creditors: Amounts falling due within one year	9	<u>(5,264)</u>	<u>(5,144)</u>
Net current assets		<u>29,354</u>	<u>24,472</u>
Total assets less current liabilities		389,520	394,454
Creditors: Amounts falling due after more than one year	10	<u>(149,765)</u>	<u>(153,349)</u>
Net assets		<u>239,755</u>	<u>241,105</u>
Reserves			
Income and expenditure reserve		219,970	221,822
Unrestricted revaluation reserve		<u>19,785</u>	<u>19,283</u>
Total Reserves		<u>239,755</u>	<u>241,105</u>

The financial statements were approved by the board and authorised for issue on 25.5.24 and signed on their behalf by:

Joe Ball
Trustee

C. Ernest
Trustee

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2023

Reconciliation of net movement in funds to net cash flow from operating activities	2023	2022
	£	£
Net expenditure	(1,350)	(728)
Investment income	(2,287)	(1,720)
Depreciation	11,257	11,437
(Profit) /loss on revaluation of fixed asset investments	(502)	1,542
Increase in debtors	(244)	(277)
Decrease in creditors	<u>(3,464)</u>	<u>(3,344)</u>
Net cash inflow	<u><u>3,410</u></u>	<u><u>6,910</u></u>
 Cash flow statement		
	2023	2022
	£	£
Net cash inflow from operating activities	3,410	6,910
Returns on investments and servicing of finance		
Interest on cash deposits	542	120
Income from listed investments	1,745	1,600
Capital expenditure and financial investment		
Purchase of investments	<u>(939)</u>	<u>(858)</u>
Increase in cash in the year	<u><u>4,758</u></u>	<u><u>7,772</u></u>
Reconciliation of net cash flow to movement in net funds		
Increase in cash	4,758	7,772
Net funds at 1 January 2023	<u>27,573</u>	<u>19,801</u>
Net funds at 31 December 2023	<u><u>32,331</u></u>	<u><u>27,573</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2023

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2022	221,822	19,283	241,105
Surplus/(deficit) for the year	(1,852)	-	(1,852)
Revaluation of investments	-	502	502
Total comprehensive income	<u>(1,852)</u>	<u>502</u>	<u>(1,350)</u>
At 31 December 2023	<u>219,970</u>	<u>19,785</u>	<u>239,755</u>

The notes on pages 10 to 14 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2023

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2023 £	2022 £
Turnover		
Service charges receivable	25,059	24,793
Amortised government grants	3,584	3,584
	28,643	28,377
Turnover from social housing lettings		
Administrative expenditure		
Management	(4,730)	(4,141)
Service charge costs	(1,761)	(1,806)
Routine maintenance	(11,356)	(9,578)
Depreciation of housing properties	(11,257)	(11,437)
Other costs	(3,678)	(2,321)
	(32,782)	(29,283)
Operating surplus on social housing lettings	(4,139)	(906)
Void losses	199	465

3 Surplus on ordinary activities is stated after charging/(crediting):

	2023 £	2022 £
Audit fees		
Audit of the financial statements	750	775
Accountancy fees	650	625
Depreciation of freehold property	10,602	10,602
Depreciation of fixtures and fittings	655	835
Amortisation of government grants	(3,584)	(3,584)

4 Accommodation owned and in management

	Number of units at 1 January 2023	Number of units at 31 December 2023
Housing accommodation	8	8
	8	8

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

5 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2023	408,787	14,149	422,936
At 31 December 2023	408,787	14,149	422,936
Depreciation			
At 1 January 2023	83,577	10,875	94,452
Charge for the year	10,602	655	11,257
At 31 December 2023	94,179	11,530	105,709
Net book value			
At 31 December 2023	314,608	2,619	317,227
At 31 December 2022	325,210	3,274	328,484

6 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

7 Fixed asset investments

	2023 £	2022 £
Other investments	42,939	41,498

Other investments

	Listed investments £	Total £
Valuation		
At 1 January 2023	41,498	41,498
Revaluation	502	502
Additions	939	939
At 31 December 2023	42,939	42,939
Carrying amount		
At 31 December 2023	42,939	42,939
At 31 December 2022	41,498	41,498

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £25,907 (2022: £24,968).

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

8 Debtors

	2023 £	2022 £
Prepayments	<u>2,287</u>	<u>2,043</u>

9 Creditors: amounts falling due within one year

	2023 £	2022 £
Accruals	1,680	1,560
Grants	<u>3,584</u>	<u>3,584</u>
	<u>5,264</u>	<u>5,144</u>

10 Creditors: amounts falling due after one year

	2023 £	2022 £
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>139,765</u>	<u>143,349</u>
	<u>149,765</u>	<u>153,349</u>

Social Housing Grants totalling £179,189 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable two years (24 months) after the property ceases to be let to the Council's partner Housing Association for use as affordable rented housing.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements
for the Year Ended 31 December 2022

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements and auditors' report of the association for the year ended 31 December 2022.

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

Mr Shaun Blades
Miss Christine Greensit
Mr Douglas Marr
Mrs Sarah Webster
Mr David Broadley

Review of the business:

The Trustees have continued to make improvements to the properties as opportunities have arisen. Refurbishment was carried out on one Almshouse. The Trustees consider that the general cash flow position of the Charity remains strong.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid- Victorian era.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling five years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

The Harcourt Almshouse Charities

Board Report (continued)

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £9,578 in repairs this year. The bank balances have increased by £7,772, and the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The deficit for the year was £728 (2021: deficit £4,675) and the reserves of the Charity at 31 December 2022 were £241,105 (2021: £241,833).

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.


The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

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

The annual report was approved by the board of the association on 24 May 2023 and signed on its behalf by:


Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2022, which comprise the Statement of Comprehensive Income, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2022 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 2), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities (continued)

We then performed audit procedures after consideration of the above risks which included the following:

- confirmation of the existence of the almshouse properties held;
- evaluating the appropriateness and consistency of the depreciation policies applied;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

.....
Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

24 May 2023

The Harcourt Almshouse Charities

**Statement of Comprehensive Income for the Year Ended 31 December 2022
(Including Income and Expenditure Account)**

	Note	2022 £	2021 £
Turnover	2	28,377	27,667
Administrative expenditure	2	<u>(29,283)</u>	<u>(37,075)</u>
Operating surplus/(deficit)		(906)	(9,408)
Income from fixed asset investments		1,600	1,412
Interest receivable and similar income		120	3
Movements in fair value of financial instruments		<u>(1,542)</u>	<u>3,318</u>
Surplus/(deficit) for the year		<u>(728)</u>	<u>(4,675)</u>
Total comprehensive income for the year		<u><u>(728)</u></u>	<u><u>(4,675)</u></u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 24 May 2023 and signed on their behalf by:

S. A. Blades
Trustee

C. J. Wensif
Trustee

The Harcourt Almshouse Charities
Balance Sheet as at 31 December 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	5	328,484	339,921
Investments	7	41,498	42,182
		<u>369,982</u>	<u>382,103</u>
Current assets			
Debtors	8	2,043	1,766
Cash at bank and in hand		27,573	19,801
		29,616	21,567
Creditors: Amounts falling due within one year	9	<u>(5,144)</u>	<u>(4,904)</u>
Net current assets		<u>24,472</u>	<u>16,663</u>
Total assets less current liabilities		394,454	398,766
Creditors: Amounts falling due after more than one year	10	<u>(153,349)</u>	<u>(156,933)</u>
Net assets		<u>241,105</u>	<u>241,833</u>
Reserves			
Income and expenditure reserve		221,822	221,008
Unrestricted revaluation reserve		19,283	20,825
Total Reserves		<u>241,105</u>	<u>241,833</u>

The financial statements were approved by the board and authorised for issue on 24 May 2023 and signed on their behalf by:

S. A. Blade
Trustee

C. J. P. H. S. I. T.
Trustee

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2022

Reconciliation of net movement in funds to net cash flow from operating activities

	2022	2021
	£	£
Net expenditure	(728)	(4,675)
Investment income	(1,720)	(1,415)
Depreciation	11,437	11,438
(Profit) /loss on revaluation of fixed asset investments	1,542	(3,318)
Increase in debtors	(277)	(100)
Decrease in creditors	<u>(3,344)</u>	<u>(3,524)</u>
Net cash inflow/(outflow)	<u><u>6,910</u></u>	<u><u>(1,594)</u></u>

Cash flow statement

	2022	2021
	£	£
Net cash inflow/(outflow) from operating activities	<u>6,910</u>	<u>(1,594)</u>
Returns on investments and servicing of finance		
Interest received	<u>1,720</u>	<u>1,415</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	-	(10,692)
Purchase of investments	<u>(858)</u>	<u>(712)</u>
	<u>(858)</u>	<u>(11,404)</u>
Increase/(decrease) in cash in the year	<u><u>7,772</u></u>	<u><u>(11,583)</u></u>
Reconciliation of net cash flow to movement in net funds		
Increase/(decrease) in cash	7,772	(11,583)
Net funds at 1 January 2022	<u>19,801</u>	<u>31,384</u>
Net funds at 31 December 2022	<u><u>27,573</u></u>	<u><u>19,801</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2022

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2022	221,008	20,825	241,833
Surplus/(deficit) for the year	874	-	874
Revaluation of tangible fixed assets	-	(1,542)	(1,542)
Total comprehensive income	<u>874</u>	<u>(1,542)</u>	<u>(668)</u>
At 31 December 2022	<u><u>221,882</u></u>	<u><u>19,283</u></u>	<u><u>241,165</u></u>

The notes on pages 10 to 14 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2022

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2022 £	2021 £
Turnover		
Service charges receivable	24,793	24,083
Amortised government grants	3,584	3,584
	28,377	27,667
Turnover from social housing lettings		
Administrative expenditure		
Management	(4,141)	(4,289)
Service charge costs	(1,806)	(1,902)
Routine maintenance	(9,578)	(17,511)
Depreciation of housing properties	(11,437)	(11,438)
Other costs	(2,321)	(1,935)
	(29,283)	(37,075)
Operating surplus on social housing lettings	(906)	(9,408)
Void losses	465	-

3 Surplus on ordinary activities is stated after charging/(crediting):

	2022 £	2021 £
Audit fees		
Audit of the financial statements	775	575
Accountancy fees	625	525
Depreciation of freehold property	10,602	10,603
Depreciation of fixtures and fittings	835	835
Amortisation of government grants	(3,584)	(3,584)

4 Accommodation owned and in management

	Number of units at 1 January 2022	Number of units at 31 December 2022
Housing accommodation	8	8
	8	8

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

5 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2022	408,787	14,149	422,936
At 31 December 2022	<u>408,787</u>	<u>14,149</u>	<u>422,936</u>
Depreciation			
At 1 January 2022	72,975	10,040	83,015
Charge for the year	<u>10,602</u>	<u>835</u>	<u>11,437</u>
At 31 December 2022	<u>83,577</u>	<u>10,875</u>	<u>94,452</u>
Net book value			
At 31 December 2022	<u>325,210</u>	<u>3,274</u>	<u>328,484</u>
At 31 December 2021	<u>335,812</u>	<u>4,109</u>	<u>339,921</u>

6 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

7 Fixed asset investments

	2022 £	2021 £
Other investments	<u>41,498</u>	<u>42,182</u>

Other investments

	Listed investments £	Total £
Valuation		
At 1 January 2022	42,182	42,182
Revaluation	(1,542)	(1,542)
Additions	<u>858</u>	<u>858</u>
At 31 December 2022	<u>41,498</u>	<u>41,498</u>
Carrying amount		
At 31 December 2022	<u>41,498</u>	<u>41,498</u>
At 31 December 2021	<u>42,182</u>	<u>42,182</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £24,968 (2021: £24,111).

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

8 Debtors

	2022 £	2021 £
Prepayments	<u>2,043</u>	<u>1,766</u>

9 Creditors: amounts falling due within one year

	2022 £	2021 £
Accruals	1,560	1,320
Grants	<u>3,584</u>	<u>3,584</u>
	<u>5,144</u>	<u>4,904</u>

10 Creditors: amounts falling due after one year

	2022 £	2021 £
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>143,349</u>	<u>146,933</u>
	<u>153,349</u>	<u>156,933</u>

Social Housing Grants totalling £179,189 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable two years (24 months) after the property ceases to be let to the Council's partner Housing Association for use as affordable rented housing.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements
for the Year Ended 31 December 2021

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements and auditors' report of the association for the year ended 31 December 2021.

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

Mr Shaun Blades

Miss Christine Greensit

Mr Douglas Marr

Mrs Sarah Webster

Mr David Broadley (appointed April 2021)

The Reverend David Cleeves (resigned June 2021)

Review of the business:

The Trustees have continued to make improvements to the properties as opportunities have arisen, which this year has included amongst other things, a major internal renovation to one Almshouse and a refurbishment to another. The Trustees consider that the general cash flow position of the Charity remains strong.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid- Victorian era.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling 5 years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

The Harcourt Almshouse Charities

Board Report

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £17,151 in repairs this year. The bank balances have decreased by £11,583, and the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The deficit for the year was £4,675 (2020: deficit £425) and the reserves of the Charity at 31 December 2021 were £241,833 (2020: £246,508).

The Harcourt Almshouse Charities

Board Report

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The annual report was approved by the board of the association on 27.4.22 and signed on its behalf by:

S.A. Blake
Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2021, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2021 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 3), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with trustees and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

We then performed audit procedures after consideration of the above risks which included the following:

- confirmation of the existence of the almshouse properties held;
- evaluating the appropriateness and consistency of the depreciation policies applied;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.

.....*Watson Buckle Limited*.....

Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date:.....*27/04/2022*.....

The Harcourt Almshouse Charities

**Statement of Comprehensive Income for the Year Ended 31 December 2021
(Including Income and Expenditure Account)**

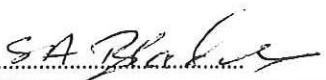
	Note	2021 £	2020 £
Turnover	2	27,667	28,115
Administrative expenditure	2	<u>(37,075)</u>	<u>(26,936)</u>
Operating surplus/(deficit)		(9,408)	1,179
Income from fixed asset investments		1,412	1,572
Interest receivable and similar income		3	51
Movements in fair value of financial instruments		3,318	(3,227)
Surplus/(deficit) for the year		<u>(4,675)</u>	<u>(425)</u>
Total comprehensive income for the year		<u>(4,675)</u>	<u>(425)</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 27/04/22 and signed on their behalf by:


.....

Trustee


.....

Trustee

The notes on pages 11 to 16 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Balance Sheet as at 31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	5	339,921	340,667
Investments	7	<u>42,182</u>	<u>38,152</u>
		<u>382,103</u>	<u>378,819</u>
Current assets			
Debtors	8	1,766	1,666
Cash at bank and in hand		<u>19,801</u>	<u>31,384</u>
		21,567	33,050
Creditors: Amounts falling due within one year	9	<u>(4,904)</u>	<u>(4,844)</u>
Net current assets		<u>16,663</u>	<u>28,206</u>
Total assets less current liabilities		398,766	407,025
Creditors: Amounts falling due after more than one year	10	<u>(156,933)</u>	<u>(160,517)</u>
Net assets		<u>241,833</u>	<u>246,508</u>
Reserves			
Income and expenditure reserve		221,008	229,001
Unrestricted revaluation reserve		<u>20,825</u>	<u>17,507</u>
Total Reserves		<u>241,833</u>	<u>246,508</u>

The financial statements were approved by the board and authorised for issue on 27/4/22 and signed on their behalf by:

S A Blade
Trustee

W. Allen
Trustee

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2021

Reconciliation of net movement in funds to net cash flow from operating activities

	2021	2020
	£	£
Net expenditure	(4,675)	(425)
Investment income	(1,415)	(1,623)
Depreciation	11,438	10,970
(Profit) /loss on revaluation of fixed asset investments	(3,318)	3,227
(Increase)/decrease in debtors	(100)	229
Decrease in creditors	<u>(3,524)</u>	<u>(3,524)</u>
Net cash (outflow)/inflow	<u><u>(1,594)</u></u>	<u><u>8,854</u></u>

Cash flow statement

	2021	2020
	£	£
Net cash (outflow)/inflow from operating activities	<u>(1,594)</u>	<u>8,854</u>
Returns on investments and servicing of finance		
Interest received	<u>1,415</u>	<u>1,623</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(10,692)	(10,656)
Purchase of investments	<u>(712)</u>	<u>(830)</u>
	<u>(11,404)</u>	<u>(11,486)</u>
Decrease in cash in the year	<u><u>(11,583)</u></u>	<u><u>(1,009)</u></u>
Reconciliation of net cash flow to movement in net funds		
Decrease in cash	(11,583)	(1,009)
Net funds at 1 January 2021	<u>31,384</u>	<u>32,393</u>
Net funds at 31 December 2021	<u><u>19,801</u></u>	<u><u>31,384</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2021

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2021	229,001	17,507	246,508
Surplus/(deficit) for the year	(7,993)	-	(7,993)
Revaluation of tangible fixed assets	-	3,318	3,318
Total comprehensive income	<u>(7,993)</u>	<u>3,318</u>	<u>(4,675)</u>
At 31 December 2021	<u>221,008</u>	<u>20,825</u>	<u>241,833</u>

The notes on pages 11 to 16 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2021 £	2020 £
Turnover		
Service charges receivable	24,083	24,531
Amortised government grants	<u>3,584</u>	<u>3,584</u>
Turnover from social housing lettings	27,667	28,115
Administrative expenditure		
Management	(4,289)	(3,542)
Service charge costs	(1,902)	(2,351)
Routine maintenance	(17,511)	(8,296)
Depreciation of housing properties	(11,438)	(10,970)
Other costs	<u>(1,935)</u>	<u>(1,777)</u>
	<u>(37,075)</u>	<u>(26,936)</u>
Operating surplus on social housing lettings	<u>(9,408)</u>	<u>1,179</u>
	<u>-</u>	<u>-</u>

3 Surplus on ordinary activities is stated after charging/(crediting):

	2021 £	2020 £
Audit fees		
Audit of the financial statements	575	550
Accountancy fees	525	500
Depreciation of freehold property	10,603	10,135
Depreciation of fixtures and fittings	835	835
Amortisation of government grants	<u>(3,584)</u>	<u>(3,584)</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

4 Accommodation owned and in management

	Number of units at 1 January 2021	Number of units at 31 December 2021
Housing accommodation	8	8
	8	8
	8	8

5 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2021	398,095	14,149	412,244
Additions	10,692	-	10,692
At 31 December 2021	408,787	14,149	422,936
Depreciation			
At 1 January 2021	62,372	9,205	71,577
Charge for the year	10,603	835	11,438
At 31 December 2021	72,975	10,040	83,015
Net book value			
At 31 December 2021	335,812	4,109	339,921
At 31 December 2020	335,723	4,944	340,667

6 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

7 Fixed asset investments

	2021 £	2020 £
Other investments	42,182	38,152

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

Other investments

	Listed investments £	Total £
Valuation		
At 1 January 2021	38,152	38,152
Revaluation	3,318	3,318
Additions	712	712
At 31 December 2021	42,182	42,182
Carrying amount		
At 31 December 2021	42,182	42,182
At 31 December 2020	38,152	38,152

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £24,111 (2020: £23,398).

8 Debtors

	2021 £	2020 £
Prepayments	1,766	1,666

9 Creditors: amounts falling due within one year

	2021 £	2020 £
Accruals	1,320	1,260
Grants	3,584	3,584
	4,904	4,844

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2021

10 Creditors: amounts falling due after one year

	2021	2020
	£	£
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>146,933</u>	<u>150,517</u>
	<u>156,933</u>	<u>160,517</u>

Social Housing Grants totalling £179,189 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable two years (24 months) after the property ceases to be let to the Council's partner Housing Association for use as affordable rented housing.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.

HARCOURT ALMSHOUSE CHARITY

England & Wales - Charity number 1055157

Accounts

Charity Registration Number: 1055157
Homes and Communities Agency Registration Number: A3996
Almshouse Association Member Number: 1071

The Harcourt Almshouse Charities

Annual Report and Financial Statements
for the Year Ended 31 December 2020

The Harcourt Almshouse Charities

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The Harcourt Almshouse Charities

Registered Social Housing Provider Information

Charity Registration Number	1055157
Home and Communities Agency registration Number	A3996
Almshouse Association Member Number	1071
Governing instrument	The governing instrument is the constitution adopted on 4 September 1989.
Members of the board	The Reverend D Cleeves Miss Christine Greensit Mr Shaun Blades Mrs Sarah Webster Mr Douglas Marr
Managing Agents	Tessa Klemz, Clerk
Registered office	Bridge House 19 Swinton Terrace Masham Ripon North Yorkshire HG4 4HS
Bankers	Barclays Bank plc UK Banking Service Centre Birmingham B1 3PF
Auditors	Watson Buckle Limited Statutory Auditors & Chartered Accountants York House Cottingley Business Park Bradford BD16 1PE

The Harcourt Almshouse Charities

Board Report

The board present the annual report together with the financial statements and auditors' report of the association for the year ended 31 December 2020.

The Harcourt Almshouse Charities

Board Report

Members of the Board of Trustees:

The members of the Board who have served during the year were as follows:

The Reverend David Cleeves

Miss Christine Greensit

Mr Shaun Blades

Mr Douglas Marr

Mrs Sarah Webster

Review of the business:

The Trustees have continued to make improvements to the properties as opportunities have arisen, which this year has included amongst other things, a major internal renovation. The Trustees anticipate a further major internal renovation of a property in the first half of 2021 which is intended to be the last planned major works for some time. The Trustees consider that the general cash flow position of the Charity remains strong.

Objectives and strategies for achieving those objectives:

The Charity aims to provide Almshouse properties for the residents who satisfy the local residential qualifying criteria under the Charity Commission Scheme of Arrangement for the Almshouses Charity dated 9th November 1994. Whenever vacancies arise, these are advertised locally. When making decisions about applicants, the Trustees try to ensure that the accommodation is provided to those in need of the type of accommodation offered by the Charity.

Principal risks and uncertainties:

Modern living standards and expectations of local inhabitants have increased significantly to those applicable when the original Almshouses were built in the mid- Victorian era.

Main trends and factors underlying the development and performance and position of the Harcourt Almshouse Charities:

Despite the principal risks and uncertainties highlighted above, the Board remains satisfied that there is still sufficient need for the facilities provided by Almshouses to ensure that the Charity can continue to develop on a consistent basis for the foreseeable future.

Analysis using financial and non financial key performance indicators:

The Trustees have a rolling 5 years financial plan that is monitored against actual performance of each element of the plan on a regular basis. The financial plan suggests that, after meeting normal operating costs, a continuing upgrading and maintenance scheme of the Almshouse properties is achievable.

Future prospects:

In general terms the Trustees consider that the future prospects of the Charity remain good.

Assessment of how the Harcourt Almshouse Charities are achieving value for money:

The weekly maintenance charge paid by residents has remained consistently below social housing rent guidelines. After meeting normal operating costs there is still a satisfactory margin of funding towards the maintenance and upgrading of the properties.

Assessment of compliance with Government and Financial Viability Standard:

The Trustees consider that the Board has complied with Government and Financial Viability Standards.

Code of Governance:

The Harcourt Almshouse Charities

Board Report

The Trustees govern the Harcourt Almshouse Charities in accordance with the terms and conditions of the Charity Commission Scheme of Arrangement for the Charity dated 9th November 1994. The Trustees meet regularly to determine housing policies, management issues and the allocation of the properties, and those Meetings are properly minuted.

Internal controls:

As far as the Trustees are aware, there are no major risks facing the Charity. The internal controls of the Charity are reviewed and monitored annually.

The Board monitors the Charity's investment portfolio on at least a quarterly basis at each Trustees' Meeting and consider whether any changes are needed. The investments are maintained in funds specifically designated for charities and geared towards providing income whilst incorporating long term growth.

Public benefit statement:

The Trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that their provision of social housing within the local community conforms with this guidance.

Financial review

The Trust has spent £8,007 in repairs this year. The bank balances have decreased by £1,009, and the Trustees feel that the Trust is still in a good position financially.

The Trustees will continue to build up the charity's reserves as and when possible and uses the routine maintenance for renewals and regular maintenance.

The deficit for the year was £425 (2019: surplus £7,433) and the reserves of the Charity at 31 December 2020 were £246,508 (2019: £246,933).

Statement of Boards Responsibilities

The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The Harcourt Almshouse Charities

Board Report

The annual report was approved by the board of the association on 29.4.21 and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'R. Khan', written over a dotted line.

Trustee

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Opinion

We have audited the financial statements of The Harcourt Almshouse Charities (the 'association') for the year ended 31 December 2020, which comprise the Statement of Comprehensive Income, Balance Sheet, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 December 2020 and of its 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The board are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the board report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of board

As explained more fully in the Statement of Responsibilities (set out on page 4), the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board are responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

Use of report

This report is made solely to the association board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and its board as a body, for our audit work, for this report, or for the opinions we have formed.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with directors and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;

The Harcourt Almshouse Charities

Independent Auditor's Report to the Members of The Harcourt Almshouse Charities

- reviewing correspondence with HMRC, and the entity's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.



Watson Buckle Limited
Statutory Auditor & Chartered Accountants
Bradford

Date: 09/11/2021

The Harcourt Almshouse Charities


Statement of Comprehensive Income for the Year Ended 31 December 2020
(Including Income and Expenditure Account)

	Note	2020 £	2019 £
Turnover	2	28,115	27,984
Administrative expenditure	2	<u>(26,936)</u>	<u>(26,773)</u>
Operating surplus/(deficit)		1,179	1,211
Income from fixed asset investments		1,572	1,742
Interest receivable and similar income		51	131
Movements in fair value of financial instruments		<u>(3,227)</u>	<u>4,349</u>
Surplus/(deficit) for the year		<u>(425)</u>	<u>7,433</u>
Total comprehensive income for the year		<u><u>(425)</u></u>	<u><u>7,433</u></u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 29.4.21 and signed on their behalf by:


.....
Trustee

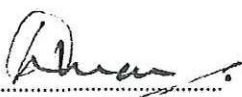

.....
Trustee

The Harcourt Almshouse Charities

Balance Sheet as at 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	6	340,667	340,981
Investments	7	<u>38,152</u>	<u>40,549</u>
		<u>378,819</u>	<u>381,530</u>
Current assets			
Debtors	8	1,666	1,895
Cash at bank and in hand		<u>31,384</u>	<u>32,393</u>
		33,050	34,288
Creditors: Amounts falling due within one year	9	<u>(4,844)</u>	<u>(4,784)</u>
Net current assets		<u>28,206</u>	<u>29,504</u>
Total assets less current liabilities		407,025	411,034
Creditors: Amounts falling due after more than one year	10	<u>(160,517)</u>	<u>(164,101)</u>
Net assets		<u>246,508</u>	<u>246,933</u>
Reserves			
Income and expenditure reserve		229,001	226,199
Unrestricted revaluation reserve		<u>17,507</u>	<u>20,734</u>
Total Reserves		<u>246,508</u>	<u>246,933</u>

The financial statements were approved by the board and authorised for issue on 29.4.21 and signed on their behalf by:


.....
Trustee


.....
Trustee

The notes on pages 14 to 20 form an integral part of these financial statements.

The Harcourt Almshouse Charities

Cash Flow Statement for the Year Ended 31 December 2020

Reconciliation of net movement in funds to net cash flow from operating activities	2020	2019
	£	£
Net (expenditure)/income	(425)	7,433
Investment income	(1,623)	(1,873)
Depreciation	10,970	10,671
(Profit) /loss on revaluation of fixed asset investments	3,227	(4,349)
Decrease/(increase) in debtors	229	(80)
Decrease in creditors	<u>(3,524)</u>	<u>(3,524)</u>
Net cash inflow	<u>8,854</u>	<u>8,278</u>
 Cash flow statement		
	2020	2019
	£	£
Net cash inflow from operating activities	<u>8,854</u>	<u>8,278</u>
Returns on investments and servicing of finance		
Interest received	<u>1,623</u>	<u>1,873</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(10,656)	(18,157)
Purchase of investments	<u>(830)</u>	<u>(1,000)</u>
	<u>(11,486)</u>	<u>(19,157)</u>
Decrease in cash in the year	<u>(1,009)</u>	<u>(9,006)</u>
Reconciliation of net cash flow to movement in net funds		
Decrease in cash	(1,009)	(9,006)
Net funds at 1 January 2020	<u>32,393</u>	<u>41,399</u>
Net funds at 31 December 2020	<u>31,384</u>	<u>32,393</u>

All of the cash flows are derived from continuing operations during the above two periods.

The Harcourt Almshouse Charities

Statement of Changes in Reserves as at 31 December 2020

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 January 2019 (as restated)	226,199	20,734	246,933
Surplus/(deficit) for the year	3,084	-	3,084
Revaluation of tangible fixed assets	-	(3,227)	(3,227)
Total comprehensive income	<u>3,084</u>	<u>(3,227)</u>	<u>(143)</u>
At 31 December 2019	<u>229,283</u>	<u>17,507</u>	<u>246,790</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

1 Accounting policies

General information and statement of compliance

The charity is a registered social housing provider, registered in England and Wales.

Charity Registration Number: 1055157

Homes and Communities Agency Registration Number: A3996

Almshouse Association Member Number: 1071

Basis of preparation and statement of compliance

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The registered social housing provider constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Going concern

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

Turnover

Turnover represents services charges receivable in the year net of service charge losses from voids, and revenue grants from government (local authorities).

The registered social housing provider carries the financial risk on property managed by agents, therefore all the income and expenditure arising from the property is included in the statement of comprehensive income.

Grants

Grants from The Housing Corporation and Harrogate Borough Council are received in respect of The Harcourt Almshouse Charities. These grants are recognised at the fair value of the asset received. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% straight line basis
Fixtures & fittings	10% straight line basis
Roofs	2% straight line basis
Doors and windows	3.33% straight line basis
Kitchens	5% straight line basis
Bathroom	4% straight line basis
Boilers	6.67% straight line basis
Electrical and heating installations	4% straight line basis

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Governance costs

Governance costs include the audit of the financial statements.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

The registered social housing provider only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Social housing turnover and costs

	2020 £	2019 £
Turnover		
Service charges receivable	24,531	24,400
Amortised government grants	<u>3,584</u>	<u>3,584</u>
Turnover from social housing lettings	28,115	27,984
Administrative expenditure		
Management	(3,542)	(3,033)
Service charge costs	(2,351)	(2,235)
Routine maintenance	(8,296)	(9,344)
Depreciation of housing properties	(10,970)	(10,671)
Other costs	<u>(1,777)</u>	<u>(1,490)</u>
	<u>(26,936)</u>	<u>(26,773)</u>
Operating surplus on social housing lettings	<u>1,179</u>	<u>1,211</u>
Void losses	<u>-</u>	<u>427</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

3 Surplus on ordinary activities is stated after charging/(crediting):

	2020 £	2019 £
Audit fees		
Audit of the financial statements	550	525
Accountancy fees	500	475
Depreciation of freehold property	10,135	9,660
Depreciation of fixtures and fittings	835	1,011
Amortisation of government grants	<u>(3,584)</u>	<u>(3,584)</u>

4 Board and key management personnel remuneration and expenses

No Board or key management personnel neither received nor waived any remuneration during the current or prior year.

5 Accommodation owned and in management

	Number of units at 1 January 2020	Number of units at 31 December 2020
Housing accommodation	8	8
	<u>8</u>	<u>8</u>

6 Tangible fixed assets

	Housing properties for letting £	Property plant and machinery £	Total £
Cost			
At 1 January 2020	387,439	14,149	401,588
Additions	<u>10,656</u>	<u>-</u>	<u>10,656</u>
At 31 December 2020	<u>398,095</u>	<u>14,149</u>	<u>412,244</u>
Depreciation			
At 1 January 2020	52,237	8,370	60,607
Charge for the year	<u>10,135</u>	<u>835</u>	<u>10,970</u>
At 31 December 2020	<u>62,372</u>	<u>9,205</u>	<u>71,577</u>
Net book value			
At 31 December 2020	<u>335,723</u>	<u>4,944</u>	<u>340,667</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

	Housing properties for letting £	Property plant and machinery £	Total £
At 31 December 2019	<u>335,202</u>	<u>5,779</u>	<u>340,981</u>

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

7 Fixed asset investments

	2020 £	2019 £
Other investments	38,152	40,549

Other investments

	Listed investments £	Total £
Valuation		
At 1 January 2020	40,549	40,549
Revaluation	(3,227)	(3,227)
Additions	830	830
At 31 December 2020	38,152	38,152
Carrying amount		
At 31 December 2020	38,152	38,152
At 31 December 2019	40,549	40,549

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £23,398 (2019: £22,568).

8 Debtors

	2020 £	2019 £
Prepayments	1,666	1,895

9 Creditors: amounts falling due within one year

	2020 £	2019 £
Accruals	1,260	1,200
Grants	3,584	3,584
	4,844	4,784

The Harcourt Almshouse Charities

Notes to the Financial Statements for the Year Ended 31 December 2020

10 Creditors: amounts falling due after one year

	2020	2019
	£	£
Harrogate Borough Council Loan	10,000	10,000
Grants	<u>150,517</u>	<u>154,101</u>
	<u>160,517</u>	<u>164,101</u>

Social Housing Grants totalling £179,189 has been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years).

The Harrogate Borough Council loan is interest free and repayable after 2020.

11 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents the cumulative surplus and deficits net of other adjustments.

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

12 Related party transactions

There were no related party transactions in the year.