

# WINCHESTER HOUSING TRUST LIMITED

England & Wales · Charity number 1061855

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [02189380](#)

**Registered** 1997-04-15

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

## Contact

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**Address** Winchester Housing Trust  
Southgate Chambers  
37-39 Southgate Street  
Winchester  
Hampshire  
SO23 9EH

**Phone** 01962790588

**Email** [enquiries@winchesterhousingtrust.co.uk](mailto:enquiries@winchesterhousingtrust.co.uk)

**Website** [www.winchesterhousingtrust.co.uk](http://www.winchesterhousingtrust.co.uk)

## Activities

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**Objects:** The Objects of the Charity are the provision of low cost housing for sale, shared ownership or disposal by any other means or for rent or occupation by licence or otherwise within the South of England

**Activities:** The Trust aims provides those in housing need within the Winchester district with affordable housing.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

## Geography

- **Area of benefit:** THE SOUTH OF ENGLAND
- Bracknell Forest
- Hampshire
- West Berkshire

## Finances

| Period end | Income     | Expenditure | Assets     | Employees |
|------------|------------|-------------|------------|-----------|
| 2025-09-30 | £1,984,963 | £1,519,699  | £7,897,864 | 4         |
| 2024-09-30 | £2,126,434 | £1,434,709  | £7,532,600 | 3         |
| 2023-09-30 | £1,590,065 | £1,316,467  | £6,840,875 | 4         |
| 2022-09-30 | £1,190,230 | £1,014,438  | £7,842,184 | 4         |
| 2021-09-30 | £635,477   | £592,568    | £6,605,210 | 3         |

## Trustees

| Name                      | Role  | Appointed  |
|---------------------------|-------|------------|
| <b>John Lander</b>        | Chair | 2020-09-02 |
| Alan James Sydney         |       | 2019-02-28 |
| Gary Rumbell              |       | 2021-02-17 |
| Ian Deans                 |       | 2021-02-17 |
| Ian Tait                  |       | 2017-08-30 |
| John O'Donovan            |       | 2021-04-14 |
| Marina Wickens            |       | 2023-04-12 |
| Nigel Green               |       | 2019-06-12 |
| Sambukire Dambudzo Tenner |       | 2024-04-24 |

**WINCHESTER HOUSING TRUST LIMITED**

England & Wales - Charity number 1061855

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# Accounts

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**REGISTERED COMPANY NUMBER: 02189380 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1061855**

**REPORT OF THE TRUSTEES AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**  
**FOR**  
**WINCHESTER HOUSING TRUST LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**WINCHESTER HOUSING TRUST LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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# WINCHESTER HOUSING TRUST LIMITED

## CHAIR'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2025

Chair's reports for the last four years have referred to the financial difficulties facing tenants, and to cost pressures that Winchester Housing Trust Ltd. (WHT) has experienced. The Chief Executive's Report shows that the Trust has continued to operate successfully in the year to September 2025.

It is nearly 40 years since WHT was set up as an independent charity and a company limited by guarantee. Its consistent aims have been to maintain homes in good condition, and to provide an increasing amount of high quality new housing at affordable rents. In the early years, progress to fulfil the second objective was modest, but significant change over the past few years has transformed the business. An operational relationship was established with Rentplus UK Ltd. in May 2020, strategic plans are prepared and regularly reviewed, and a decision was taken to make more effective use of the Trust's substantial asset base.

The arrangement to manage homes owned by Rentplus UK Ltd. is, though, to end. Legislative change in the form of the Renters' Rights Bill has completed its passage through parliament and its terms are expected to be fully implemented during 2026. Subject to settlement of outstanding matters, WHT will relinquish its involvement, probably during the first half of 2026. The Chair's Report two years ago first reported Rentplus UK's Ltd. failure to meet completion dates for contracted new build purchases. The main implication for WHT in the year under review has been that it did not receive the anticipated share of rental income from three schemes. While it is not appropriate to record WHT's understanding of the reasons for the unacceptable delays, there is great sympathy for prospective tenants whose hopes and plans have been adversely affected and delayed.

The forthcoming loss of the Rentplus business has, however, provided WHT with the opportunity to purchase 12 properties being built by Beechcroft Developments Ltd. at Bishop's Waltham. The charity has exchanged contracts in January 2026, with a stage payment schedule having been agreed. Completion of the building programme is scheduled for the early part of 2027. Eight of the 12 homes will be available at affordable rents, with the remaining four on a shared ownership basis.

Since last year, an Asset Management and Development Committee has been formalised to examine potential investment opportunities. In conjunction with the Finance and Audit Committee that considers funding and return on capital return implications, and the appropriate amounts of cash reserves to be held, Board approval is sought only after careful appraisal has been undertaken. To reflect WHT's medium-term aim to expand its business, it is intended to form a Personnel and Policy Committee.

The shortage of affordable housing and the need for housing associations like WHT, continues to be revealed by official statistics. Government figures revealed 131,140 households living in temporary accommodation in March 2025, some of it unsuitable for families, an increase of 11.8% in just a year. Those households included 169,000 children. WHT has significantly increased its stock of homes for affordable rent in recent years and is keen to go on supporting local authorities with which it has established excellent working relationships.

In relation to existing homes, WHT never loses sight of the impact of poor housing. It has approved another increase in its budget for maintenance and improvements to its properties for 2025/26 in further moves to make them more energy efficient. Close contact with residents is an important part of the Trust's housing management, and it continues to seek the best ways of encouraging tenants to communicate with staff and board members. WHT is working with Southampton University to undertake a survey that will, hopefully, provide guidance as to how best to give residents opportunities for greater involvement.

While surpluses over the past six years have enabled WHT to provide affordable housing to more households, there is no complacency. In the knowledge that external events will continue to affect the Trust, risks are regularly monitored to ensure that business environment challenges are well understood, and met. Financial and operational performances are considered at each bi-monthly Board meeting, aided by the timely production of monthly management accounts.

The Trust's membership of the National Housing Federation's small housing association forum is proving beneficial and WHT has committed itself to adopt the Tenants' Charter to give even more assurance to tenants. While WHT is not a Registered Provider of housing, its track record, its experienced staff, its continuous training programme, and its desire to have high levels of accreditation, provide confidence to all stakeholders. To give the Board further assurance, an external review of its governance arrangements is being undertaken.

**WINCHESTER HOUSING TRUST LIMITED**

**CHAIR'S REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

Once again, a separate Board session was held to examine WHT's strategy for the years ahead, including plans to replace the loss of the Rentplus business. Inevitably, the financial budget for the current year shows a reduced surplus, but WHT aims to gain contracts to provide other businesses with its proven property management skills. As has always been the case, surpluses will be wholly devoted to acquiring new homes and keeping existing ones in good condition.

There have been no changes to the composition of the Board in the year to September 2025, and I remain extremely grateful for the ready willingness of members to share their expertise in support of the Trust. None of the achievements in recent years have happened by accident but have come from the excellent leadership of Andrew Simpson, Chief Executive and Company Secretary, and WHT's well-qualified and committed staff.

In concluding this Report, I am pleased, on the Board's behalf, to confirm that WHT believes it has the necessary financial and staff resources to continue to serve all its stakeholders into the foreseeable future.

John Lander (Chair)  
February 2026

**WINCHESTER HOUSING TRUST LIMITED**  
**CHIEF EXECUTIVE'S REPORT**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

The financial results of Winchester Housing Trust Ltd. (WHT) for the year to 30 September 2025 show a very satisfactory net surplus of £365,000. This figure is somewhat lower than the original budget because of two factors. The first is that the Board decided to write off £100,000 of costs held as an intangible asset incurred many years ago in connection with a development that has not yet come to fruition. The other aspect is the non delivery of anticipated new Rentplus units on three development sites as their funding issues continued. In addition to this, Rentplus UK Ltd. is planning to reclaim leases for properties managed by WHT, in response to the Renter's Rights Act, and WHT's inability as a non Registered Provider to end fixed term tenancies. The issue with Rentplus UK Ltd. means that, in the short term, WHT will not grow at the pace anticipated when this revenue stream disappears. The financial budget for 2026-27 has been reviewed to reflect the removal of all Rentplus income, and this demonstrated that WHT remains a viable entity with a stable rental base that will continue to produce satisfactory surpluses, all of which will be recycled into improvements of existing properties, and the purchase of new ones.

The Trust continues to seek to utilise its expertise in housing management by working with developers and local authorities. A Collaboration Agreement with Greenhill Housing Association Ltd. a registered housing provider, has been entered into. This is a non-financial commitment to work together, share good practices, expertise, networks, and resources for both organisations to grow without any intention to merge. It is hoped that this partnership will help to further WHT and Greenhill's aims, particularly as values and aims align.

The Trust maintains a good relationship with its residents and has active dialogue with them to ensure that rent collection is high. The rent arrears figure at the year end stands at 0.67% of rental income, which shows sound management of tenancies. In January 2026, an independent tenant survey will be undertaken so that tenants' views on our service can be gauged. Performance will be benchmarked against the Regulator for Social Housing's Tenant Satisfaction Measures.

The Trust has again undertaken improvement work on its properties to protect their value, and to enable residents to live in good quality homes. WHT intends to commission Ridge Partners to update the stock condition survey so that the Trust can re-evaluate the stock and identify any further work that is required.

As at 30 September 2025, the Trust's portfolio comprised 64 properties owned outright and 49 with shared ownership rights. During the past year three former shared equity units have been converted to shared ownership units that will produce additional rental income of £12,000 per annum. As shared equity re-sales arise the Trust will continue to convert the tenure to shared ownership, and will allow staircasing to 100% for shared owners, if there are no restrictions.

The Trust has signed Heads of Terms on a development at Abbey Mill, Bishop's Waltham, for 12 units of affordable and shared ownership flats. A purchase price has been agreed and is expected to be financed through the use of cash resources and an additional loan facility provided by Handelsbanken. The Trust has exchanged contracts in January 2026, and it is planned that the units will be ready for occupation in March 2027.

New challenges in the coming year will be the responses to the implementation of Awaab's Law and the Renter's Rights Act which will change the way the Trust operates. WHT is not a Registered Provider and although much of the new legislation does not directly relate to the Trust, trustees are clear that WHT should align itself with the regulations, and the sentiments behind them. It is a consistent aim of WHT to provide safe and warm homes for tenants and believes that the legislation is appropriate to making this happen. A committed Board of Trustees will support staff to ensure the Trust is a compliant provider of quality homes for residents.

Andrew Simpson (Chief Executive and Secretary)  
February 2026

## **WINCHESTER HOUSING TRUST LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2025**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 September 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The powers of the Trust, for the furtherance of the Trust's objectives and activities, are set out in its Memorandum and Articles of Association

The Trust aims to provide affordable housing for those in housing need in the South of England.

The strategies it adopts include the following:

- Maintaining existing properties in good repair, with special regard to energy efficiency.
- Purchasing properties for letting to tenants at affordable rents.
- Purchasing additional shares of properties to benefit tenants.
- Facilitating the sale of properties by shared owners.

##### **Public benefit**

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The trustees refer to public benefit throughout this report.

#### **STRATEGIC REPORT**

##### **Achievements and performance**

##### **Charitable activities**

During the year the Trust successfully achieved the above aims. Performance, which is closely monitored by trustees, has been in line with agreed budgets. With a difficult external environment emerging in recent months, business plans will be carefully reviewed by trustees at their bi-monthly meetings. Further information is contained in the Reports from the Chair and Chief Executive.

##### **Financial review**

##### **Financial position**

Please see the Chief Executive's Report for an overview of the financial performance for the year.

##### **Principal funding sources**

A bank loan of £1,100,000 was transferred from Lloyd's Bank to Handelsbanken in the financial year 2021/22 at a fixed rate of 4.9% over 10 years. A further 3 year loan arrangement was agreed with Handelsbanken in April 2024, £200,000 being drawn down in the financial year 2023/24 and a further £100,000 in 2024/25. This loan has a rate of 2.31% above Base Rate.

## WINCHESTER HOUSING TRUST LIMITED

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2025

#### STRATEGIC REPORT

##### Financial review

##### Reserves policy

The Trust's policy is to continue to accumulate reserves through operating surpluses so as to provide increasing numbers of properties let at affordable rents to those in housing need. The Trust considers that its fixed assets, which total £8,731,653 (2024 - £8,793,962), do not constitute free reserves as they are held for the purpose of generating income to further the Trust's objectives. The balance of free reserves amounts to a surplus of £566,184 (2024 - £38,651) excluding bank loans due in greater than one year of £1,400,000 (2024 - £1,300,000) at the balance sheet date. Free reserves have been calculated by deducting current liabilities, investments and tangible fixed assets from total assets and then adding bank loans due within one year.

The trustees decided to update the charity's reserves policy in the prior year due to the growth of the charity. The level of reserves to be maintained should be equivalent to the sum of:

- 2 months of WHT expenditure
- 3 months' (quarterly) lease charges payment to Rentplus less 1 month of Rentplus rental income.

This would equate to around £253,000 (2024 - £213,000) in total. The current level of reserves covers this and therefore the Trustees are satisfied the charity is maintaining sufficient reserves. Any additional funds are held to take advantage of any opportunities that arise.

The reserves policy will be reviewed when the arrangements with Rentplus come to an end.

##### Risk Management

The Charity has, during the 2023/24 financial year, reviewed its risk management strategy. The principle risks of the Charity are regularly monitored by its Finance and Audit Committee and the Board at its bi-monthly meetings. Systems and procedures are in place to mitigate risks.

##### Future plans

Please see the Chair's Report and Chief Executive's Report for details of future plans.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Winchester Housing Trust Limited was incorporated as an independent charity and company limited by guarantee in 1987. It is governed by the Memorandum and Articles of Association with the last amendment being made by resolution dated 8 February 2023.

##### Organisational structure

The Articles of Association of Winchester Housing Trust Limited have been amended to allow for an increase in the number of trustees to a maximum of ten.

## **WINCHESTER HOUSING TRUST LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2025**

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Decision making**

The day to day running of the organisation is the responsibility of Andrew Simpson, the Trust's Chief Executive who is also the Company Secretary. He has held these posts since March 2018, and is responsible for ensuring that the organisation fulfils its charitable remit, and reports to the Board which meets bi-monthly. The regular reporting covers the work plan, and progress towards meeting business targets across many aspects – financial, operational, and risk management. In addition, he brings to the Board's attention potential opportunities to extend the Company's activities. At present, consideration is being given to working with more partners and widening the geographical area within which we operate.

A Finance and Audit Committee, comprising Nigel Green, who chairs the meetings, John Lander, the Trust's Chair, and Andrew Simpson, meets regularly. In addition, a separate group of board members meets when required to consider specific property acquisition opportunities. Board members are not regularly involved in the day to day management of the organisation, but willingly provide their expertise whenever necessary. The Chair meets regularly with the Chief Executive.

The Chief Executive is supported by three other employees, a part-time administrator, a full-time Housing Officer, and a part-time Finance Manager. As the Trust's business expands, the possible need to increase the staff resource is kept under review.

##### **Induction and training of new trustees**

In normal circumstances potential trustees attend a Board meeting to decide whether they would like to join the Board. If an application is made, candidates meet with two members of the Board and the Chief Executive, and a recommendation is made to the next Board meeting. New trustees are given information about the Trust and trusteeship responsibilities, a copy of the latest financial statements and other relevant information.

##### **Directors**

The trustees who served during the year and up to the date of this Report are listed on page 1 of these financial statements. Each trustee has given a direct £1 guarantee.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Company number**

02189380 (England and Wales)

##### **Registered Charity number**

1061855

##### **Registered office**

Lake House  
2 Port Way  
Port Solent  
Portsmouth  
Hampshire  
PO9 1QU

##### **Principal address**

Southgate Chambers  
37-39 Southgate Street  
Winchester  
Hampshire  
SO23 9EH

**WINCHESTER HOUSING TRUST LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**Trustees**

I M Deans  
N S Green  
J K Lander  
J O'Donovan  
G R Rumbell  
A J Sydney  
I Tait  
S D Tenner  
M A Wickens

**Chief Executive**

A Simpson

**Company Secretary**

A Simpson

**Auditors**

MC Audit Limited  
Statutory Auditors  
Lake House  
2 Port Way  
Port Solent  
Portsmouth  
Hampshire  
PO6 4TY

**Bankers**

Handelsbanken  
1st Floor, Winton House  
St. Peter Street  
Winchester  
SO23 8BW

**EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

## WINCHESTER HOUSING TRUST LIMITED

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 SEPTEMBER 2025

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

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

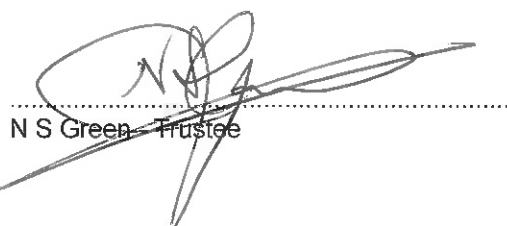
In so far as the trustees are aware:

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

#### AUDITORS

The auditors, MC Audit Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 11/02/2026 and signed on the board's behalf by:



.....  
N S Green - Trustee

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

### **Opinion**

We have audited the financial statements of Winchester Housing Trust Limited (the 'charitable company') for the year ended 30 September 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 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 Companies Act 2006.

### **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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' 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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

### **Our 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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

As part of our audit procedures, we held discussions with management and those charged with governance to obtain an understanding of the entity and its operations. These discussions included management's assessment of key risks, including irregularities, the potential for fraud, and the organisation's ability to continue as a going concern.

Based on these discussions and our independent risk assessment, we identified the key areas of audit focus as:

- Income recognition, particularly in relation to timing and cut-off issues.
- Management override of controls, considering the size and structure of the organisation.

We determined overall financial statement materiality based on income levels, as this is considered the most relevant benchmark for a not-for-profit entity. Performance materiality was set at an appropriate level, reflecting our risk assessment.

Our audit approach included testing of internal controls and the design and execution of substantive procedures. The internal control systems in place, designed to prevent and detect fraud and error, were found to be operating as intended. Substantive testing was performed on a representative sample and did not identify any material misstatements.

Based on our substantive audit work, no material errors were identified in the key areas of income recognition or management override of controls.

We also considered the organisation's compliance with applicable laws and regulations and found no evidence to suggest a material risk of non-compliance that would affect the financial statements.

Management has concluded that the entity is a going concern. We have reviewed supporting budgets and management accounts and found no evidence to contradict this assessment.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### **Other matter**

The financial statements of the entity for the year ended 30 September 2024, were audited by another auditor who expressed an unmodified opinion on those statements on 13 February 2025.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
WINCHESTER HOUSING TRUST LIMITED**

**Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Stuart Mackie (Senior Statutory Auditor)  
for and on behalf of MC Audit Limited  
Statutory Auditors  
Lake House  
2 Port Way  
Port Solent  
Portsmouth  
Hampshire  
PO6 4TY

Date: 18/02/2026

WINCHESTER HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 30 SEPTEMBER 2025

|                                    | Notes | Unrestricted<br>funds<br>£ | Restricted<br>fund<br>£ | 2025<br>Total<br>funds<br>£ | 2024<br>Total<br>funds<br>£ |
|------------------------------------|-------|----------------------------|-------------------------|-----------------------------|-----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>  |       |                            |                         |                             |                             |
| <b>Charitable activities</b>       | 3     |                            |                         |                             |                             |
| Provision of housing               |       | 1,914,995                  | -                       | 1,914,995                   | 2,114,805                   |
| Investment income                  | 2     | 17,531                     | -                       | 17,531                      | 11,629                      |
| Other income                       |       | 52,437                     | -                       | 52,437                      | -                           |
| <b>Total</b>                       |       | <u>1,984,963</u>           | <u>-</u>                | <u>1,984,963</u>            | <u>2,126,434</u>            |
| <b>EXPENDITURE ON</b>              |       |                            |                         |                             |                             |
| <b>Charitable activities</b>       | 4     |                            |                         |                             |                             |
| Provision of housing               |       | <u>1,515,886</u>           | <u>3,813</u>            | <u>1,519,699</u>            | <u>1,434,709</u>            |
| Net gains/(losses) on investments  |       | <u>(100,000)</u>           | <u>-</u>                | <u>(100,000)</u>            | <u>-</u>                    |
| <b>NET INCOME/(EXPENDITURE)</b>    |       | 369,077                    | (3,813)                 | 365,264                     | 691,725                     |
| <b>RECONCILIATION OF FUNDS</b>     |       |                            |                         |                             |                             |
| Total funds brought forward        |       | 7,492,155                  | 40,445                  | 7,532,600                   | 6,840,875                   |
| <b>TOTAL FUNDS CARRIED FORWARD</b> |       | <u><u>7,861,232</u></u>    | <u><u>36,632</u></u>    | <u><u>7,897,864</u></u>     | <u><u>7,532,600</u></u>     |

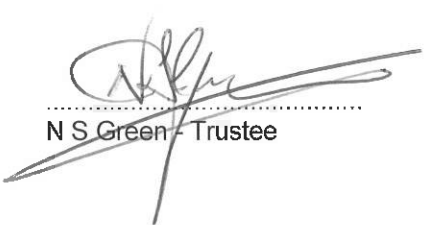
The notes form part of these financial statements

# WINCHESTER HOUSING TRUST LIMITED

## BALANCE SHEET 30 SEPTEMBER 2025

|                                              | Notes | 2025<br>£        | 2024<br>£        |
|----------------------------------------------|-------|------------------|------------------|
| <b>FIXED ASSETS</b>                          |       |                  |                  |
| Tangible assets                              | 10    | 4,027            | 257              |
| Social investments                           | 11    | 8,727,653        | 8,793,692        |
|                                              |       | <u>8,731,680</u> | <u>8,793,949</u> |
| <b>CURRENT ASSETS</b>                        |       |                  |                  |
| Debtors                                      | 12    | 36,010           | 37,261           |
| Cash at bank                                 |       | 668,676          | 425,099          |
|                                              |       | <u>704,686</u>   | <u>462,360</u>   |
| <b>CREDITORS</b>                             |       |                  |                  |
| Amounts falling due within one year          | 13    | (138,502)        | (423,709)        |
|                                              |       | <u>566,184</u>   | <u>38,651</u>    |
| <b>NET CURRENT ASSETS</b>                    |       |                  |                  |
|                                              |       | 9,297,864        | 8,832,600        |
| <b>CREDITORS</b>                             |       |                  |                  |
| Amounts falling due after more than one year | 14    | (1,400,000)      | (1,300,000)      |
|                                              |       | <u>7,897,864</u> | <u>7,532,600</u> |
| <b>NET ASSETS</b>                            |       |                  |                  |
| <b>FUNDS</b>                                 | 19    |                  |                  |
| Unrestricted funds                           |       | 7,861,232        | 7,492,155        |
| Restricted funds                             |       | 36,632           | 40,445           |
| <b>TOTAL FUNDS</b>                           |       | <u>7,897,864</u> | <u>7,532,600</u> |

The financial statements were approved by the Board of Trustees and authorised for issue on 11/02/2026 and were signed on its behalf by:

  
N S Green - Trustee

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

|                                                                           | Notes | 2025<br>£             | 2024<br>£             |
|---------------------------------------------------------------------------|-------|-----------------------|-----------------------|
| <b>Cash flows from operating activities</b>                               |       |                       |                       |
| Cash generated from operations                                            | 1     | 186,703               | 837,564               |
| Interest paid                                                             |       | (73,992)              | (60,784)              |
| Net cash provided by operating activities                                 |       | <u>112,711</u>        | <u>776,780</u>        |
| <b>Cash flows from investing activities</b>                               |       |                       |                       |
| Purchase of tangible fixed assets                                         |       | (5,141)               | (342)                 |
| Purchase of social investments                                            |       | (75,866)              | (1,056,536)           |
| Sale of social investments                                                |       | 94,342                | -                     |
| Interest received                                                         |       | 17,531                | 11,629                |
| Net cash provided by/(used in) investing activities                       |       | <u>30,866</u>         | <u>(1,045,249)</u>    |
| <b>Cash flows from financing activities</b>                               |       |                       |                       |
| New loans in year                                                         |       | 100,000               | 200,000               |
| Net cash provided by financing activities                                 |       | <u>100,000</u>        | <u>200,000</u>        |
| <b>Change in cash and cash equivalents in the reporting period</b>        |       | <u>243,577</u>        | <u>(68,469)</u>       |
| <b>Cash and cash equivalents at the beginning of the reporting period</b> |       | <u>425,099</u>        | <u>493,568</u>        |
| <b>Cash and cash equivalents at the end of the reporting period</b>       |       | <u><u>668,676</u></u> | <u><u>425,099</u></u> |

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

|                                                                                           | 2025<br>£      | 2024<br>£      |
|-------------------------------------------------------------------------------------------|----------------|----------------|
| <b>Net income for the reporting period (as per the Statement of Financial Activities)</b> | 365,264        | 691,725        |
| <b>Adjustments for:</b>                                                                   |                |                |
| Depreciation charges                                                                      | 1,371          | 354            |
| Interest received                                                                         | (17,531)       | (11,629)       |
| Interest paid                                                                             | 73,992         | 60,784         |
| Impairment of social investments                                                          | 100,000        | -              |
| Profit on disposal of social investments                                                  | (52,437)       | -              |
| Decrease/(increase) in debtors                                                            | 1,251          | (7,942)        |
| (Decrease)/increase in creditors                                                          | (285,207)      | 104,272        |
| <b>Net cash provided by operations</b>                                                    | <u>186,703</u> | <u>837,564</u> |

**2. ANALYSIS OF CHANGES IN NET DEBT**

|                                | At 1.10.24<br>£    | Cash flow<br>£   | At 30.9.25<br>£    |
|--------------------------------|--------------------|------------------|--------------------|
| <b>Net cash</b>                |                    |                  |                    |
| Cash at bank and in hand       | 425,099            | 243,577          | 668,676            |
|                                | <u>425,099</u>     | <u>243,577</u>   | <u>668,676</u>     |
| <b>Debt</b>                    |                    |                  |                    |
| Debts falling due after 1 year | (1,300,000)        | (100,000)        | (1,400,000)        |
|                                | <u>(1,300,000)</u> | <u>(100,000)</u> | <u>(1,400,000)</u> |
| <b>Total</b>                   | <u>(874,901)</u>   | <u>143,577</u>   | <u>(731,324)</u>   |

The notes form part of these financial statements

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2025

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

##### **Going concern**

The financial statements have been prepared on a going concern basis. The trustees have assessed the charity's ability to continue as a going concern and have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future, being at least twelve months from the date of approval of the financial statements.

##### **Limited by guarantee**

The company is a charitable company limited by guarantee. It has no share capital, and each member's liability is limited to £1.

##### **Critical accounting judgements and key sources of estimation uncertainty**

In preparing the financial statements of the charitable company, the trustees are required to make judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income, and expenditure.

A key area of estimation is the valuation of social investments, which are held as freehold properties. These properties are subject to periodic revaluation, and the fair value reflects assumptions about market conditions, restrictions on use, and other relevant factors. Although these valuations are prepared with care, the resulting amounts are inherently uncertain and could differ materially if alternative assumptions were used.

Other than this, after careful review, the trustees confirm that there are no critical accounting judgements or key sources of estimation uncertainty that have had a material impact on the charitable company's financial statements for the year.

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Grant income**

Income from grants is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

##### **Rental income**

Properties owned by the charity and rented to eligible occupants are treated as housing properties held for letting and classified as social investments. Rental income is recognised on a straight-line basis over the term of the tenancy.

##### **Investment income**

Investment income is recognised when the right to receipt is established, it is probable that the income will be received, and the amount can be measured reliably. Interest is recognised on an accruals basis and dividends when declared and notified to the charity.

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

#### 1. ACCOUNTING POLICIES - continued

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

##### **Tangible fixed assets**

Tangible fixed assets are initially recognised at cost, which includes all expenditure directly attributable to bringing the asset into working condition for its intended use.

Subsequent to initial recognition, assets are measured at cost less accumulated depreciation and any accumulated impairment losses. The carrying value of tangible fixed assets is reviewed at each reporting date to determine whether there is any indication of impairment.

Where such indications exist, the recoverable amount of the asset is estimated and, if lower than the carrying amount, an impairment loss is recognised in the Statement of Financial Activities. Impairment losses are reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount.

All eligible assets are capitalised with a minimum level of £500 in place.

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:

|                                  |                           |
|----------------------------------|---------------------------|
| Fixtures, fittings and equipment | - 20% straight line basis |
|----------------------------------|---------------------------|

##### **Social investments**

Programme related investments represent freehold properties held by the Trust to further its charitable objectives. These properties are subject to regular revaluation on a 5 year cycle. Properties defined as encumbered are valued on the basis of Existing Use Value for Social Housing. Properties defined as unencumbered are valued at market value.

Land and buildings are not depreciated, which represents a departure from the general requirements of the Companies Act 2006 for tangible fixed assets. The trustees consider this departure necessary to present a true and fair view, as depreciation would not provide a meaningful measure of consumption in value where the properties are subject to periodic revaluation. Depreciation is only one of many factors reflected in the revaluation, and any notional depreciation charge cannot be separately identified.

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

WINCHESTER HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025

1. ACCOUNTING POLICIES - continued

**Fund accounting**

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**Financial instruments**

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

**Trade and other debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and on hand, deposits with banks and other short-term highly liquid investments and bank overdrafts. In the balance sheet, bank overdrafts are shown within borrowings or current liabilities.

**Trade and other creditors**

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**Bank loans**

Bank loans are initially recognised at the amount of the proceeds received, net of any transaction costs. Subsequently, they are measured at amortised cost using the effective interest method. Interest costs are recognised on an accruals basis in the Statement of Financial Activities. The loan is classified as a long-term liability except for amounts repayable within one year, which are included within creditors falling due within one year.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

### 2. INVESTMENT INCOME

|                     | 2025   | 2024   |
|---------------------|--------|--------|
|                     | £      | £      |
| Interest receivable | 17,531 | 11,629 |

All investment income is derived from assets held in the United Kingdom.

### 3. INCOME FROM CHARITABLE ACTIVITIES

|                        | Activity             | 2025      | 2024      |
|------------------------|----------------------|-----------|-----------|
|                        |                      | £         | £         |
| Property rental income | Provision of housing | 1,914,995 | 1,751,805 |
| Grants                 | Provision of housing | -         | 363,000   |
|                        |                      | 1,914,995 | 2,114,805 |

Grants received, included in the above, are as follows:

|                                       | 2025 | 2024    |
|---------------------------------------|------|---------|
|                                       | £    | £       |
| Basingstoke and Deane Borough Council | -    | 363,000 |

### 4. CHARITABLE ACTIVITIES COSTS

|                      | Direct Costs | Support costs (see note 5) | Totals    |
|----------------------|--------------|----------------------------|-----------|
|                      | £            | £                          | £         |
| Provision of housing | 1,502,589    | 17,110                     | 1,519,699 |

### 5. SUPPORT COSTS

|                      | Finance | Governance costs | Totals |
|----------------------|---------|------------------|--------|
|                      | £       | £                | £      |
| Provision of housing | 1,879   | 15,231           | 17,110 |

Support costs, included in the above, are as follows:

#### Finance

|                                       | 2025                 | 2024             |
|---------------------------------------|----------------------|------------------|
|                                       | Provision of housing | Total activities |
|                                       | £                    | £                |
| Bank charges                          | 508                  | 2,645            |
| Depreciation of tangible fixed assets | 1,371                | 354              |
|                                       | 1,879                | 2,999            |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

### 5. SUPPORT COSTS - continued Governance costs

|                                           | 2025<br>Provision<br>of<br>housing<br>£ | 2024<br>Total<br>activities<br>£ |
|-------------------------------------------|-----------------------------------------|----------------------------------|
| Auditors' remuneration                    | 8,000                                   | 10,650                           |
| Auditors' remuneration for non audit work | 1,500                                   | 3,799                            |
| Accountancy and legal fees                | 5,731                                   | -                                |
|                                           | <u>15,231</u>                           | <u>14,449</u>                    |

### 6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

|                                           | 2025<br>£ | 2024<br>£ |
|-------------------------------------------|-----------|-----------|
| Auditors' remuneration                    | 8,000     | 10,650    |
| Auditors' remuneration for non audit work | 1,500     | 3,799     |
| Depreciation - owned assets               | 1,371     | 354       |
| Surplus on disposal of fixed assets       | (52,437)  | -         |
|                                           | <u></u>   | <u></u>   |

### 7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2025 nor for the year ended 30 September 2024.

#### Trustees' expenses

During the year no trustees (2024: none) were reimbursed out of pocket expenses.

### 8. STAFF COSTS

|                       | 2025<br>£      | 2024<br>£      |
|-----------------------|----------------|----------------|
| Wages and salaries    | 156,408        | 146,857        |
| Social security costs | 8,241          | 10,069         |
| Other pension costs   | 20,342         | 11,340         |
|                       | <u>184,991</u> | <u>168,266</u> |

The average monthly number of employees during the year was as follows:

|                       | 2025     | 2024     |
|-----------------------|----------|----------|
| Charitable activities | <u>4</u> | <u>4</u> |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**8. STAFF COSTS - continued**

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

|                   | 2025     | 2024     |
|-------------------|----------|----------|
| £70,001 - £80,000 | <u>1</u> | <u>1</u> |

The total employee benefits of the key management personnel of the charity were £98,466 (2024: £93,657) including employer's NI and employer pension contributions.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

|                                        | Unrestricted<br>funds<br>£ | Restricted<br>fund<br>£ | Total<br>funds<br>£     |
|----------------------------------------|----------------------------|-------------------------|-------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>      |                            |                         |                         |
| <b>Charitable activities</b>           |                            |                         |                         |
| Provision of housing                   | 1,751,805                  | 363,000                 | 2,114,805               |
| Investment income                      | <u>11,629</u>              | <u>-</u>                | <u>11,629</u>           |
| <b>Total</b>                           | <u>1,763,434</u>           | <u>363,000</u>          | <u>2,126,434</u>        |
| <br><b>EXPENDITURE ON</b>              |                            |                         |                         |
| <b>Charitable activities</b>           |                            |                         |                         |
| Provision of housing                   | <u>1,395,154</u>           | <u>39,555</u>           | <u>1,434,709</u>        |
| <br><b>NET INCOME</b>                  | 368,280                    | 323,445                 | 691,725                 |
| <b>Transfers between funds</b>         | <u>283,000</u>             | <u>(283,000)</u>        | <u>-</u>                |
| <b>Net movement in funds</b>           | 651,280                    | 40,445                  | 691,725                 |
| <br><b>RECONCILIATION OF FUNDS</b>     |                            |                         |                         |
| Total funds brought forward            | 6,840,875                  | -                       | 6,840,875               |
| <br><b>TOTAL FUNDS CARRIED FORWARD</b> | <u><u>7,492,155</u></u>    | <u><u>40,445</u></u>    | <u><u>7,532,600</u></u> |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

### 10. TANGIBLE FIXED ASSETS

|                        | Fixtures<br>and<br>fittings<br>£ |
|------------------------|----------------------------------|
| <b>COST</b>            |                                  |
| At 1 October 2024      | 12,191                           |
| Additions              | 5,141                            |
| Disposals              | (10,773)                         |
| At 30 September 2025   | 6,559                            |
| <b>DEPRECIATION</b>    |                                  |
| At 1 October 2024      | 11,934                           |
| Charge for year        | 1,371                            |
| Eliminated on disposal | (10,773)                         |
| At 30 September 2025   | 2,532                            |
| <b>NET BOOK VALUE</b>  |                                  |
| At 30 September 2025   | 4,027                            |
| At 30 September 2024   | 257                              |

### 11. SOCIAL INVESTMENTS

|                       | Social<br>investments<br>£ |
|-----------------------|----------------------------|
| <b>MARKET VALUE</b>   |                            |
| At 1 October 2024     | 8,793,692                  |
| Additions             | 75,866                     |
| Disposals             | (41,905)                   |
| Impairments           | (100,000)                  |
| At 30 September 2025  | 8,727,653                  |
| <b>NET BOOK VALUE</b> |                            |
| At 30 September 2025  | 8,727,653                  |
| At 30 September 2024  | 8,793,692                  |

The charity's land and buildings were revalued as at 8 November 2021 by Carter Jonas and the next revaluation is due to be undertaken in 2026.

The current valuation standards indicate valuations for the encumbered properties of 'registered social housing providers' should be on the basis of Existing Use Value for Social Housing. Although the Trust is not a registered social housing provider, the actual function of the charity is similar to that of a social housing provider. Therefore, encumbered properties are valued on the Existing Use Value for Social Housing (currently 35% of market value). Unencumbered properties are valued on the basis of market value.

The charity holds a mixture of properties both encumbered and unencumbered. Of the 113 properties, 109 are encumbered and 4 are unencumbered.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

### 11. SOCIAL INVESTMENTS - continued

The Trust has a 25 - 45% interest in properties built on land transferred to the Trust by Winchester City Council. The remaining holding in these properties has been sold on a shared equity basis to Council nominations. Where such shared interest properties are encumbered, the equity of the Trust is valued at 35% of market value. Where shared interest properties are unencumbered, the whole of the Trust's equity is included at market value.

Cost or valuation at 30 September 2025 is represented by:

|                   | Social<br>investments<br>£ |
|-------------------|----------------------------|
| Valuation in 2017 | 3,460,340                  |
| Valuation in 2021 | 240,045                    |
| Valuation in 2022 | (38,000)                   |
| Valuation in 2023 | (207,981)                  |
| Valuation in 2025 | (100,000)                  |
| Cost              | 5,373,249                  |
|                   | <u>8,727,653</u>           |

### 12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                                | 2025<br>£     | 2024<br>£     |
|--------------------------------|---------------|---------------|
| Trade debtors                  | 14,013        | 16,739        |
| Prepayments and accrued income | 21,997        | 20,522        |
|                                | <u>36,010</u> | <u>37,261</u> |

### 13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                                 | 2025<br>£      | 2024<br>£      |
|---------------------------------|----------------|----------------|
| Trade creditors                 | 67,688         | 259,920        |
| Social security and other taxes | 2,816          | 3,798          |
| Other creditors                 | 11,060         | 93,331         |
| Accruals and deferred income    | 56,938         | 66,660         |
|                                 | <u>138,502</u> | <u>423,709</u> |

#### Deferred income

The deferred income balance represents service charge income receivable from Winchester City Council for Barron Close that relates to future periods and also rent which is received in advance. In the prior year, revenue was received in advance in respect of the planned maintenance schedule for the following 2024 financial year.

|                                       | 2025<br>£     | 2024<br>£     |
|---------------------------------------|---------------|---------------|
| Brought forward                       | 30,072        | 11,819        |
| Amount released to incoming resources | (30,072)      | (11,819)      |
| Amount deferred in year               | 22,434        | 30,072        |
|                                       | <u>22,434</u> | <u>30,072</u> |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2025

### 14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

|                          | 2025<br>£        | 2024<br>£        |
|--------------------------|------------------|------------------|
| Bank loans (see note 15) | <u>1,400,000</u> | <u>1,300,000</u> |

At the reporting date, the charity has a bank loan of £1,100,000 with Handelsbanken, a fixed-rate loan running for 10 years from 2022 to 2032, carrying an interest rate of 4.9% per annum.

An additional loan of £200,000 was drawn from a total loan facility of £400,000 during the 2024 financial year, with interest charged at 2.31% above the Base Rate. In the current financial year an additional £100,000 was drawn from this loan facility

### 15. LOANS

An analysis of the maturity of loans is given below:

|                                                 | 2025<br>£        | 2024<br>£        |
|-------------------------------------------------|------------------|------------------|
| Amounts falling between one and two years:      |                  |                  |
| Bank loans - 1-2 years                          | <u>300,000</u>   | <u>-</u>         |
| Amounts falling due between two and five years: |                  |                  |
| Bank loans - 2-5 years                          | <u>-</u>         | <u>200,000</u>   |
| Amounts falling due in more than five years:    |                  |                  |
| Repayable otherwise than by instalments:        |                  |                  |
| Bank loans more 5 yrs non-inst                  | <u>1,100,000</u> | <u>1,100,000</u> |

At the reporting date, the entity had two interest-only loan facilities:

£1,100,000 maturing on 22 June 2032,

£300,000 maturing on 22 April 2027.

### 16. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

|                            | 2025<br>£     | 2024<br>£      |
|----------------------------|---------------|----------------|
| Within one year            | 12,283        | 23,969         |
| Between one and five years | -             | 79,110         |
| In more than five years    | -             | 128,661        |
|                            | <u>12,283</u> | <u>231,740</u> |

The operating lease commitments are in relation to contracts with Rentplus. The commitments shown are an estimate, based on the estimated maximum exposure of the charity to void periods on properties (where the charity would be liable to pay 75% of the rental income for up to three months whilst the property has no tenant). The calculation above also assumes that 25% of the properties will be sold each five years, in line with the contracts. However, all Rentplus lease commitments will cease from March 2026.

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**17. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 2025<br>£ | 2024<br>£ |
|------------|-----------|-----------|
| Bank loans | 1,400,000 | 1,300,000 |

Both loans are secured by fixed charges over the social investments of the charitable company.

**18. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

|                       | Unrestricted<br>funds<br>£ | Restricted<br>fund<br>£ | 2025<br>Total<br>funds<br>£ | 2024<br>Total<br>funds<br>£ |
|-----------------------|----------------------------|-------------------------|-----------------------------|-----------------------------|
| Fixed assets          | 4,027                      | -                       | 4,027                       | 257                         |
| Investments           | 8,727,653                  | -                       | 8,727,653                   | 8,793,692                   |
| Current assets        | 668,054                    | 36,632                  | 704,686                     | 462,360                     |
| Current liabilities   | (138,502)                  | -                       | (138,502)                   | (423,709)                   |
| Long term liabilities | (1,400,000)                | -                       | (1,400,000)                 | (1,300,000)                 |
|                       | <u>7,861,232</u>           | <u>36,632</u>           | <u>7,897,864</u>            | <u>7,532,600</u>            |

**19. MOVEMENT IN FUNDS**

|                                               | At<br>1.10.24<br>£ | Net<br>movement<br>in funds<br>£ | At<br>30.9.25<br>£ |
|-----------------------------------------------|--------------------|----------------------------------|--------------------|
| <b>Unrestricted funds</b>                     |                    |                                  |                    |
| General fund                                  | 4,037,751          | 469,077                          | 4,506,828          |
| Revaluation Reserve                           | 3,454,404          | (100,000)                        | 3,354,404          |
|                                               | <u>7,492,155</u>   | <u>369,077</u>                   | <u>7,861,232</u>   |
| <b>Restricted funds</b>                       |                    |                                  |                    |
| Basingstoke and Deane Borough Council<br>Fund | 40,445             | (3,813)                          | 36,632             |
| <b>TOTAL FUNDS</b>                            | <u>7,532,600</u>   | <u>365,264</u>                   | <u>7,897,864</u>   |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**19. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

|                                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|-----------------------------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b>                     |                            |                            |                          |                           |
| General fund                                  | 1,984,963                  | (1,515,886)                | -                        | 469,077                   |
| Revaluation Reserve                           | -                          | -                          | (100,000)                | (100,000)                 |
|                                               | <u>1,984,963</u>           | <u>(1,515,886)</u>         | <u>(100,000)</u>         | <u>369,077</u>            |
| <b>Restricted funds</b>                       |                            |                            |                          |                           |
| Basingstoke and Deane Borough Council<br>Fund | -                          | (3,813)                    | -                        | (3,813)                   |
|                                               | <u>-</u>                   | <u>(3,813)</u>             | <u>-</u>                 | <u>(3,813)</u>            |
| <b>TOTAL FUNDS</b>                            | <u><u>1,984,963</u></u>    | <u><u>(1,519,699)</u></u>  | <u><u>(100,000)</u></u>  | <u><u>365,264</u></u>     |

**Comparatives for movement in funds**

|                                               | At<br>1.10.23<br>£      | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At<br>30.9.24<br>£      |
|-----------------------------------------------|-------------------------|----------------------------------|------------------------------------|-------------------------|
| <b>Unrestricted funds</b>                     |                         |                                  |                                    |                         |
| General fund                                  | 3,386,471               | 368,280                          | 283,000                            | 4,037,751               |
| Revaluation Reserve                           | 3,454,404               | -                                | -                                  | 3,454,404               |
|                                               | <u>6,840,875</u>        | <u>368,280</u>                   | <u>283,000</u>                     | <u>7,492,155</u>        |
| <b>Restricted funds</b>                       |                         |                                  |                                    |                         |
| Basingstoke and Deane Borough Council<br>Fund | -                       | 323,445                          | (283,000)                          | 40,445                  |
|                                               | <u>-</u>                | <u>323,445</u>                   | <u>(283,000)</u>                   | <u>40,445</u>           |
| <b>TOTAL FUNDS</b>                            | <u><u>6,840,875</u></u> | <u><u>691,725</u></u>            | <u><u>-</u></u>                    | <u><u>7,532,600</u></u> |

Comparative net movement in funds, included in the above are as follows:

|                                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Movement<br>in funds<br>£ |
|-----------------------------------------------|----------------------------|----------------------------|---------------------------|
| <b>Unrestricted funds</b>                     |                            |                            |                           |
| General fund                                  | 1,763,434                  | (1,395,154)                | 368,280                   |
| <b>Restricted funds</b>                       |                            |                            |                           |
| Basingstoke and Deane Borough Council<br>Fund | 363,000                    | (39,555)                   | 323,445                   |
|                                               | <u>363,000</u>             | <u>(39,555)</u>            | <u>323,445</u>            |
| <b>TOTAL FUNDS</b>                            | <u><u>2,126,434</u></u>    | <u><u>(1,434,709)</u></u>  | <u><u>691,725</u></u>     |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**19. MOVEMENT IN FUNDS - continued**

**Revaluation reserve**

The revaluation reserve comprises unrealised gains on programme-related investments.

**Basingstoke and Deane Borough Council Fund**

Funds were received from the council towards the purchase of four properties and a contribution for maintenance for each of them. The purchases have completed in the year and maintenance is underway. The transfer between this fund and the general fund represents the amount transferred to fixed assets for the purchase of the properties.

**20. EMPLOYEE BENEFIT OBLIGATIONS**

The Charitable company has a defined contribution pension scheme. Contributions made in the year and charged to the Statement of Financial Activities were £20,342 (2024 - £11,340). The amount which remained unpaid at the year end totalled £nil (2024 - £1,001).

**21. CONTINGENT LIABILITIES**

There is a restriction over four properties in Basingstoke. The agreement entered into with Borough council states that the charity must seek permission from the council before selling any of these properties and proceeds must be re-invested into further affordable housing in that geographical area. If the charity is not able to replace a property, then the charity must repay the amount that it received from the council for the relevant property.

Therefore the charity's total contingent liability in respect of the four properties is £283,000. However, the charity is committed to keeping or replacing these properties as affordable housing, so the likelihood of having to repay any contributions is minimal.

**22. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2025.

**23. POST BALANCE SHEET EVENTS**

On 14 October 2025, the charity entered into signed Heads of Terms for the acquisition and development of 12 residential units at Abbey Mills, Bishop's Waltham, with a total project value of approximately £1.7 million.

The scheme is expected to be funded through a minimum of £500,000 of the charity's own funds and a loan facility of up to £1.2 million. Management expects that a significant proportion of the loan facility will be repaid shortly after completion from approximately £500,000 of shared ownership sales proceeds.

Subsequent to the year end, the charity has exchanged contracts in January 2026, at which point a payment of £170,000 was made to the developer.

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**24. ULTIMATE CONTROLLING PARTY**

The charity has no ultimate controlling party.

**WINCHESTER HOUSING TRUST LIMITED**

England & Wales - Charity number 1061855

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# Accounts

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**REGISTERED COMPANY NUMBER: 02189380 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1061855**

**TRUSTEES' REPORT AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**  
**FOR**  
**WINCHESTER HOUSING TRUST LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

**WINCHESTER HOUSING TRUST LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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## WINCHESTER HOUSING TRUST LIMITED

### REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 30 SEPTEMBER 2023

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|                                  |                                                                                                                                                                                                                                                                                            |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TRUSTEES</b>                  | Mr N S Green<br>Mr A J Sydney<br>Mr I Tait<br>Mr I M Deans<br>Mr G R Rumbell<br>Ms J Samuels (resigned 10.7.2023)<br>Dr J K Lander<br>Mr J O'Donovan<br>Councillor P W Ferguson (resigned 9.5.2023)<br>Ms M A Wickens (appointed 12.4.2023)<br>Councillor C Westwood (appointed 27.7.2023) |
| <b>COMPANY SECRETARY</b>         | Mr A D C Simpson                                                                                                                                                                                                                                                                           |
| <b>REGISTERED OFFICE</b>         | Highland House<br>Mayflower Close<br>Chandler's Ford<br>Eastleigh<br>Hampshire<br>SO53 4AR                                                                                                                                                                                                 |
| <b>PRINCIPAL ADDRESS</b>         | Southgate Chambers<br>37-39 Southgate Street<br>Winchester<br>Hampshire<br>SO23 9EH                                                                                                                                                                                                        |
| <b>REGISTERED COMPANY NUMBER</b> | 02189380 (England and Wales)                                                                                                                                                                                                                                                               |
| <b>REGISTERED CHARITY NUMBER</b> | 1061855                                                                                                                                                                                                                                                                                    |
| <b>AUDITORS</b>                  | Hopper Williams & Bell Limited<br>Statutory Auditor<br>Highland House<br>Mayflower Close<br>Chandler's Ford<br>Eastleigh<br>Hampshire<br>SO53 4AR                                                                                                                                          |

**WINCHESTER HOUSING TRUST LIMITED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| <b>BANKERS</b> | Handelsbanken<br>1 Crown Walk<br>Jewry Street<br>Winchester<br>Hampshire<br>SO23 8BB |
|----------------|--------------------------------------------------------------------------------------|

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHAIR'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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Last year's report referred to the challenges facing tenants caused by high levels of inflation, and to cost pressures that Winchester Housing Trust Ltd. (WHT) was experiencing. Those factors have been apparent again in the year to September 2023 but, as the Chief Executive's Report shows, the Trust has successfully managed the many issues that had to be confronted.

It was over 36 years ago that WHT was set up as an independent charity and a company limited by guarantee. Consistent aims since then have been to maintain homes in good condition, and to provide an increasing amount of quality housing at affordable rents. In the early years progress to fulfil the second objective was modest, but in 2018 significant change began that has transformed the business. A new Chief Executive was appointed, and a Board of people determined to increase the Trust's social and affordable housing involvement was chosen. Since then, an operational relationship has been established with Rentplus UK Ltd., a strategic plan has been prepared and regularly reviewed, and a decision taken to make more effective use of the Trust's substantial asset base.

In April 2023 the 200th Board meeting since incorporation in 1987 was held. That meeting made important decisions; the need was recognised to recruit more staff to reflect the increasing number of properties under ownership and management, a significantly expanded geographical area of operation was agreed, and a requirement for office accommodation in Winchester had become apparent. For the future, the Trust plans to join the National Housing Federation and the Housing Ombudsman Service to give even more assurance to tenants. While WHT is not a Registered Provider of housing, its track record, its experienced staff, its continuous training programme, and its desire to have high levels of accreditation, provide confidence to all stakeholders.

There have been three changes to the composition of the Board in the year to September 2023. With great regret the Board accepted the resignation for health reasons of Jane Samuels, a long serving director and trustee who brought valuable senior housing management experience to the Trust's deliberations. Two new appointments were made. In April Marina Wickens, who brings a wealth of relevant legal experience, joined the Board. Paula Ferguson, Winchester City Council's representative, did not seek re-election in the local elections in May 2023 and Chris Westwood was welcomed as her replacement.

Strategically, WHT's Loan to Value (LTV) gearing percentage is lower than it needs to be, and given the acute shortage of good quality affordable homes, the Trust is keen to help local authorities, many of whom have lengthy housing waiting lists. I hope to be able to report successful outcomes next year.

None of these achievements have happened by accident. They have required the commitment and skills of many people, and the Trust benefits from the support of those who work for us, and with us; employees, board members, contractors, professional advisers, and local authorities. I am grateful to them all, especially expressing my appreciation to members of the Trust's board who, once again and for no monetary reward, willingly provided access to their expertise. As just one example, following work undertaken by colleagues, the Trust now ensures that the strategic assessment of potential property acquisitions and management opportunities is made against the updated National Design Guide. The Trust continues to be ably led by Andrew Simpson, our Chief Executive and Company Secretary, and Board members again express sincere thanks to him. During the past year some long outstanding issues, including reaching agreement to have restrictive covenants lifted, have been resolved as a result of his determination and perseverance. He is supported by staff who have readily risen to the demands placed upon them.

The Trust never loses sight of the importance of providing its residents with good quality housing at affordable rents. Once again, rents were increased by less than the amount allowable, and the maintenance programme was focussed on making homes as energy efficient as possible. WHT understands the impact that poor housing can have, for example, on the wellbeing and health of residents with the consequent impact on NHS resources, and on the educational attainment of young people. Close contact with residents is an important part of the Trust's housing management, and during the current financial year it is intended to provide an additional opportunity for residents to meet and discuss matters with staff and board members.

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHAIR'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

---

The financial results over the past three years demonstrate the success WHT is making in the provision of affordable housing to more and more households. There is, though, no complacency. In the knowledge that external events will continue to affect the Trust, risks are regularly monitored to ensure that business environment challenges are well understood. A Finance and Audit Committee meets regularly, and the financial and operational performance is considered at each bi-monthly Board meeting, aided by the timely production of monthly management accounts.

While it may be relatively easy to look a year or so into the future, the economic climate within which the Trust operates results in longer-term strategic predictions being much more difficult to make. The environment is such that WHT's forecasts are regularly reviewed, and in July 2023 the Board held a separate session to flesh out strategic intentions for the next three years. To plan beyond that timescale seems, presently, to be of limited value. Board members recognise particular responsibilities to set the Trust's strategic direction, and to carefully monitor its progress. Results in the early months of the 2023/2024 financial year have met prudently based budget plans, and with a number of positive developments close to finalisation, it is hoped that a review of the budget later in the financial year will enable an increase in the surplus to be forecast.

**John Lander (Chair)**  
**14 February 2024**

*John Lander*

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHIEF EXECUTIVE'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

---

The financial results of Winchester Housing Trust Ltd. (WHT) for the year to 30 September 2023 show a net surplus of £271,511, slightly in excess of budget, and a significant increase compared with the previous year's figure of £176,000. The principal reasons for the improved performance are a close attention to costs, higher income from managing a larger number of properties owned by Rentplus Ltd., and rents from six additional homes at North Whiteley. These newly built properties, the first to be acquired since 2014, were bought using the Trust's own cash resources. The financial strength is also demonstrated by its net assets of £6.85m, compared with £6.74m in 2022.

The Trust's only debt is a fixed interest rate loan of £1.1m, converted from a floating rate in June 2022 at what is now a very favourable rate, and which is not due for repayment until 2032. The Loan to Value (LTV) gearing ratio remains low at less than 20%, and the Trust is ready to incur further debt, but only when a reasonable rate of return can be earned. Among many factors taken into account in each assessment of potential purchases, two key ones are the all-in costs of borrowing, and the rental income that can be expected.

The improved performance and continued expansion led to the recruitment of additional staff, and the acquisition of rented office accommodation close to the centre of Winchester. While the Trust is acutely conscious of the impact the current economic environment is having on its residents, close contact with them has ensured that collection of rents due remains very high. Rent increases are held as low as can be justified bearing in mind the aims of the Trust in terms of property maintenance and continuing growth in the number of homes owned. The financial pressures on tenants are unlikely to ease for some time, but it has not been necessary to increase the bad debt provision.

All property investments are held with the intention of furthering the aims of the Trust to provide affordable housing to those on local authority housing waiting lists. The expansion of the geographical scope of the Trust's operations, and the management of more properties on behalf of Rentplus UK Ltd., has led to the establishment of effective relationships with more local authorities. The property portfolio was professionally revalued by Messrs Carter Jonas in 2021 and the uplift in value was incorporated into the Balance Sheet for the 2021/2022 financial year. The Trust's properties have continued to be maintained and improved to protect values and enhance the quality of living for our tenants, and we aim to improve still further the EPC ratings of our units. All regulatory requirements relating to gas and electric checks have been undertaken. WHT's financial surpluses have enabled increased sums to be allocated to improvements of the Trust's properties. In the year to 30 September 2023, in addition to promptly dealing with minor repairs as needs arose, over £60,000 was spent to replace double glazing, kitchens, bathrooms, facias, guttering, and give attention to roofs. Many residents have expressed their appreciation for the works carried out.

As at 30 September 2023, the Trust's portfolio of properties comprised 57 owned outright (2022: 50), and 50 with shared ownership rights (2022: 52). The Trust bought tenants' shares in two shared ownership properties, so obtaining 100% ownership and enabling the local authority to nominate households from their waiting lists. Any voids that arise are quickly filled. The important relationship with Rentplus UK Ltd. that began in 2020 has continued to progress and, having doubled the number of properties under management in 2021/2022, more were added in the year to September 2023 at Bradfield Southend, a village in the West Berkshire Council area, making the total 118. The cash generated is wholly used to continue to improve the Trust's homes, and to increase the stock of owned properties.

In the current financial year there is a good prospect of a significant increase in the number of homes managed for Rentplus UK Ltd., aided by the Board's decision to expand the geographical area in which the Trust operates, eastwards into Kent and Sussex, and northwards into London. The housing management implications of this expansion have been carefully thought out, and an additional member of staff who lives in Kent is being employed.

The growth in the Trust's property portfolio prompted the need to upgrade the housing management system. The installation and the integration of Xero and Arthur computer systems have enabled efficiencies to be obtained; monthly financial management accounts are easier to prepare, rent accounts are quickly updated, and tenants will be able to access relevant information.

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHIEF EXECUTIVE'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

---

When the Trust's Board agreed the financial budget for 2023/2024 it accepted plans to continue the growth that has been achieved in recent years. In several different parts of southern England, S106 opportunities are being discussed with local authorities and developers, and Rentplus UK Ltd. seek to increase the number of homes under its ownership. While, as in the past, some negotiations turn out to be abortive, the Trust is hopeful that next year's Report will confirm significant amounts of additional business. In particular, a new activity that helps another local authority to meet its housing obligations is under very active consideration.

The efforts of the Trust in recent years to grow its portfolio of owned properties and its management of others, is gaining momentum, and I am excited by the future prospects. WHT's Business Plan shows positive cash flows throughout the next few years, and these will be used to finance purchases, supported by the mutually beneficial banking relationship now established with Handelsbanken. I remain grateful for the ready support of Board members who provide me with advice and guidance when required, and I acknowledge the commitment of staff who I rely on to work conscientiously and effectively. They have again willingly risen to the challenges presented to them.

**Andrew Simpson, Chief Executive and Secretary**  
**14 February 2024**

*A. Simpson*

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

---

The trustees, who are also directors of the Charity for the purposes of the Companies Act 2006, present their Report with the financial statements of the Charity for the year ended 30 September 2023. They have adopted the provisions of the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statements of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland', issued in October 2019.

#### **OBJECTIVES AND ACTIVITIES**

##### **Principal Objectives**

The powers of the Trust, for the furtherance of the Trust's objectives and activities, are set out in its Memorandum and Articles of Association.

The Trust aims to provide affordable housing for those in housing need in the South of England.

The strategies it adopts include the following:

- Maintaining existing properties in good repair, with special regard to energy efficiency
- Purchasing properties for letting to tenants at affordable rents
- Managing properties on behalf of Rentplus UK Ltd.
- Purchasing additional shares of properties to benefit tenants
- Facilitating the sale of properties by shared owners

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

During the year the Trust has successfully achieved the above aims. Performance, which is closely monitored by trustees, has been in line with agreed budgets. With a difficult external environment emerging in recent months, business plans will be carefully reviewed by trustees at their bi-monthly meetings. Further information is contained in the Reports from the Chair and Chief Executive.

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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#### **FINANCIAL REVIEW**

Please see the Chief Executive's Report for details of the financial performance for the year.

#### **Public Benefit**

The trustees, in exercising their powers, have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission. The trustees consider that by following the strategies stated above to provide affordable housing in the South of England, they are meeting the public benefit requirement.

#### **Risk Management**

The Charity has, during the 2022/23 financial year, reviewed its risk management strategy. The principal risks of the Charity are regularly monitored by its Finance and Audit Committee and the Board at its bi-monthly meetings. Systems and procedures are in place to mitigate risks.

#### **Funding**

The Trust is funded by accumulated reserves and a modest level of Bank debt provided by Handelsbanken plc. The bank loan was transferred from Lloyds Bank plc during the 2021/22 financial year. The debt is now at a fixed rate of 4.90% for 10 years, compared with a margin of 3.24% above base rate that applied until June 2022.

#### **Reserves**

The Trust's policy is to continue to accumulate reserves through operating surpluses so as to provide increasing numbers of properties let at affordable rents to those in housing need. All reserves are unrestricted. The Trust considers that its fixed assets, which total £7,737,425 (2022 - £7,668,364), do not constitute free reserves as they are held for the purpose of generating income to further the Trust's objectives. The balance of free reserves amounts to £203,450 (2022 - £174,637), excluding bank loans due in greater than one year of £1,100,000 (2022 - £1,100,000) at the balance sheet date. Free reserves have been calculated by deducting current liabilities, investments and tangible fixed assets from total assets and then adding bank loans due within one year.

The trustees have decided to update the charity's reserves policy this year due to the growth of the charity. The level of reserves to be maintained should be equivalent to the sum of:

- 2 months of WHT expenditure, plus
- 3 months' (quarterly) lease charges payment to Rentplus less 1 month of Rentplus rental income.

This would equate to around £197,000 in total. The current level of free reserves covers this and therefore the Trustees are satisfied the charity is maintaining sufficient reserves. Any additional funds are held to take advantage of any opportunities that arise.

#### **FUTURE PLANS**

Please see the Chair's Report and Chief Executive's Report for details of future plans.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The legal and administrative information set out on page 1 forms part of this Report. The financial statements comply with statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities.

This Trustees' Report, supplemented by Reports by the Chair and Chief Executive, is also a Directors' Report required by section 415 of the Companies Act 2006.

#### **Governing Documents**

Winchester Housing Trust Limited was incorporated as an independent charity and company limited by guarantee in 1987. It is governed by the Memorandum and Articles of Association with the last amendment being made by a resolution dated 8 February 2023.

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Organisation**

The Articles of Association of Winchester Housing Trust Limited have been amended to allow for an increase in the number of trustees to a maximum of ten.

##### **Induction of Trustees**

In normal circumstances potential trustees attend a Board meeting to decide whether they would like to join the Board. If an application is made, candidates meet with two members of the Board and the Chief Executive, and a recommendation is made to the next Board meeting. New trustees are given information about the Trust and trusteeship responsibilities, a copy of the latest financial statements and other relevant information.

##### **Organisational Structure and Decision making**

The day to day running of the organisation is the responsibility of Andrew Simpson, the Trust's Chief Executive who is also the Company Secretary. He has held these posts since March 2018, and is responsible for ensuring that the organisation fulfils its charitable remit, and reports to the Board which meets bi-monthly. The regular reporting covers the work plan, and progress towards meeting business targets across many aspects - financial, operational, and risk management. In addition, he brings to the Board's attention potential opportunities to extend the Company's activities. At present, consideration is being given to working with more partners and widening the geographical area within which we operate.

A Finance and Audit Committee, comprising Nigel Green, who chairs the meetings, John Lander, the Trust's Chair, and Andrew Simpson, meets regularly. In addition, a separate group of board members meets when required to consider specific property acquisition opportunities. Board members are not generally involved in the day to day management of the organisation, but willingly provide their experience whenever necessary. The Chair meets regularly with the Chief Executive.

The Chief Executive is supported by three other employees, a part-time administrator, a full-time Housing Officer, and a part-time Finance Officer. As the Trust's business expands, the possible need to increase the staff resource is kept under review.

##### **Directors**

The trustees who served during the year and up to the date of this Report are listed on page 1 of these financial statements. Each trustee has given a direct £1 guarantee.

#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- 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 charitable company will continue in business.

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

In so far as the trustees are aware:

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

#### **AUDITORS**

The auditors, Hopper Williams & Bell Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 14 February 2024 and signed on its behalf by:

*A. Simpson*

Mr A D C Simpson - Secretary

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

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### Opinion

We have audited the financial statements of Winchester Housing Trust Limited (the 'charitable company') for the year ended 30 September 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' 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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

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### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

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

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

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

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### **Our 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 a Report of the Independent Auditors 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. Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities even though the audit has been properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of how the company is complying with these frameworks through discussions with management.
- We enquired with management whether there were any instances of non-compliance with laws and regulations or whether they had knowledge of actual or suspected fraud. These enquiries are corroborated through follow-up audit procedures including but not limited to a review of legal and professional costs, correspondence and a review of board minutes.
- We assessed the susceptibility of the company's financial statements to material misstatement, including the risk of fraud and management override of controls. We designed our audit procedures to respond to this assessment, including the identification and testing of any related party transactions and the testing of journal transactions that arise from management estimates, that are determined to be of significant value or unusual in their nature.
- We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the industry in which the company operates in, and their practical experience through training and participation with audit engagements of a similar nature.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

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### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Michaela Johns*

Michaela Johns (FCCA) (Senior Statutory Auditor)  
for and on behalf of Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

Date: 23 Feb 2024 .....

**WINCHESTER HOUSING TRUST LIMITED**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

|                                               |       | <b>2023</b>         | <b>2022</b>        |
|-----------------------------------------------|-------|---------------------|--------------------|
|                                               |       | <b>Unrestricted</b> | <b>Total funds</b> |
|                                               |       | <b>funds</b>        |                    |
|                                               | Notes | <b>£</b>            | <b>£</b>           |
| <b>INCOME AND ENDOWMENTS FROM</b>             |       |                     |                    |
| <b>Charitable activities</b>                  | 3     |                     |                    |
| Provision of housing                          |       | <b>1,585,891</b>    | 1,190,230          |
| Investment income                             | 2     | <b>2,087</b>        | 1                  |
| <b>Total</b>                                  |       | <b>1,587,978</b>    | 1,190,231          |
| <b>EXPENDITURE ON</b>                         |       |                     |                    |
| <b>Charitable activities</b>                  | 4     |                     |                    |
| Provision of housing                          |       | <b>1,316,467</b>    | 1,014,438          |
| Net gains/(losses) on investments             |       | -                   | (2)                |
| <b>NET INCOME</b>                             |       | <b>271,511</b>      | 175,791            |
| <b>Other recognised gains/(losses)</b>        |       |                     |                    |
| Gains/(losses) on revaluation of fixed assets |       | <b>(173,637)</b>    | (38,000)           |
| <b>Net movement in funds</b>                  |       | <b>97,874</b>       | 137,791            |
| <b>RECONCILIATION OF FUNDS</b>                |       |                     |                    |
| Total funds brought forward                   |       | <b>6,743,001</b>    | 6,605,210          |
| <b>TOTAL FUNDS CARRIED FORWARD</b>            |       | <b>6,840,875</b>    | 6,743,001          |

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED (REGISTERED NUMBER: 02189380)**

**BALANCE SHEET**  
**30 SEPTEMBER 2023**

|                                              |       | 2023<br>Total funds<br>£ | 2022<br>Total funds<br>£ |
|----------------------------------------------|-------|--------------------------|--------------------------|
|                                              | Notes |                          |                          |
| <b>FIXED ASSETS</b>                          |       |                          |                          |
| Tangible assets                              | 11    | 269                      | 817                      |
| Social investments                           | 12    | 7,737,156                | 7,667,547                |
|                                              |       | <u>7,737,425</u>         | <u>7,668,364</u>         |
| <b>CURRENT ASSETS</b>                        |       |                          |                          |
| Debtors                                      | 13    | 29,319                   | 26,440                   |
| Cash at bank                                 |       | 493,568                  | 402,069                  |
|                                              |       | <u>522,887</u>           | <u>428,509</u>           |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due within one year          | 14    | (319,437)                | (253,872)                |
|                                              |       | <u>203,450</u>           | <u>174,637</u>           |
| <b>NET CURRENT ASSETS</b>                    |       |                          |                          |
|                                              |       |                          |                          |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | 7,940,875                | 7,843,001                |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due after more than one year | 15    | (1,100,000)              | (1,100,000)              |
|                                              |       | <u>6,840,875</u>         | <u>6,743,001</u>         |
| <b>NET ASSETS</b>                            |       |                          |                          |
| <b>FUNDS</b>                                 | 19    |                          |                          |
| Unrestricted funds                           |       | 6,840,875                | 6,743,001                |
| <b>TOTAL FUNDS</b>                           |       | <u>6,840,875</u>         | <u>6,743,001</u>         |

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 14 February 2024 and were signed on its behalf by:



Mr N S Green - Trustee

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

|                                                                           | Notes | 2023<br>£ | 2022<br>£ |
|---------------------------------------------------------------------------|-------|-----------|-----------|
| <b>Cash flows from operating activities</b>                               |       |           |           |
| Cash generated from operations                                            | 1     | 408,915   | 328,786   |
| Interest paid                                                             |       | (53,752)  | (44,329)  |
| Net cash provided by operating activities                                 |       | 355,163   | 284,457   |
| <b>Cash flows from investing activities</b>                               |       |           |           |
| Purchase of social investments                                            |       | (467,832) | (603,083) |
| Sale of fixed asset investments                                           |       | -         | (1)       |
| Sale of social investments                                                |       | 202,081   | -         |
| Interest received                                                         |       | 2,087     | 1         |
| Net cash used in investing activities                                     |       | (263,664) | (603,083) |
| <b>Cash flows from financing activities</b>                               |       |           |           |
| Loan repayments in year                                                   |       | -         | (20,015)  |
| Net cash provided by/(used in) financing activities                       |       | -         | (20,015)  |
| <b>Change in cash and cash equivalents in the reporting period</b>        |       | 91,499    | (338,641) |
| <b>Cash and cash equivalents at the beginning of the reporting period</b> |       | 402,069   | 740,710   |
| <b>Cash and cash equivalents at the end of the reporting period</b>       |       | 493,568   | 402,069   |

The notes form part of these financial statements

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

|                                                                                           | 2023<br>£      | 2022<br>£      |
|-------------------------------------------------------------------------------------------|----------------|----------------|
| <b>Net income for the reporting period (as per the Statement of Financial Activities)</b> | <b>271,511</b> | <b>175,791</b> |
| <b>Adjustments for:</b>                                                                   |                |                |
| Depreciation charges                                                                      | 548            | 548            |
| Losses on investments                                                                     | -              | 2              |
| Loss on disposal of fixed assets                                                          | 22,505         | -              |
| Interest received                                                                         | (2,087)        | (1)            |
| Interest paid                                                                             | 53,752         | 44,329         |
| Increase in debtors                                                                       | (2,879)        | (8,245)        |
| Increase in creditors                                                                     | 65,565         | 116,362        |
| <b>Net cash provided by operations</b>                                                    | <b>408,915</b> | <b>328,786</b> |

### 2. ANALYSIS OF CHANGES IN NET DEBT

|                                | At 1.10.22<br>£    | Cash flow<br>£ | At 30.9.23<br>£    |
|--------------------------------|--------------------|----------------|--------------------|
| <b>Net cash</b>                |                    |                |                    |
| Cash at bank                   | 402,069            | 91,499         | 493,568            |
|                                | <u>402,069</u>     | <u>91,499</u>  | <u>493,568</u>     |
| <b>Debt</b>                    |                    |                |                    |
| Debts falling due after 1 year | (1,100,000)        | -              | (1,100,000)        |
|                                | <u>(1,100,000)</u> | <u>-</u>       | <u>(1,100,000)</u> |
| <b>Total</b>                   | <u>(697,931)</u>   | <u>91,499</u>  | <u>(606,432)</u>   |

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2023

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1. ACCOUNTING POLICIES

**Summary of significant accounting policies and key accounting estimates**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

**Basis of preparation**

Winchester Housing Trust Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

**Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

**Social investments**

Individual fixed assets are initially recorded at cost, being purchase price or valuation, less depreciation. All eligible assets are capitalised with a minimum level of £500 in place.

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:

Fixtures, fittings and equipment: 20% straight line basis

1. ACCOUNTING POLICIES - continued

**Social investments**

**Programme related investments**

Programme related investments represent freehold properties held by the trust. Where the property is unencumbered the full equity value held is included.

These properties are subject to regular revaluation, and a full revaluation was undertaken in 2021. Land and buildings are not depreciated which is a departure from the general requirement of the Companies Act 2006 for all tangible fixed assets to be depreciated. In the opinion of the trustees, non-compliance with the standard is necessary for financial statements to give a true and fair view. Depreciation is only one of many factors reflected in the valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

**Fixed asset investments**

Investments in unquoted equity instruments whose fair values cannot be measured reliably are measured at cost less impairment.

**Trade debtors**

Trade debtors are amounts due from tenants in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade 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 receivables.

**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.

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2023

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1. ACCOUNTING POLICIES - continued

**Social investments**

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

There are no restricted funds held by the charity at this time or any time throughout the current or prior year.

Further details of each fund are disclosed in note 19.

**Financial instruments**

Classification

Financial assets are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 1. ACCOUNTING POLICIES - continued

#### Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

### 2. INVESTMENT INCOME

|                               | 2023         | 2022     |
|-------------------------------|--------------|----------|
|                               | £            | £        |
| Interest receivable - trading | <u>2,087</u> | <u>1</u> |

### 3. INCOME FROM CHARITABLE ACTIVITIES

|                        | 2023                 | 2022             |
|------------------------|----------------------|------------------|
|                        | Provision of housing | Total activities |
|                        | £                    | £                |
| Property rental income | <u>1,585,891</u>     | <u>1,190,230</u> |

### 4. CHARITABLE ACTIVITIES COSTS

|                      | Direct Costs (see note 5) | Support costs (see note 6) | Totals           |
|----------------------|---------------------------|----------------------------|------------------|
|                      | £                         | £                          | £                |
| Provision of housing | <u>1,304,239</u>          | <u>12,228</u>              | <u>1,316,467</u> |

### 5. DIRECT COSTS OF CHARITABLE ACTIVITIES

|                           | 2023             | 2022           |
|---------------------------|------------------|----------------|
|                           | £                | £              |
| Staff costs               | 156,962          | 144,072        |
| Insurance                 | 31,430           | 24,776         |
| Postage and stationery    | 561              | 1,907          |
| Advertising               | 450              | 1,300          |
| Sundries                  | 7,532            | 4,921          |
| Repairs and maintenance   | 127,191          | 111,621        |
| Office expenses           | 23,127           | 13,282         |
| Travel and subsistence    | 6,309            | 3,774          |
| Legal fees                | 25,865           | 52,461         |
| Rent and rates            | 1,105            | 1,411          |
| Lease charges to Rentplus | 844,575          | 590,735        |
| Bad debt provision        | 2,328            | 9,400          |
| Depreciation              | 547              | 548            |
| Loss on sale of assets    | 22,505           | -              |
| Carried forward           | <u>1,250,487</u> | <u>960,208</u> |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 5. DIRECT COSTS OF CHARITABLE ACTIVITIES - continued

|                                      | 2023             | 2022             |
|--------------------------------------|------------------|------------------|
|                                      | £                | £                |
| Brought forward                      | 1,250,487        | 960,208          |
| Interest payable and similar charges | 53,752           | 44,329           |
|                                      | <u>1,304,239</u> | <u>1,004,537</u> |

All of the above expenditure was unrestricted.

### 6. SUPPORT COSTS

|                      | Governance costs |
|----------------------|------------------|
|                      | £                |
| Provision of housing | <u>12,228</u>    |

Support costs, included in the above, are as follows:

|                                           | 2023                 | 2022             |
|-------------------------------------------|----------------------|------------------|
|                                           | Provision of housing | Total activities |
|                                           | £                    | £                |
| Auditors' remuneration                    | 7,000                | 5,201            |
| Auditors' remuneration for non audit work | 5,228                | 4,700            |
|                                           | <u>12,228</u>        | <u>9,901</u>     |

### 7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

|                                           | 2023          | 2022     |
|-------------------------------------------|---------------|----------|
|                                           | £             | £        |
| Auditors' remuneration                    | 7,000         | 5,201    |
| Auditors' remuneration for non audit work | 5,228         | 4,700    |
| Depreciation - owned assets               | 548           | 547      |
| Deficit on disposal of fixed assets       | <u>22,505</u> | <u>-</u> |

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

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#### 8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2023 (2022 - £nil)

##### Trustees' expenses

There were some reimbursed expenses to trustees from the charity during the year totalling £46 (2022 - £nil) .

#### 9. STAFF COSTS

|                       | 2023           | 2022           |
|-----------------------|----------------|----------------|
|                       | £              | £              |
| Wages and salaries    | 141,110        | 129,640        |
| Social security costs | 9,695          | 8,798          |
| Other pension costs   | 6,157          | 5,634          |
|                       | <u>156,962</u> | <u>144,072</u> |

The average monthly number of employees during the year was as follows:

|                       | 2023     | 2022     |
|-----------------------|----------|----------|
| Charitable activities | <u>4</u> | <u>4</u> |

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

|                   | 2023     | 2022     |
|-------------------|----------|----------|
| £60,001 - £70,000 | -        | 1        |
| £70,001 - £80,000 | 1        | -        |
|                   | <u>1</u> | <u>1</u> |

The total employee benefits of the key management personnel of the charity were £86,142 (2022 - £81,088) (including employer's NI and employer pension contributions).

**WINCHESTER HOUSING TRUST LIMITED****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2023****10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

|                                               | Unrestricted<br>funds<br>£ |
|-----------------------------------------------|----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>             |                            |
| <b>Charitable activities</b>                  |                            |
| Provision of housing                          | 1,190,230                  |
| Investment income                             | 1                          |
| <b>Total</b>                                  | <u>1,190,231</u>           |
| <b>EXPENDITURE ON</b>                         |                            |
| <b>Charitable activities</b>                  |                            |
| Provision of housing                          | <u>1,014,438</u>           |
| Net gains/(losses) on investments             | <u>(2)</u>                 |
| <b>NET INCOME</b>                             | 175,791                    |
| <b>Other recognised gains/(losses)</b>        |                            |
| Gains/(losses) on revaluation of fixed assets | <u>(38,000)</u>            |
| <b>Net movement in funds</b>                  | 137,791                    |
| <b>RECONCILIATION OF FUNDS</b>                |                            |
| Total funds brought forward                   | <u>6,605,210</u>           |
| <b>TOTAL FUNDS CARRIED FORWARD</b>            | <u><u>6,743,001</u></u>    |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 11. TANGIBLE FIXED ASSETS

|                                         | Fixtures<br>and<br>fittings<br>£ |
|-----------------------------------------|----------------------------------|
| <b>COST</b>                             |                                  |
| At 1 October 2022 and 30 September 2023 | <b>11,849</b>                    |
| <b>DEPRECIATION</b>                     |                                  |
| At 1 October 2022                       | <b>11,032</b>                    |
| Charge for year                         | <b>548</b>                       |
| At 30 September 2023                    | <b>11,580</b>                    |
| <b>NET BOOK VALUE</b>                   |                                  |
| At 30 September 2023                    | <b>269</b>                       |
| At 30 September 2022                    | <b>817</b>                       |

### 12. SOCIAL INVESTMENTS

|                       | Land and<br>buildings<br>£ |
|-----------------------|----------------------------|
| <b>MARKET VALUE</b>   |                            |
| At 1 October 2022     | <b>7,667,547</b>           |
| Additions             | <b>467,832</b>             |
| Disposals             | <b>(190,242)</b>           |
| Revaluations          | <b>(207,981)</b>           |
| At 30 September 2023  | <b>7,737,156</b>           |
| <b>NET BOOK VALUE</b> |                            |
| At 30 September 2023  | <b>7,737,156</b>           |
| At 30 September 2022  | <b>7,667,547</b>           |

The trust's land and buildings were revalued as at 8 November 2021 by Carter Jonas.

The current valuation standards indicate valuations for 'registered social housing providers' properties should be valued on the basis of Existing Use Value for Social Housing. Although Winchester Housing Trust is not a registered social housing provider, the actual function of the trust is similar to that of a social housing provider. The properties are therefore valued on the Existing Use Value for Social Housing on the encumbered units used for social rented housing, with the remainder of properties valued on the basis of market value.

The trust holds a mixture of properties both encumbered and unencumbered. The encumbered units are subject to the restriction that they are to be used for affordable housing, either social rented or shared equity. These are valued at vacant possession unencumbered values and then a discount is applied to reflect the encumbrances.

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

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#### 12. SOCIAL INVESTMENTS - continued

The trust has a 25-45% interest in properties built on land transferred to the trust by Winchester City Council. The remaining percentage holding of these properties has been sold on a shared equity basis to council nominations. Prior to 2017, in view of the conditions imposed and the fact that the trust currently does not enforce its right to rental income on its percentage holding of these properties, only the value of holdings in excess of 25% was reflected with the land and buildings valuation above. If disposed of in the future the capital appreciation was reflected as appropriate. It was considered that this estimate would be excessively prudent with the increased discount under the existing use valuation method. Therefore, the whole of the trust's interest in a property is reflected in the accounts.

Where shared equity properties are unencumbered the whole of the equity retained by Winchester Housing Trust Limited is valued.

Cost or valuation at 30 September 2023 is represented by:

|                   | <b>Land and<br/>buildings<br/>£</b> |
|-------------------|-------------------------------------|
| Valuation in 2017 | <b>3,460,340</b>                    |
| Valuation in 2021 | <b>240,045</b>                      |
| Valuation in 2022 | <b>(38,000)</b>                     |
| Valuation in 2023 | <b>(173,637)</b>                    |
| Cost              | <b>4,248,408</b>                    |
|                   | <hr/>                               |
|                   | <b>7,737,156</b>                    |
|                   | <hr/> <hr/>                         |

#### 13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                                | <b>2023</b>   | <b>2022</b> |
|--------------------------------|---------------|-------------|
|                                | <b>£</b>      | <b>£</b>    |
| Trade debtors                  | <b>21,826</b> | 21,677      |
| Prepayments and accrued income | <b>7,493</b>  | 4,763       |
|                                | <hr/>         | <hr/>       |
|                                | <b>29,319</b> | 26,440      |
|                                | <hr/> <hr/>   | <hr/> <hr/> |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                                 | 2023           | 2022           |
|---------------------------------|----------------|----------------|
|                                 | £              | £              |
| Trade creditors                 | 224,843        | 198,179        |
| Social security and other taxes | 4,090          | 2,562          |
| Other creditors                 | 9,144          | 9,158          |
| Accruals and deferred income    | 81,360         | 43,973         |
|                                 | <u>319,437</u> | <u>253,872</u> |

### 15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

|                          | 2023             | 2022             |
|--------------------------|------------------|------------------|
|                          | £                | £                |
| Bank loans (see note 16) | <u>1,100,000</u> | <u>1,100,000</u> |

### 16. LOANS

An analysis of the maturity of loans is given below:

|                                              | 2023             | 2022             |
|----------------------------------------------|------------------|------------------|
|                                              | £                | £                |
| Amounts falling due in more than five years: |                  |                  |
| Repayable otherwise than by instalments:     |                  |                  |
| Bank loans more than 5 years                 | <u>1,100,000</u> | <u>1,100,000</u> |

### 17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

|                            | 2023           | 2022           |
|----------------------------|----------------|----------------|
|                            | £              | £              |
| Within one year            | 23,969         | 11,354         |
| Between one and five years | 85,420         | 41,330         |
| In more than five years    | 146,384        | 60,022         |
|                            | <u>255,773</u> | <u>112,706</u> |

The operating lease commitments are in relation to contracts with Rentplus. The commitments shown are an estimate, based on the estimated maximum exposure of the charity to void periods on properties (where the charity would be liable to pay 75% of the rental income for up to three months whilst the property has no tenant). The calculation above also assumes that 25% of the properties will be sold each five years, in line with the contracts.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 18. SECURED DEBTS

The following secured debts are included within creditors:

|            | 2023             | 2022             |
|------------|------------------|------------------|
|            | £                | £                |
| Bank loans | <u>1,100,000</u> | <u>1,100,000</u> |

#### Bank loans

The loan relates to a Handelsbanken fixed rate interest loan running for 10 years from 2022 - 2032. The fixed interest rate is 4.90%. The loan is secured by way of fixed charges against properties owned by the Trust.

In the prior year the loan related to a Lloyds Bank variable rate interest loan at 3.24% above base rate.

### 19. MOVEMENT IN FUNDS

|                           | At 1.10.22       | Net movement in funds | At 30.9.23       |
|---------------------------|------------------|-----------------------|------------------|
|                           | £                | £                     | £                |
| <b>Unrestricted funds</b> |                  |                       |                  |
| General fund              | 3,080,616        | 305,855               | 3,386,471        |
| Revaluation Reserve       | 3,662,385        | (207,981)             | 3,454,404        |
|                           | <u>6,743,001</u> | <u>97,874</u>         | <u>6,840,875</u> |
| <b>TOTAL FUNDS</b>        | <u>6,743,001</u> | <u>97,874</u>         | <u>6,840,875</u> |

Net movement in funds, included in the above are as follows:

|                           | Incoming resources | Resources expended | Gains and losses | Movement in funds |
|---------------------------|--------------------|--------------------|------------------|-------------------|
|                           | £                  | £                  | £                | £                 |
| <b>Unrestricted funds</b> |                    |                    |                  |                   |
| General fund              | 1,587,978          | (1,316,467)        | 34,344           | 305,855           |
| Revaluation Reserve       | -                  | -                  | (207,981)        | (207,981)         |
|                           | <u>1,587,978</u>   | <u>(1,316,467)</u> | <u>(173,637)</u> | <u>97,874</u>     |
| <b>TOTAL FUNDS</b>        | <u>1,587,978</u>   | <u>(1,316,467)</u> | <u>(173,637)</u> | <u>97,874</u>     |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 19. MOVEMENT IN FUNDS - continued

#### Comparatives for movement in funds

|                           | At 1.10.21<br>£  | Net<br>movement<br>in funds<br>£ | At 30.9.22<br>£  |
|---------------------------|------------------|----------------------------------|------------------|
| <b>Unrestricted funds</b> |                  |                                  |                  |
| General fund              | 2,904,825        | 175,791                          | 3,080,616        |
| Revaluation Reserve       | 3,700,385        | (38,000)                         | 3,662,385        |
|                           | <u>6,605,210</u> | <u>137,791</u>                   | <u>6,743,001</u> |
| <b>TOTAL FUNDS</b>        | <u>6,605,210</u> | <u>137,791</u>                   | <u>6,743,001</u> |

Comparative net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 1,190,231                  | (1,014,438)                | (2)                      | 175,791                   |
| Revaluation Reserve       | -                          | -                          | (38,000)                 | (38,000)                  |
|                           | <u>1,190,231</u>           | <u>(1,014,438)</u>         | <u>(38,002)</u>          | <u>137,791</u>            |
| <b>TOTAL FUNDS</b>        | <u>1,190,231</u>           | <u>(1,014,438)</u>         | <u>(38,002)</u>          | <u>137,791</u>            |

#### Revaluation Reserve

The revaluation reserve comprises unrealised gains on programme-related investments.

### 20. EMPLOYEE BENEFIT OBLIGATIONS

The Charitable company has a defined contribution pension scheme. Contributions made in the year and charged to the Statement of Financial Activities were £6,157 (2022 - £5,634). The amount which remained unpaid at the year end totalled £109 (2022 - £nil).

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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**21. CAPITAL COMMITMENTS**

|                                                             | <b>2023</b>       | 2022              |
|-------------------------------------------------------------|-------------------|-------------------|
|                                                             | <b>£</b>          | £                 |
| Contracted but not provided for in the financial statements | -                 | 161,192           |
|                                                             | <u>          </u> | <u>          </u> |

**22. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2023 (2022 - none).

**WINCHESTER HOUSING TRUST LIMITED****DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

|                                           | 2023<br>£        | 2022<br>£        |
|-------------------------------------------|------------------|------------------|
| <b>INCOME AND ENDOWMENTS</b>              |                  |                  |
| <b>Investment income</b>                  |                  |                  |
| Interest receivable - trading             | 2,087            | 1                |
| <b>Charitable activities</b>              |                  |                  |
| Property rental income                    | 1,585,891        | 1,190,230        |
| <b>Total incoming resources</b>           | <b>1,587,978</b> | <b>1,190,231</b> |
| <b>EXPENDITURE</b>                        |                  |                  |
| <b>Charitable activities</b>              |                  |                  |
| Wages                                     | 141,110          | 129,640          |
| Social security                           | 9,695            | 8,798            |
| Pensions                                  | 6,157            | 5,634            |
| Insurance                                 | 31,430           | 24,776           |
| Postage and stationery                    | 561              | 1,907            |
| Advertising                               | 450              | 1,300            |
| Sundries                                  | 7,532            | 4,921            |
| Repairs and maintenance                   | 127,191          | 111,621          |
| Office expenses                           | 23,127           | 13,282           |
| Travel and subsistence                    | 6,309            | 3,774            |
| Legal fees                                | 25,865           | 52,461           |
| Rent and rates                            | 1,105            | 1,411            |
| Lease charges to Rentplus                 | 844,575          | 590,735          |
| Bad debt provision                        | 2,328            | 9,400            |
| Depreciation of tangible fixed assets     | 547              | 548              |
| Loss on sale of tangible fixed assets     | 22,505           | -                |
| Bank interest                             | 53,752           | 44,329           |
|                                           | <b>1,304,239</b> | <b>1,004,537</b> |
| <b>Support costs</b>                      |                  |                  |
| <b>Governance costs</b>                   |                  |                  |
| Auditors' remuneration                    | 7,000            | 5,201            |
| Auditors' remuneration for non audit work | 5,228            | 4,700            |
|                                           | <b>12,228</b>    | <b>9,901</b>     |
| <b>Total resources expended</b>           | <b>1,316,467</b> | <b>1,014,438</b> |
| <b>Net income before gains and losses</b> | <b>271,511</b>   | <b>175,793</b>   |

This page does not form part of the statutory financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

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|                                             | 2023<br>£      | 2022<br>£      |
|---------------------------------------------|----------------|----------------|
| <b>Realised recognised gains and losses</b> |                |                |
| Gains/(losses) on property transactions     | -              | (1)            |
| Gains/(write downs) on investment assets    | -              | (1)            |
|                                             | <hr/>          | <hr/>          |
| <b>Net income</b>                           | <b>271,511</b> | <b>175,791</b> |
|                                             | <hr/> <hr/>    | <hr/> <hr/>    |

This page does not form part of the statutory financial statements



**Issuer** HWB Chartered Accountants

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**Parties involved with this document**

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|---------------------------------|------------------------------------------------------------|
| Fri, 23rd Feb 2024 8:44:30 UTC  | Andrew Simpson - Signer (e53e73c0064ac7b1bc6084b89c959707) |
| Fri, 23rd Feb 2024 12:41:28 UTC | Nigel Green - Signer (6e6ffe626700a277becd1ea8b5c545c)     |
| Fri, 23rd Feb 2024 17:17:26 UTC | John Lander - Signer (4a794417467f92040bec3b3a06aa33e3)    |
| Fri, 23rd Feb 2024 17:19:24 UTC | Michaela Johns - Signer (439e23bd4e6f3236b34ff54f48d8fff8) |
| Fri, 23rd Feb 2024 17:19:25 UTC | Fiona Jones - Copied In (198195bf4a536e853fe97aee03c93617) |

**Audit history log**

| Date                            | Action                                                                                               |
|---------------------------------|------------------------------------------------------------------------------------------------------|
| Fri, 23rd Feb 2024 17:19:25 UTC | Michaela Johns viewed the envelope (20.0.9.47)                                                       |
| Fri, 23rd Feb 2024 17:19:25 UTC | Document emailed to fiona.jones@hwb-accountants.com (3.8.155.137)                                    |
| Fri, 23rd Feb 2024 17:19:25 UTC | This envelope has been signed by all parties (20.0.9.47)                                             |
| Fri, 23rd Feb 2024 17:19:25 UTC | Sent the envelope to Fiona Jones (fiona.jones@hwb-accountants.com) for signing (20.0.9.47)           |
| Fri, 23rd Feb 2024 17:19:25 UTC | Michaela Johns signed the envelope (20.0.9.47)                                                       |
| Fri, 23rd Feb 2024 17:18:54 UTC | Michaela Johns viewed the envelope (20.0.9.47)                                                       |
| Fri, 23rd Feb 2024 17:17:26 UTC | Document emailed to michaela.johns@hwb-accountants.com (18.170.60.246)                               |
| Fri, 23rd Feb 2024 17:17:26 UTC | Sent the envelope to Michaela Johns (michaela.johns@hwb-accountants.com) for signing (86.132.17.208) |
| Fri, 23rd Feb 2024 17:17:26 UTC | John Lander signed the envelope (86.132.17.208)                                                      |
| Fri, 23rd Feb 2024 17:16:14 UTC | John Lander viewed the envelope (86.132.17.208)                                                      |
| Fri, 23rd Feb 2024 17:12:37 UTC | John Lander opened the document email. (140.248.40.24)                                               |
| Fri, 23rd Feb 2024 16:19:12 UTC | John Lander opened the document email. (86.132.17.208)                                               |
| Fri, 23rd Feb 2024 16:19:11 UTC | John Lander opened the document email. (86.132.17.208)                                               |
| Fri, 23rd Feb 2024 12:56:03 UTC | Nigel Green opened the document email. (188.74.74.194)                                               |

|                                 |                                                                                                      |
|---------------------------------|------------------------------------------------------------------------------------------------------|
| Fri, 23rd Feb 2024 12:41:29 UTC | Document emailed to jandplander@btinternet.com (18.171.242.115)                                      |
| Fri, 23rd Feb 2024 12:41:29 UTC | Sent the envelope to John Lander (jandplander@btinternet.com) for signing (188.74.74.194)            |
| Fri, 23rd Feb 2024 12:41:28 UTC | Nigel Green signed the envelope (188.74.74.194)                                                      |
| Fri, 23rd Feb 2024 12:36:49 UTC | Nigel Green viewed the envelope (188.74.74.194)                                                      |
| Fri, 23rd Feb 2024 12:36:22 UTC | Nigel Green opened the document email. (188.74.74.194)                                               |
| Fri, 23rd Feb 2024 12:23:31 UTC | Nigel Green opened the document email. (188.74.74.194)                                               |
| Fri, 23rd Feb 2024 12:14:49 UTC | Nigel Green viewed the envelope (188.74.74.194)                                                      |
| Fri, 23rd Feb 2024 12:13:12 UTC | Nigel Green opened the document email. (188.74.74.194)                                               |
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| Fri, 23rd Feb 2024 12:11:59 UTC | Nigel Green opened the document email. (188.74.74.194)                                               |
| Fri, 23rd Feb 2024 10:01:57 UTC | Andrew Simpson opened the document email. (86.157.18.141)                                            |
| Fri, 23rd Feb 2024 9:16:18 UTC  | Nigel Green opened the document email. (172.226.114.22)                                              |
| Fri, 23rd Feb 2024 8:47:05 UTC  | Andrew Simpson viewed the envelope (86.157.18.141)                                                   |
| Fri, 23rd Feb 2024 8:44:31 UTC  | Document emailed to jngreen@hotmail.co.uk (18.168.198.149)                                           |
| Fri, 23rd Feb 2024 8:44:31 UTC  | Sent the envelope to Nigel Green (jngreen@hotmail.co.uk) for signing (86.157.18.141)                 |
| Fri, 23rd Feb 2024 8:44:30 UTC  | Andrew Simpson signed the envelope (86.157.18.141)                                                   |
| Fri, 23rd Feb 2024 8:42:55 UTC  | Andrew Simpson viewed the envelope (86.157.18.141)                                                   |
| Fri, 23rd Feb 2024 8:42:42 UTC  | Andrew Simpson opened the document email. (86.157.18.141)                                            |
| Thu, 22nd Feb 2024 15:43:59 UTC | Andrew Simpson opened the document email. (86.157.18.141)                                            |
| Thu, 22nd Feb 2024 12:19:32 UTC | Document emailed to Andrew@winchesterhousingtrust.co.uk (13.43.88.161)                               |
| Thu, 22nd Feb 2024 12:19:32 UTC | Sent the envelope to Andrew Simpson (Andrew@winchesterhousingtrust.co.uk) for signing (20.68.251.72) |
| Thu, 22nd Feb 2024 12:11:51 UTC | Fiona Jones has been assigned to this envelope (20.68.251.72)                                        |
| Thu, 22nd Feb 2024 12:11:51 UTC | Michaela Johns has been assigned to this envelope (20.68.251.72)                                     |
| Thu, 22nd Feb 2024 12:11:51 UTC | John Lander has been assigned to this envelope (20.68.251.72)                                        |
| Thu, 22nd Feb 2024 12:11:51 UTC | Nigel Green has been assigned to this envelope (20.68.251.72)                                        |
| Thu, 22nd Feb 2024 12:11:51 UTC | Andrew Simpson has been assigned to this envelope (20.68.251.72)                                     |
| Thu, 22nd Feb 2024 11:51:50 UTC | Document generated with fingerprint 25429acfd42b1ac19695b640b6b97e79 (20.68.251.72)                  |
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**WINCHESTER HOUSING TRUST LIMITED**

England & Wales - Charity number 1061855

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# Accounts

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**REGISTERED COMPANY NUMBER: 02189380 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1061855**

**TRUSTEES' REPORT AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**  
**FOR**  
**WINCHESTER HOUSING TRUST LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

**WINCHESTER HOUSING TRUST LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**WINCHESTER HOUSING TRUST LIMITED**

**REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**TRUSTEES**

Mr N S Green  
Councillor K Learney (resigned 24.5.2022)  
Mr A J Sydney  
Mr I Tait  
Mr E J Wells (resigned 31.8.2022)  
Mr I M Deans  
Mr G Rumbell  
Ms J Samuels  
Mr J K Lander  
Mr J O'Donovan  
Councillor P W Ferguson (appointed 4.7.2022)

**COMPANY SECRETARY**

Mr A D C Simpson

**REGISTERED OFFICE**

Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

**REGISTERED COMPANY NUMBER** 02189380 (England and Wales)

**REGISTERED CHARITY NUMBER** 1061855

**AUDITORS**

Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

**BANKERS**

Handelsbanken  
1 Crown Walk  
Jewry Street  
Winchester  
Hampshire  
SO23 8BB

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHAIR'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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#### **Introduction**

In common with very many businesses, Winchester Housing Trust Limited (WHT) has had challenges to overcome in its financial year to 30 September 2022. While the impact of the Covid pandemic steadily eased, other external difficulties emerged which, to varying extents, impacted on WHT's residents as well as the Company's activities. The Chief Executive's Report sets out the key operational matters that have resulted in a very satisfactory performance.

#### **Board membership**

My first duty as WHT's Chair, appointed with effect from 1 September 2022, is to express on behalf of board colleagues our sincere thanks to John Wells, my predecessor. John retired as Chair and from the Board at the end of August, after serving WHT for 12 years. He brought his wide experience to our deliberations and played a significant part in the transformation of WHT to meet the needs of an increasing number of people who do, and will, occupy our homes. He leaves WHT in excellent shape to meet the testing conditions we face in the years ahead.

The other Board change was the retirement of Councillor Kelsie Learney as the representative of Winchester City Council. We thank her, and welcome her successor, Councillor Paula Ferguson, Deputy Leader and Cabinet Holder for Community and Housing. There is a long-standing business relationship with Winchester City Council which we hope can be extended further.

Having been a WHT Board member for two years, I am aware of, and greatly appreciate, the willingness of colleagues to bring, in voluntary and honorary capacities, their broad range of skills for the benefit of the company. During the Covid19 pandemic, Board meetings were held online but face to face meetings have resumed. Attendance at Board meetings is extremely high.

Our individual and collective responsibilities as Board members are aided by the work of Andrew Simpson, our Chief Executive. His single-minded determination since his appointment in March 2018 to implement our expansion plans is evidenced by the growth in the number of homes we manage. We are also grateful for the support provided to him by a staff team who, though few in number, perform their duties effectively.

During 2021/22, Board members reviewed the risk register in the light of current business conditions, and we continue to ensure that those especially relevant are carefully considered at each bi-monthly Board meeting. In addition, we have a well-established Finance and Audit Committee, chaired by Nigel Green, that keeps a watchful eye on financial matters.

#### **Strategic matters**

J K Galbraith, the well-known Canadian economist and diplomat, wrote that "there are two kinds of forecasters: those who don't know and those who don't know they don't know."

Notwithstanding that oft quoted observation, WHT's Board members recognise that one of their main responsibilities is to take account of likely future business conditions when setting the strategic direction. Our current Business Plan covers the period to September 2026, and in view of the external factors that have emerged, we undertake regular reviews. Two consistent and unchanging priorities remain; to increase the number of homes owned and managed, and to continue to upgrade our existing homes for the benefit of residents.

In recent years we have developed a good and expanding operational relationship with Rentplus UK Ltd. That company buys properties from developers that are then let to tenants who commit to buy them after 5, 10, 15 or 20 years at a discount of 10% to the market value. WHT manages these homes, retaining part of the rental income to cover our present and future costs. Given our successful track record, we hope to find more opportunities to extend these activities for other landlords of good quality affordable housing.

## WINCHESTER HOUSING TRUST LIMITED

### CHAIR'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022

A year ago, having decided to seek to use our substantial property asset base more effectively, we undertook a review of our banking arrangements. After considering several options, we chose Handelsbanken plc, with a branch and senior managers based in Winchester, to meet our present and future requirements. Handelsbanken readily provided agreement in principle to take over an existing bank loan, and although legal and other formalities took longer than we anticipated, they were completed in June 2022. The subsequent rise in short and long term interest rates has fully justified the Board's decision to fix the interest cost for 10 years, rather than continue with a floating rate arrangement.

Our Business Plan includes an intention to use surpluses and cash resources to buy more properties. In the knowledge that the shortage of good quality affordable housing shows no sign of abating, we will look carefully at incurring further debt to take advantage of opportunities that arise, but only when we consider it appropriate to do so. Our gearing, using the Loan to Value (LTV) calculation, is only 17%, a much smaller percentage than most property businesses. We remain conscious of the associated risks, noting that the Regulator of Social Housing, having undertaken "stability checks" on a number of large housing associations, in November 2022 downgraded 19 of them from V1 to V2 in terms of "financial resilience".

All our efforts are designed to support present and future residents as best we can in these difficult times. In the autumn of 2022, the Board decided not to increase rents by the maximum amount legally permissible, and our building improvements and maintenance programmes are centred on making the running of our homes as cost efficient as possible. As a relatively small housing provider we are in close contact with our residents, and respond quickly to any issues that arise.

#### Operational matters

Board members readily appreciate the distinction between the responsibilities of non-executive directors and the management of the business led by our Chief Executive. I am pleased to conclude these remarks by repeating the Board's thanks to our staff and endorse Andrew Simpson's Report on the matters of operational importance in the year to 30 September 2022.

John Lander, Chair, Winchester Housing Trust Limited.

8 February 2023



## **WINCHESTER HOUSING TRUST LIMITED**

### **CHIEF EXECUTIVE'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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The financial results of Winchester Housing Trust Limited for the year to 30 September 2022 show net income of £175,791, a substantial increase compared with the previous year's figure of £22,909. The principal reason for the improvement was another rise in income of more than 20% to £780,008 largely because of the additional work managing properties on behalf of Rentplus UK Ltd. Expenditure was carefully controlled and actual figures for the year were within, or close to, the agreed budget.

The financial strength of the Trust is shown by its net assets of £6,743,001, compared with £6,605,210 in 2021. In the middle of 2022, the loan which had been provided by Lloyds Bank plc, was renegotiated at a fixed rate of interest for 10 years and transferred to Handelsbanken plc. No new borrowing was undertaken during the year, but the Board will consider doing so when it judges the time to be right, and a reasonable rate of return can be earned.

Our carefully prepared budget for 2022/23 anticipates further growth. We continue to work well with Rentplus UK Ltd, and our income in the current year will benefit from a full-year's contribution following successful lettings of a 73-home development at Bordon. During the second half of the year a smaller scheme at Bradfield Southend, West Berkshire, will be completed, producing additional revenue. There will also be a part-year contribution from our ownership of six new properties at North Whiteley. Several other opportunities are being pursued in the hope that our aim of enabling more and more people to live in good quality, affordable housing, can be met.

While the Trust's record for the collection of rents due remains highly creditable, there are signs that the financial pressures faced by our tenants will cause the need for bad debt provision to increase. Our staff are in constant touch with residents and seek to address issues as soon as they arise.

#### **Property Movements**

All property investments are held with a view to furthering the aims of the Trust to provide affordable housing to those on local authority waiting lists. As it was many years since the property portfolio had been professionally valued, Messrs Carter Jonas were instructed to undertake a revaluation. That firm's report was made available to us in November 2021 and the uplift of £260,045 in book value was included in the 2020/21 balance sheet figure.

Our rented properties have continued to be maintained and improved to protect values and enhance the quality of living for our tenants. An increased allocation for repairs and renovations for 2021/22 was spent on the replacement of bathrooms, cladding, windows, doors, and heating. Many residents have expressed their gratitude for the works carried out.

By the 30 September 2022, the Trust's portfolio of properties comprised 50 homes owned outright (2021: 50), 52 with shared ownership rights (2021: 52) and 114 managed on behalf of Rentplus UK Ltd (2021: 55). That number will increase significantly during 2022/23. The Board is carefully considering expanding the geographical area in which the Trust operates, and subject to mutually successful arrangements being made, will employ a further member of staff.

The expansion of our property portfolio has prompted the need to upgrade our housing management system. Efficiencies will be available to the Trust and our tenants will be able to access much more information. Training is underway and the process will be completed by the middle of the current financial year.

One property sale at a price near the revalued figure took place after the close of the 2021/22 financial year. We continue to assist residents in a variety of ways, including the purchase of a property share so that the person can remain a tenant rather than have to sell on the open market. In other cases, we are aware of shared owners who are interested in trying to sell their properties.

## **WINCHESTER HOUSING TRUST LIMITED**

### **CHIEF EXECUTIVE'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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#### **Development sites**

The Trust works with Winchester City Council, local parish councils and developers with S106 obligations to explore potential opportunities. Many possibilities turn out to be abortive, but active negotiations are being pursued with a number of interested parties. The substantial change in the country's economic conditions is having a significant effect on the viability of some schemes, but conversely, may provide scope for acquisitions to emerge at lower prices. The Trust's five-year Business Plan shows positive cash flows throughout the period, and these will be used to finance purchases. While we look forward to a mutually beneficial relationship with Handelsbanken plc, our relatively new bankers, additional debt will only be contemplated when the interest cost of borrowing is such that rental income generated will meet our criteria for an acceptable return. In particular, the Board continues to be aware of the risks of committing pre-development costs to projects until there is reasonable certainty that they will proceed.

In addition to partnership working with Rentplus UK Ltd, the Trust is investigating other forms of income maximisation, including the management of leasehold properties on behalf of other providers.

#### **Conclusion**

The efforts of the Trust in recent years to grow its portfolio of owned properties and its management of others, is gaining momentum, and I am excited by the future prospects. I am grateful for the continued support of Board members who readily provide me with advice and guidance when required, and of the staff who I rely on to work conscientiously and effectively.

**Andrew Simpson, Chief Executive, Winchester Housing Trust Limited**

**8 February 2023**



## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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The trustees, who are also directors of the Charity for the purposes of the Companies Act 2006, present their Report with the financial statements of the Charity for the year ended 30 September 2022. They have adopted the provisions of the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statements of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland', issued in October 2019.

#### **OBJECTIVES AND ACTIVITIES**

##### **Principal Objectives**

The powers of the Trust, for the furtherance of the Trust's objectives and activities, are set out in its Memorandum and Articles of Association.

The Trust aims to provide affordable housing for those in housing need in Winchester and the surrounding area.

The strategies it adopts include the following:

- Maintaining existing properties in good repair, with special regard to energy efficiency
- Purchasing properties for letting to tenants at affordable rents
- Managing properties on behalf of Rentplus UK Ltd.
- Purchasing additional shares of properties to benefit tenants
- Facilitating the sale of properties by shared owners

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

During the year the Trust has successfully achieved the above aims. Performance, which is closely monitored by trustees, has been in line with agreed budgets. With a difficult external environment emerging in recent months, business plans will be carefully reviewed by trustees at their bi-monthly meetings. Further information is contained in the Reports from the Chair and Chief Executive.

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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#### **FINANCIAL REVIEW**

Please see the Chief Executive's Report for details of the financial performance for the year.

#### **Public Benefit**

The trustees, in exercising their powers, have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission. The trustees consider that by following the strategies stated above to provide affordable in Winchester and surrounding area, they are meeting the public benefit requirement.

#### **Risk Management**

The Charity has, during the 2021/22 financial year, reviewed its risk management strategy. The principal risks of the Charity are regularly monitored by its Finance and Risk Committee and the Board at its bi-monthly meetings. Systems and procedures are in place to mitigate risks.

#### **Funding**

The Trust is funded by accumulated reserves and a modest level of Bank debt provided by Handelsbanken plc. The bank loan was transferred from Lloyds Bank plc during the 2021/22 financial year. The debt is now at a fixed rate of 4.9% for 10 years, compared with a margin of 3.24% above base rate that applied until June 2022.

#### **Reserves**

The Trust's policy is to continue to accumulate reserves through operating surpluses so as to provide increasing numbers of properties let at affordable rents to those in housing need. All reserves are unrestricted. The Trust considers that its fixed assets, which total £7,668,364 (2021 - £7,103,829), do not constitute free reserves as they are held for the purpose of generating income to further the Trust's objectives. The balance of free reserves amounts to £174,637 (2021 - £621,395), excluding bank loans due in greater than one year of £1,100,000 (2021 - £1,061,145) at the balance sheet date. Free reserves have been calculated by deducting current liabilities, investments and tangible fixed assets from total assets and then adding bank loans due within one year.

The Finance and Audit Committee carefully monitors the Reserves Policy that requires three months expenditure to be maintained. In the last quarter of the year, expenditure to September 2022 amounted to approximately £260,000. Any additional funds are held to cover known commitments, and to take advantage of other opportunities that arise.

#### **FUTURE PLANS**

Please see the Chair's Report and Chief Executive's Report for details of future plans.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The legal and administrative information set out on page 1 forms part of this Report. The financial statements comply with statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities.

This Trustees' Report, supplemented by Reports by the Chair and Chief Executive, is also a Directors' Report required by section 415 of the Companies Act 2006.

#### **Governing Documents**

Winchester Housing Trust Limited was incorporated as an independent charity and company limited by guarantee in 1987. It is governed by the Memorandum and Articles of Association with the last amendment being made by a resolution dated 19 February 2020. These have recently been reviewed and are with the Charity Commission for consideration.

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Organisation**

The Articles of Association of Winchester Housing Trust Limited are being amended to allow for an increase in the number of trustees to a maximum of ten.

##### **Induction of Trustees**

In normal circumstances potential trustees attend a Board meeting to decide whether they would like to join the Board. If an application is made, candidates meet with two members of the Board and the Chief Executive, and a recommendation is made to the next Board meeting. New trustees are given information about the Trust and trusteeship responsibilities, a copy of the latest financial statements and other relevant information.

##### **Organisational Structure and Decision making**

The day to day running of the organisation is the responsibility of Andrew Simpson, the Trust's Chief Executive who is also the Company Secretary. He has held these posts since March 2018, and is responsible for ensuring that the organisation fulfils its charitable remit, and reports to the Board which meets bi-monthly. The regular reporting covers the work plan, and progress towards meeting business targets across many aspects - financial, operational, and risk management. In addition, he brings to the Board's attention potential opportunities to extend the Company's activities. At present, consideration is being given to working with more partners and widening the geographical area within which we operate.

A Finance and Audit Committee, comprising Nigel Green, who chairs the meetings, John Lander, the Trust's Chair, and Andrew Simpson, meets regularly. In addition, a separate group of board members meets when required to consider specific property acquisition opportunities. Board members are not generally involved in the day to day management of the organisation, but willingly provide their experience whenever necessary. The Chair meets regularly with the Chief Executive.

At the close of the 2021/22 financial year, the trustees resolved to strike off the dormant subsidiary, WHT Homes Limited, from the Companies Register.

The Chief Executive is supported by two other employees, a full-time Housing Officer, and a part-time Finance Officer. As the Trust's business expands, the possible need to increase the staff resource is kept under review.

##### **Directors**

The trustees who served during the year and up to the date of this Report are listed on page 1 of these financial statements. Each trustee has given a direct £1 guarantee.

#### **EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

## **WINCHESTER HOUSING TRUST LIMITED**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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#### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- 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 charitable company will continue in business.

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

In so far as the trustees are aware:

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

#### **AUDITORS**

The auditors, Hopper Williams & Bell Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 8 February 2023 and signed on its behalf by:



Mr A D C Simpson - Secretary

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

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### **Opinion**

We have audited the financial statements of Winchester Housing Trust Limited (the 'charitable company') for the year ended 30 September 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' 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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

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### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

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

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

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

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### Our 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 a Report of the Independent Auditors 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. Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities even though the audit has been properly planned and performed in accordance with the ISAs (UK). The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of how the company is complying with these frameworks through discussions with management.
- We enquired with management whether there were any instances of non-compliance with laws and regulations or whether they had knowledge of actual or suspected fraud. These enquiries are corroborated through follow-up audit procedures including but not limited to a review of legal and professional costs, correspondence and a review of board minutes.
- We assessed the susceptibility of the company's financial statements to material misstatement, including the risk of fraud and management override of controls. We designed our audit procedures to respond to this assessment, including the identification and testing of any related party transactions and the testing of journal transactions that arise from management estimates, that are determined to be of significant value or unusual in their nature.
- We assessed the appropriateness of the collective competence and capabilities of the engagement team, including consideration of the engagement team's knowledge and understanding of the industry in which the company operates in, and their practical experience through training and participation with audit engagements of a similar nature.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Hopper Williams & Bell Limited*

Michaela Johns (FCCA) (Senior Statutory Auditor)  
for and on behalf of Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

Date: 2/2/23

**WINCHESTER HOUSING TRUST LIMITED**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

|                                               |              | <b>2022</b>         | <b>2021</b>        |
|-----------------------------------------------|--------------|---------------------|--------------------|
|                                               |              | <b>Unrestricted</b> | <b>Total funds</b> |
|                                               | <b>Notes</b> | <b>funds</b>        | <b>£</b>           |
|                                               |              | <b>£</b>            | <b>£</b>           |
| <b>INCOME AND ENDOWMENTS FROM</b>             |              |                     |                    |
| <b>Charitable activities</b>                  | <b>2</b>     |                     |                    |
| Provision of housing                          |              | <b>1,190,230</b>    | <b>635,477</b>     |
| <b>EXPENDITURE ON</b>                         |              |                     |                    |
| <b>Charitable activities</b>                  | <b>3</b>     |                     |                    |
| Provision of housing                          |              | <b>1,014,438</b>    | <b>592,568</b>     |
| Net gains/(losses) on investments             |              | <b>(1)</b>          | <b>(20,000)</b>    |
| <b>NET INCOME</b>                             |              | <b>175,791</b>      | <b>22,909</b>      |
| <b>Other recognised gains/(losses)</b>        |              |                     |                    |
| Gains/(losses) on revaluation of fixed assets |              | <b>(38,000)</b>     | <b>260,045</b>     |
| <b>Net movement in funds</b>                  |              | <b>137,791</b>      | <b>282,954</b>     |
| <b>RECONCILIATION OF FUNDS</b>                |              |                     |                    |
| Total funds brought forward                   |              | <b>6,605,210</b>    | <b>6,322,256</b>   |
| <b>TOTAL FUNDS CARRIED FORWARD</b>            |              | <b>6,743,001</b>    | <b>6,605,210</b>   |

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

WINCHESTER HOUSING TRUST LIMITED (REGISTERED NUMBER: 02189380)

**BALANCE SHEET**  
**30 SEPTEMBER 2022**

|                                              | Notes | 2022<br>Total funds<br>£ | 2021<br>Total funds<br>£ |
|----------------------------------------------|-------|--------------------------|--------------------------|
| <b>FIXED ASSETS</b>                          |       |                          |                          |
| Tangible assets                              | 10    | 817                      | 1,364                    |
| <b>Investments</b>                           |       |                          |                          |
| Investments                                  | 11    | -                        | 1                        |
| Social investments                           | 12    | 7,667,547                | 7,102,464                |
|                                              |       | <u>7,668,364</u>         | <u>7,103,829</u>         |
| <b>CURRENT ASSETS</b>                        |       |                          |                          |
| Debtors                                      | 13    | 26,440                   | 18,195                   |
| Cash at bank                                 |       | 402,069                  | 740,710                  |
|                                              |       | <u>428,509</u>           | <u>758,905</u>           |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due within one year          | 14    | (253,872)                | (196,379)                |
|                                              |       | <u>174,637</u>           | <u>562,526</u>           |
| <b>NET CURRENT ASSETS</b>                    |       |                          |                          |
|                                              |       | <u>7,843,001</u>         | <u>7,666,355</u>         |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                          |                          |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due after more than one year | 15    | (1,100,000)              | (1,061,145)              |
|                                              |       | <u>6,743,001</u>         | <u>6,605,210</u>         |
| <b>NET ASSETS</b>                            |       |                          |                          |
| <b>FUNDS</b>                                 | 19    |                          |                          |
| Unrestricted funds                           |       | 6,743,001                | 6,605,210                |
| <b>TOTAL FUNDS</b>                           |       | <u>6,743,001</u>         | <u>6,605,210</u>         |

The notes form part of these financial statements

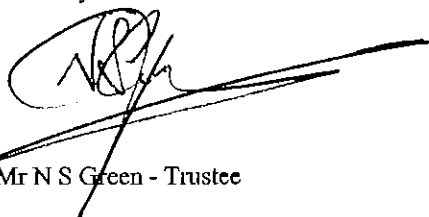
**WINCHESTER HOUSING TRUST LIMITED (REGISTERED NUMBER: 02189380)**

**BALANCE SHEET - continued**  
**30 SEPTEMBER 2022**

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These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 8 February 2023 and were signed on its behalf by:

A handwritten signature in black ink, appearing to be 'N S Green', is written over a horizontal line. The signature is stylized and somewhat cursive.

Mr N S Green - Trustee

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

|                                                                           | Notes | 2022<br>£             | 2021<br>£             |
|---------------------------------------------------------------------------|-------|-----------------------|-----------------------|
| <b>Cash flows from operating activities</b>                               |       |                       |                       |
| Cash generated from operations                                            | 1     | 328,786               | 269,958               |
| Interest paid                                                             |       | (44,329)              | (44,927)              |
| Net cash provided by operating activities                                 |       | <u>284,457</u>        | <u>225,031</u>        |
| <b>Cash flows from investing activities</b>                               |       |                       |                       |
| Purchase of tangible fixed assets                                         |       | -                     | (1,076)               |
| Purchase of social investments                                            |       | (603,083)             | (101,500)             |
| Net cash used in investing activities                                     |       | <u>(603,083)</u>      | <u>(102,576)</u>      |
| <b>Cash flows from financing activities</b>                               |       |                       |                       |
| Loan repayments in year                                                   |       | (20,015)              | (50,663)              |
| Net cash used in financing activities                                     |       | <u>(20,015)</u>       | <u>(50,663)</u>       |
| <b>Change in cash and cash equivalents in the reporting period</b>        |       | <u>(338,641)</u>      | <u>71,792</u>         |
| <b>Cash and cash equivalents at the beginning of the reporting period</b> |       | <u>740,710</u>        | <u>668,918</u>        |
| <b>Cash and cash equivalents at the end of the reporting period</b>       |       | <u><u>402,069</u></u> | <u><u>740,710</u></u> |

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

|                                                                                    | 2022<br>£      | 2021<br>£      |
|------------------------------------------------------------------------------------|----------------|----------------|
| Net income for the reporting period (as per the Statement of Financial Activities) | 175,791        | 22,909         |
| Adjustments for:                                                                   |                |                |
| Depreciation charges                                                               | 548            | 548            |
| Losses on investments                                                              | 1              | 20,000         |
| Interest paid                                                                      | 44,329         | 44,927         |
| Finance costs                                                                      | -              | 50,774         |
| (Increase)/decrease in debtors                                                     | (8,245)        | 28,789         |
| Increase in creditors                                                              | 116,362        | 102,011        |
| Net cash provided by operations                                                    | <u>328,786</u> | <u>269,958</u> |

**2. ANALYSIS OF CHANGES IN NET DEBT**

|                                 | At 1.10.21<br>£    | Cash flow<br>£   | At 30.9.22<br>£    |
|---------------------------------|--------------------|------------------|--------------------|
| <b>Net cash</b>                 |                    |                  |                    |
| Cash at bank                    | 740,710            | (338,641)        | 402,069            |
|                                 | <u>740,710</u>     | <u>(338,641)</u> | <u>402,069</u>     |
| <b>Debt</b>                     |                    |                  |                    |
| Debts falling due within 1 year | (58,869)           | 58,869           | -                  |
| Debts falling due after 1 year  | (1,061,145)        | (38,855)         | (1,100,000)        |
|                                 | <u>(1,120,014)</u> | <u>20,014</u>    | <u>(1,100,000)</u> |
| <b>Total</b>                    | <u>(379,304)</u>   | <u>(318,627)</u> | <u>(697,931)</u>   |

The notes form part of these financial statements

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

---

#### 1. ACCOUNTING POLICIES

##### Summary of significant accounting policies and key accounting estimates

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

##### Basis of preparation

Winchester Housing Trust Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

##### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

##### Social investments

Individual fixed assets are initially recorded at cost, being purchase price or valuation, less depreciation. All eligible assets are capitalised with a minimum level of £500 in place.

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:

Fixtures, fittings and equipment: 20% straight line basis

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

---

#### 1. ACCOUNTING POLICIES - continued

##### **Social investments**

##### **Programme related investments**

Programme related investments represent freehold properties held by the trust. Where the property is unencumbered the full equity value held is included.

These properties are subject to regular revaluation, and a full revaluation was undertaken in 2021. Land and buildings are not depreciated which is a departure from the general requirement of the Companies Act 2006 for all tangible fixed assets to be depreciated. In the opinion of the trustees, non-compliance with the standard is necessary for financial statements to give a true and fair view. Depreciation is only one of many factors reflected in the valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

##### **Fixed asset investments**

Investments in unquoted equity instruments whose fair values cannot be measured reliably are measured at cost less impairment.

##### **Trade debtors**

Trade debtors are amounts due from tenants in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade 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 receivables.

##### **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.

##### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

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#### 1. ACCOUNTING POLICIES - continued

##### **Social investments**

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

There are no restricted funds held by the charity at this time or any time throughout the current or prior year.

Further details of each fund are disclosed in note 19.

##### **Financial instruments**

###### Classification

Financial assets are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

###### Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

###### Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 1. ACCOUNTING POLICIES - continued

#### Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

### 2. INCOME FROM CHARITABLE ACTIVITIES

|                        | 2022<br>Provision<br>of housing<br>£ | 2021<br>Total<br>activities<br>£ |
|------------------------|--------------------------------------|----------------------------------|
| Property rental income | <u>1,190,230</u>                     | <u>635,477</u>                   |

### 3. CHARITABLE ACTIVITIES COSTS

|                      | Direct<br>Costs (see<br>note 4)<br>£ | Support<br>costs (see<br>note 5)<br>£ | Totals<br>£      |
|----------------------|--------------------------------------|---------------------------------------|------------------|
| Provision of housing | <u>1,004,537</u>                     | <u>9,901</u>                          | <u>1,014,438</u> |

### 4. DIRECT COSTS OF CHARITABLE ACTIVITIES

|                                      | 2022<br>£        | 2021<br>£      |
|--------------------------------------|------------------|----------------|
| Staff costs                          | 144,072          | 129,634        |
| Insurance                            | 24,776           | 14,191         |
| Postage and stationery               | 1,907            | 552            |
| Advertising                          | 1,300            | -              |
| Sundries                             | 4,921            | 1,502          |
| Repairs and maintenance              | 111,621          | 90,146         |
| Office expenses                      | 13,282           | 8,307          |
| Travel and subsistence               | 3,774            | 3,371          |
| Legal fees                           | 52,461           | 68,322         |
| Rent and rates                       | 1,411            | 2,155          |
| Lease charges from Rentplus          | 590,735          | 170,999        |
| Loan arrangement fee (Lloyds bank)   | -                | 50,774         |
| Bad debt provision                   | 9,400            | -              |
| Depreciation                         | 548              | 548            |
| Interest payable and similar charges | 44,329           | 44,927         |
|                                      | <u>1,004,537</u> | <u>585,428</u> |

All of the above expenditure was unrestricted.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 5. SUPPORT COSTS

|                      | Governance costs<br>£ |
|----------------------|-----------------------|
| Provision of housing | <u>9,901</u>          |

Support costs, included in the above, are as follows:

|                                           | 2022<br>Provision<br>of housing<br>£ | 2021<br>Total<br>activities<br>£ |
|-------------------------------------------|--------------------------------------|----------------------------------|
| Auditors' remuneration                    | 5,201                                | 4,950                            |
| Auditors' remuneration for non audit work | 4,700                                | 2,190                            |
|                                           | <u>9,901</u>                         | <u>7,140</u>                     |

### 6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

|                                           | 2022<br>£ | 2021<br>£ |
|-------------------------------------------|-----------|-----------|
| Auditors' remuneration                    | 5,201     | 4,950     |
| Auditors' remuneration for non audit work | 4,700     | 2,190     |
| Depreciation - owned assets               | 547       | 548       |

### 7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2022 (2021 - £nil)

#### Trustees' expenses

No trustees have been reimbursed expenses from the charity during the year (2021 - £nil) .

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 8. STAFF COSTS

|                       | 2022           | 2021           |
|-----------------------|----------------|----------------|
|                       | £              | £              |
| Wages and salaries    | 129,640        | 116,679        |
| Social security costs | 8,798          | 7,942          |
| Other pension costs   | 5,634          | 5,013          |
|                       | <u>144,072</u> | <u>129,634</u> |

The average monthly number of employees during the year was as follows:

|                       | 2022     | 2021     |
|-----------------------|----------|----------|
|                       | 4        | 3        |
| Charitable activities | <u>4</u> | <u>3</u> |

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

|                   | 2022     | 2021     |
|-------------------|----------|----------|
|                   | 1        | 1        |
| £60,001 - £70,000 | <u>1</u> | <u>1</u> |

The total employee benefits of the key management personnel of the charity were £81,088 (2021 - £74,258).

### 9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

|                                      | Unrestricted<br>funds<br>£ |
|--------------------------------------|----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>    |                            |
| Charitable activities                |                            |
| Provision of housing                 | <u>635,477</u>             |
| <b>EXPENDITURE ON</b>                |                            |
| Charitable activities                |                            |
| Provision of housing                 | <u>592,568</u>             |
| Net gains/(losses) on investments    | <u>(20,000)</u>            |
| <b>NET INCOME</b>                    | 22,909                     |
| Other recognised gains/(losses)      |                            |
| Gains on revaluation of fixed assets | <u>260,045</u>             |
| <b>Net movement in funds</b>         | 282,954                    |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

Unrestricted  
funds  
£

**RECONCILIATION OF FUNDS**

Total funds brought forward

6,322,256

**TOTAL FUNDS CARRIED FORWARD**

6,605,210

**10. TANGIBLE FIXED ASSETS**

Fixtures  
and  
fittings  
£

**COST**

At 1 October 2021 and 30 September 2022

11,849

**DEPRECIATION**

At 1 October 2021

10,485

Charge for year

547

At 30 September 2022

11,032

**NET BOOK VALUE**

At 30 September 2022

817

At 30 September 2021

1,364

**WINCHESTER HOUSING TRUST LIMITED****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022****11. FIXED ASSET INVESTMENTS**

|                       | Shares in group<br>undertakings<br>£ |
|-----------------------|--------------------------------------|
| <b>COST</b>           |                                      |
| At 1 October 2021     | 1                                    |
| Disposal              | (1)                                  |
| At September 2022     | -                                    |
| <b>NET BOOK VALUE</b> |                                      |
| At 30 September 2022  | -                                    |
| At 30 September 2021  | 1                                    |

This relates to a £1 shareholding in WHT Homes Limited.

WHT Homes Limited was incorporated in the United Kingdom on 17 October 2017 and was a wholly owned dormant subsidiary of the charity.

The decision was however taken during the year to formally dissolve WHT Homes Limited.

**12. SOCIAL INVESTMENTS**

|                       | Land and<br>buildings<br>£ |
|-----------------------|----------------------------|
| <b>MARKET VALUE</b>   |                            |
| At 1 October 2021     | 7,102,464                  |
| Additions             | 603,083                    |
| Revaluations          | (38,000)                   |
| At 30 September 2022  | 7,667,547                  |
| <b>NET BOOK VALUE</b> |                            |
| At 30 September 2022  | 7,667,547                  |
| At 30 September 2021  | 7,102,464                  |

The trust's land and buildings were revalued as at 8 November 2021 by Carter Jonas.

## WINCHESTER HOUSING TRUST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

#### 12. SOCIAL INVESTMENTS - continued

The current valuation standards indicate valuations for 'registered social housing providers' properties should be valued on the basis of Existing Use Value for Social Housing. Although Winchester Housing Trust is not a registered social housing provider, the actual function of the trust is similar to that of a social housing provider. The properties are therefore valued on the Existing Use Value for Social Housing on the encumbered units used for social rented housing, with the remainder of properties valued on the basis of market value.

The trust holds a mixture of properties both encumbered and unencumbered. The encumbered units are subject to the restriction that they are to be used for affordable housing, either social rented or shared equity. These are valued at vacant possession unencumbered values and then a discount is applied to reflect the encumbrances.

The trust has a 25-45% interest in properties built on land transferred to the trust by Winchester City Council. The remaining percentage holding of these properties has been sold on a shared equity basis to council nominations. Prior to 2017, in view of the conditions imposed and the fact that the trust currently does not enforce its right to rental income on its percentage holding of these properties, only the value of holdings in excess of 25% was reflected with the land and buildings valuation above. If disposed of in the future the capital appreciation was reflected as appropriate. It was considered that this estimate would be excessively prudent with the increased discount under the existing use valuation method. Therefore, the whole of the trust's interest in a property is reflected in the accounts.

Where shared equity properties are unencumbered the whole of the equity retained by Winchester Housing Trust Limited is valued.

Cost or valuation at 30 September 2022 is represented by:

|                   | Land and<br>buildings<br>£ |
|-------------------|----------------------------|
| Valuation in 2017 | 3,460,340                  |
| Valuation in 2021 | 240,045                    |
| Valuation in 2022 | (38,000)                   |
| Cost              | 4,005,162                  |
|                   | <u>7,667,547</u>           |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                | 2022          | 2021          |
|--------------------------------|---------------|---------------|
|                                | £             | £             |
| Trade debtors                  | 21,677        | 14,916        |
| Prepayments and accrued income | 4,763         | 3,279         |
|                                | <u>26,440</u> | <u>18,195</u> |

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                         | 2022           | 2021           |
|-----------------------------------------|----------------|----------------|
|                                         | £              | £              |
| Bank loans and overdrafts (see note 16) | -              | 58,869         |
| Trade creditors                         | 198,179        | 92,013         |
| Social security and other taxes         | 2,562          | 2,160          |
| Other creditors                         | 9,158          | 10,284         |
| Accruals and deferred income            | 43,973         | 33,053         |
|                                         | <u>253,872</u> | <u>196,379</u> |

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                          | 2022             | 2021             |
|--------------------------|------------------|------------------|
|                          | £                | £                |
| Bank loans (see note 16) | <u>1,100,000</u> | <u>1,061,145</u> |

**16. LOANS**

An analysis of the maturity of loans is given below:

|                                                 | 2022             | 2021           |
|-------------------------------------------------|------------------|----------------|
|                                                 | £                | £              |
| Amounts falling due within one year on demand:  |                  |                |
| Bank loans                                      | <u>-</u>         | <u>58,869</u>  |
| Amounts falling due between two and five years: |                  |                |
| Bank loans - 2-5 years                          | <u>-</u>         | <u>256,838</u> |
| Amounts falling due in more than five years:    |                  |                |
| Repayable by instalments:                       |                  |                |
| Bank loans more than 5 years                    | -                | 804,307        |
| Repayable otherwise than by instalments:        |                  |                |
| Bank loans more than 5 years                    | <u>1,100,000</u> | <u>-</u>       |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**17. LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

|                            | 2022           | 2021          |
|----------------------------|----------------|---------------|
|                            | £              | £             |
| Within one year            | 11,354         | 8,085         |
| Between one and five years | 41,330         | 30,950        |
| In more than five years    | 60,022         | 52,101        |
|                            | <u>112,706</u> | <u>91,136</u> |

The operating lease commitments are in relation to contracts with Rentplus. The commitments shown are an estimate, based on the estimated maximum exposure of the charity to void periods on properties (where the charity would be liable to pay 75% of the rental income for up to three months whilst the property has no tenant). The calculation above also assumes that 25% of the properties will be sold each five years, in line with the contracts.

**18. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 2022             | 2021             |
|------------|------------------|------------------|
|            | £                | £                |
| Bank loans | <u>1,100,000</u> | <u>1,120,014</u> |

**Bank loans**

The loan relates to a Handelsbanken fixed rate interest loan running for 10 years from 2022 - 2032. The fixed interest rate is 4.90%. The loan is secured by way of fixed charges against properties owned by the Trust.

In the prior year the loan related to a Lloyds Bank variable rate interest loan at 3.24% above base rate.

WINCHESTER HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. MOVEMENT IN FUNDS

|                           | At 1.10.21<br>£  | Net<br>movement<br>in funds<br>£ | At 30.9.22<br>£  |
|---------------------------|------------------|----------------------------------|------------------|
| <b>Unrestricted funds</b> |                  |                                  |                  |
| General fund              | 2,904,825        | 175,791                          | 3,080,616        |
| Revaluation Reserve       | 3,700,385        | (38,000)                         | 3,662,385        |
|                           | <u>6,605,210</u> | <u>137,791</u>                   | <u>6,743,001</u> |
| <b>TOTAL FUNDS</b>        | <u>6,605,210</u> | <u>137,791</u>                   | <u>6,743,001</u> |

Net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 1,190,230                  | (1,014,438)                | (1)                      | 175,791                   |
| Revaluation Reserve       | -                          | -                          | (38,000)                 | (38,000)                  |
|                           | <u>1,190,230</u>           | <u>(1,014,438)</u>         | <u>(38,001)</u>          | <u>137,791</u>            |
| <b>TOTAL FUNDS</b>        | <u>1,190,230</u>           | <u>(1,014,438)</u>         | <u>(38,001)</u>          | <u>137,791</u>            |

Comparatives for movement in funds

|                           | At 1.10.20<br>£  | Net<br>movement<br>in funds<br>£ | At 30.9.21<br>£  |
|---------------------------|------------------|----------------------------------|------------------|
| <b>Unrestricted funds</b> |                  |                                  |                  |
| General fund              | 2,881,916        | 22,909                           | 2,904,825        |
| Revaluation Reserve       | 3,440,340        | 260,045                          | 3,700,385        |
|                           | <u>6,322,256</u> | <u>282,954</u>                   | <u>6,605,210</u> |
| <b>TOTAL FUNDS</b>        | <u>6,322,256</u> | <u>282,954</u>                   | <u>6,605,210</u> |

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 19. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 635,477                    | (592,568)                  | (20,000)                 | 22,909                    |
| Revaluation Reserve       | -                          | -                          | 260,045                  | 260,045                   |
|                           | <u>635,477</u>             | <u>(592,568)</u>           | <u>240,045</u>           | <u>282,954</u>            |
| <b>TOTAL FUNDS</b>        | <u>635,477</u>             | <u>(592,568)</u>           | <u>240,045</u>           | <u>282,954</u>            |

#### Revaluation Reserve

The revaluation reserve comprises unrealised gains on programme-related investments.

### 20. EMPLOYEE BENEFIT OBLIGATIONS

The Charitable company has a defined contribution pension scheme. Contributions made in the year and charged to the SOFA were £5,634 (2021 - £5,013). The amount which remained unpaid at the year end totalled £nil (2021 - £922).

### 21. CAPITAL COMMITMENTS

|                                                             | 2022<br>£      | 2021<br>£ |
|-------------------------------------------------------------|----------------|-----------|
| Contracted but not provided for in the financial statements | <u>161,192</u> | <u>-</u>  |

### 22. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 September 2022 (2021 - none).

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**23. POST BALANCE SHEET EVENTS**

A property included within land and buildings has been sold post year end for £205,000, this represents a book loss of £10,000.

The full share, of a shared equity property included in land and buildings, has been purchased post year end for £142,500.

**WINCHESTER HOUSING TRUST LIMITED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

|                                           | 2022<br>£        | 2021<br>£      |
|-------------------------------------------|------------------|----------------|
| <b>INCOME AND ENDOWMENTS</b>              |                  |                |
| <b>Charitable activities</b>              |                  |                |
| Property rental income                    | 1,190,230        | 635,477        |
| <b>Total incoming resources</b>           | <b>1,190,230</b> | <b>635,477</b> |
| <b>EXPENDITURE</b>                        |                  |                |
| <b>Charitable activities</b>              |                  |                |
| Wages                                     | 129,640          | 116,679        |
| Social security                           | 8,798            | 7,942          |
| Pensions                                  | 5,634            | 5,013          |
| Insurance                                 | 24,776           | 14,191         |
| Postage and stationery                    | 1,907            | 552            |
| Advertising                               | 1,300            | -              |
| Sundries                                  | 4,921            | 1,502          |
| Repairs and maintenance                   | 111,621          | 90,146         |
| Office expenses                           | 13,282           | 8,307          |
| Travel and subsistence                    | 3,774            | 3,371          |
| Legal fees                                | 52,461           | 68,322         |
| Rent and rates                            | 1,411            | 2,155          |
| Lease charges from Rentplus               | 590,735          | 170,999        |
| Loan arrangement fee (Lloyds bank)        | -                | 50,774         |
| Bad debt provision                        | 9,400            | -              |
| Depreciation of tangible fixed assets     | 548              | 548            |
| Bank interest                             | 44,329           | 44,927         |
|                                           | <b>1,004,537</b> | <b>585,428</b> |
| <b>Support costs</b>                      |                  |                |
| <b>Governance costs</b>                   |                  |                |
| Auditors' remuneration                    | 5,201            | 4,950          |
| Auditors' remuneration for non audit work | 4,700            | 2,190          |
|                                           | <b>9,901</b>     | <b>7,140</b>   |
| <b>Total resources expended</b>           | <b>1,014,438</b> | <b>592,568</b> |
| <b>Net income before gains and losses</b> | <b>175,792</b>   | <b>42,909</b>  |

This page does not form part of the statutory financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

---

|                                             | 2022<br>£      | 2021<br>£     |
|---------------------------------------------|----------------|---------------|
| <b>Realised recognised gains and losses</b> |                |               |
| Gains/(losses) on property transactions     | -              | (20,000)      |
| Gains/(write downs) on investment assets    | (1)            | -             |
|                                             | <hr/>          | <hr/>         |
| <b>Net income</b>                           | <b>175,791</b> | <b>22,909</b> |
|                                             | <hr/>          | <hr/>         |

This page does not form part of the statutory financial statements

**WINCHESTER HOUSING TRUST LIMITED**

England & Wales - Charity number 1061855

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# Accounts

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**REGISTERED COMPANY NUMBER: 02189380 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 1061855**

**TRUSTEES' REPORT AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2021**  
**FOR**  
**WINCHESTER HOUSING TRUST LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

**WINCHESTER HOUSING TRUST LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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# WINCHESTER HOUSING TRUST LIMITED

## REFERENCE AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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|                                  |                                                                                                                                                                                                                                                                       |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TRUSTEES</b>                  | N S Green<br>Ms K Freemantle (resigned 12.8.2021)<br>Ms K Learney<br>A J Sydney<br>I Tait<br>E J Wells<br>I M Deans (appointed 25.2.2021)<br>G Rumbell (appointed 25.2.2021)<br>Ms J Samuels (appointed 25.2.2021)<br>J K Lander<br>J O'Donovan (appointed 17.4.2021) |
| <b>COMPANY SECRETARY</b>         | A D C Simpson                                                                                                                                                                                                                                                         |
| <b>REGISTERED OFFICE</b>         | Highland House<br>Mayflower Close<br>Chandler's Ford<br>Eastleigh<br>Hampshire<br>SO53 4AR                                                                                                                                                                            |
| <b>REGISTERED COMPANY NUMBER</b> | 02189380 (England and Wales)                                                                                                                                                                                                                                          |
| <b>REGISTERED CHARITY NUMBER</b> | 1061855                                                                                                                                                                                                                                                               |
| <b>AUDITORS</b>                  | Hopper Williams & Bell Limited<br>Statutory Auditor<br>Highland House<br>Mayflower Close<br>Chandler's Ford<br>Eastleigh<br>Hampshire<br>SO53 4AR                                                                                                                     |
| <b>BANKERS</b>                   | Lloyds Bank plc<br>3-5 Bridge Street<br>Newbury<br>Berkshire<br>RG14 5BQ                                                                                                                                                                                              |

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 September 2021. The trustees have adopted the provisions of the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland' issued in October 2019.

**OBJECTIVES AND ACTIVITIES**

**Principal Objectives**

The powers of the trust, for the furtherance of the trust's objectives and activities are set out in its memorandum and articles of association.

The trust aims to provide those in housing need within Winchester and the surrounding area with affordable housing. The strategies that it adopts in order to do this include the following:

- Building affordable housing within the Hampshire area to provide additional accommodation. This can then be rented or sold on a shared equity or shared ownership basis to individuals in need.
- Purchasing properties in order to increase its current portfolio to increase the accommodation available.
- Renting out properties that it owns at an affordable rate for those individuals requiring accommodation.
- Assisting with the purchase of properties by individuals by entering into shared equity/ownership schemes. This allows the vendor to buy the majority share whilst the trust purchases the remainder.
- Repurchasing shared equity property to sell on to others who wish to have assistance with buying their own property.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

During the year the trust has successfully worked towards the above aims. All achievements have been in line with the internal targets set by the trustees. The trustees intend to continue in the same manner during the coming year, reviewing the strategy in a changing environment on a bi monthly basis.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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**FINANCIAL REVIEW**

**Property Movements**

All investment properties are held with a view to furthering the aims of the trust. The trust purchased an additional 35% share of a shared ownership property at 11 Wales Street for £101,500 and have introduced a rental figure for the amount not owned by the resident. The rented properties have continued to be maintained and improved to protect the value and enhance the quality of living for the tenants. A stock improvement expenditure of £30,000 was made during the financial year and a budget of £60,000 per annum for 2021/22 has been allocated for new bathrooms, replacement windows and doors and a significant guttering replacement programme in Colson Road.

The properties were professionally valued in November 2021 by Carter Jonas.

**Development Sites**

The trust works with parish councils and developers with S106 obligations whenever it can to explore potential development opportunities and this process is being managed by the Chief Executive. The trust will continue to explore sites for development with its main objective to generate additional rental income which may result in an increase in its borrowing potential and loan serviceability. However, increasingly, the trust is looking to work within its means and to acquire units on a turn key basis funded by income generation and prudent use of reserves. The trust will be mindful of the upfront financial risk being undertaken before committing funds to any project through appropriate project assessment.

The trust is exploring development opportunities both through Winchester City Council and other local authorities alongside private landowners as well as forming relationships with developers, land agents and planning consultants to further its work. Rural development will be the focus for the trust going forward with a strategy to increase the portfolio, within its means secured either via new development or S106 opportunities. This financial period has seen the trust consolidating its financial resources despite the pandemic through its partnership agreement with Rentplus offering a "Rent to Buy" product which complements its rental offer. The trust has produced a 5 year business plan and there is a requirement to establish a clear and realistic pipeline of new development opportunities and the purchase of new units. These purchases will be partly funded through the leasehold management work facilitating with Rentplus. The trust continues to investigate other forms of income maximisation including the management of leasehold properties on behalf of other providers.

**Results for the Year**

The trust has created a net income surplus (before property gains and losses) during the year of £42,909 (2020 - £92,272). Rental income increased during the year from £375,913 to £638,787. Resources expended have increased during the year from £283,641 to £592,568. These costs are carefully managed by the trustees. All areas of expenditure were within or close to budgetary expectations.

**Public Benefit**

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties. The trustees consider that by following the aims stated above to provide affordable housing in the Winchester and surrounding area, the trust is serving the benefit of the public in this community.

**Risk Management**

The Charity continues to monitor its risk management strategy through regular reviews and discussions and are in the process of planning its next comprehensive review.

The risk management strategy comprises:

- initial comprehensive review of risks across all areas of the organisation's activity;
- establishment of systems and procedures to mitigate the risks identified; and
- continued monitoring of potential risks regularly reported to the board.

**Funding**

The trust is funded by reserves and a low level of bank lending from Lloyds Bank.

**Reserves**

It is the trust's policy to continue to provide affordable housing in exchange for rental income and continue to build up reserves through operating surpluses. All reserves are unrestricted.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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The trust considers that its fixed assets, which total £7,103,829 (2020 - £6,761,756), do not constitute free reserves as they are held for the purpose of generating income to further the trust's objectives. The balance of free reserves amounts to £621,395 (2020 - £680,403) (excluding bank loans due in less than 1 year of £58,869 (2020 - £50,616) and bank loans due in greater than 1 year of £1,061,145 (2020 - £1,069,287) at the balance sheet date). This is in excess of the reserves policy, to hold 3 months' expenditure (excluding further property investment), which equates to approximately £90,000. The additional funds are held at present in order to ensure the trust is able to meet its requirements with regard to purchasing property as and when required.

**FUTURE PLANS**

The board of trustees took the decision that it would not pursue an application to become a Registered Provider. Following the discussions with the Registered Provider Consultant, the board has decided to formally make its subsidiary WHT Homes Ltd dormant and to not pursue Registered Provider status due to the limitations of the borrowing potential of the trust. Future new property acquisitions will be made directly from developers and are likely to be purchased from generated surplus complemented by the additional Rentplus work and free of grant funding. The subsidiary has been set aside for the time being and may be revisited in the future should the need arise. WHT continues to grow its partnership agreement to manage affordable Rent to Buy housing on a leasehold basis with Rentplus. The trust has signed lease agreements for units in Bracknell and Bordon to manage a further 114 units in total and by the end of the financial year, 67 of these units had been completed. This model has increased the provision of affordable housing and increased income into the trust to facilitate the pursuit of its objectives. The trust is in discussions to expand this provision with developments within its designated area of operation. In order to develop the portfolio of the trust, the trust has entered into discussions with Handelsbanken with a view to moving its banking activities and lending away from Lloyds Bank. This will provide greater opportunity to extend borrowing as opportunities arise.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

---

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The legal and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and the Statement of Recommended Practice - Accounting and Reporting by Charities.

This Trustees' Report is also a Directors' Report required by section 415 of the Companies Act 2006.

**Governing Documents**

Winchester Housing Trust was incorporated as an independent charity and company limited by guarantee in 1987. It is governed by the memorandum and articles of association with the last amendment being made by a resolution dated 19 February 2020. These have recently been reviewed and are with the Charity Commission for consideration.

**Organisation**

The Board of Winchester Housing Trust consists of ten trustees and a Company Secretary. The articles of association are being amended to accommodate this number of Trustees, as there are currently four trustees in excess of the number stated there.

**Induction of Trustees**

Potential trustees attend a board meeting to assess whether they would like to join the board and are considered suitable. They meet with two members of the senior management team before their first board meeting to discuss trusteeship and to clarify any questions about trusteeship and the organisation.

New trustees are given information on being a trustee, and other appropriate information about the trust.

**Organisational Structure and Decision making**

The day to day running and forward planning of the organisation is the responsibility of the trust's Company Secretary and Chief Executive, Mr Andrew Simpson who has been employed since March 2018. The Company Secretary and Chief Executive reports to the board which meets bi-monthly and is responsible for ensuring that the organisation fulfils its charitable remit. The regular reporting covers the work plan and targets across many aspects - financial, operational, risk management and strategic development.

Board members are not generally involved in the day to day management of the organisation as such, but they volunteer expertise in their specialist areas when it is needed.

Winchester Housing Trust has three employees, a full time Company Secretary/Chief Executive, a full time Housing Officer and a part-time Finance Officer.

**Directors**

The trustees who served during the year and up to the date of this report are listed on page 1 of these statements. Each trustee has given a direct £1 guarantee.

**EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the financial statements.

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

---

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- 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 charitable company will continue in business.

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

In so far as the trustees are aware:

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

**AUDITORS**

The auditors, Hopper Williams & Bell Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Approved by order of the board of trustees on 9 February 2022 and signed on its behalf by:



A.Simpson (Feb 15, 2022 17:17 GMT)

A D C Simpson - Secretary

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

---

### **Opinion**

We have audited the financial statements of Winchester Housing Trust Limited (the 'charitable company') for the year ended 30 September 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the 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 (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' 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 charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors 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 this gives rise to a material misstatement in the financial statements themselves. 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.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED**

---

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

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

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

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

### **Our 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 a Report of the Independent Auditors 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.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WINCHESTER HOUSING TRUST LIMITED

---

### Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Michaela Johns*

Michaela Johns (FCCA) (Senior Statutory Auditor)  
for and on behalf of Hopper Williams & Bell Limited  
Statutory Auditor  
Highland House  
Mayflower Close  
Chandler's Ford  
Eastleigh  
Hampshire  
SO53 4AR

Date: 15/02/2022  
Date: .....

**WINCHESTER HOUSING TRUST LIMITED**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

|                                                                   |              | <b>2021</b>         | <b>2020</b>        |
|-------------------------------------------------------------------|--------------|---------------------|--------------------|
|                                                                   |              | <b>Unrestricted</b> | <b>Total funds</b> |
|                                                                   |              | <b>funds</b>        |                    |
|                                                                   | <b>Notes</b> | <b>£</b>            | <b>£</b>           |
| <b>INCOME AND ENDOWMENTS FROM</b>                                 |              |                     |                    |
| <b>Charitable activities</b>                                      | <b>2</b>     |                     |                    |
| Provision of housing                                              |              | <b>635,477</b>      | 375,913            |
| <b>EXPENDITURE ON</b>                                             |              |                     |                    |
| <b>Charitable activities</b>                                      | <b>3</b>     |                     |                    |
| Provision of housing                                              |              | <b>592,568</b>      | 283,641            |
| Net gains/(losses) on investments                                 |              | <b>(20,000)</b>     | (48,558)           |
| <b>NET INCOME</b>                                                 |              | <b>22,909</b>       | 43,714             |
| <b>Other recognised gains/(losses)</b>                            |              |                     |                    |
| Gains on revaluation of fixed assets                              |              | <b>260,045</b>      | -                  |
| <b>Net movement in funds</b>                                      |              | <b>282,954</b>      | 43,714             |
| <b>RECONCILIATION OF FUNDS</b>                                    |              |                     |                    |
| <b>Total funds brought forward</b>                                |              | <b>6,322,256</b>    | 6,278,542          |
| <b>TOTAL FUNDS CARRIED FORWARD</b>                                |              | <b>6,605,210</b>    | 6,322,256          |
| <b>CONTINUING OPERATIONS</b>                                      |              |                     |                    |
| All income and expenditure has arisen from continuing activities. |              |                     |                    |

The notes form part of these financial statements

BALANCE SHEET  
30 SEPTEMBER 2021

|                                              |       | 2021<br>Total funds<br>£ | 2020<br>Total funds<br>£ |
|----------------------------------------------|-------|--------------------------|--------------------------|
|                                              | Notes |                          |                          |
| <b>FIXED ASSETS</b>                          |       |                          |                          |
| Tangible assets                              | 10    | 1,364                    | 836                      |
| <b>Investments</b>                           |       |                          |                          |
| Investments                                  | 11    | 1                        | 1                        |
| Social investments                           | 12    | 7,102,464                | 6,760,919                |
|                                              |       | <b>7,103,829</b>         | 6,761,756                |
| <b>CURRENT ASSETS</b>                        |       |                          |                          |
| Debtors                                      | 13    | 18,195                   | 46,984                   |
| Cash at bank                                 |       | 740,710                  | 668,918                  |
|                                              |       | <b>758,905</b>           | 715,902                  |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due within one year          | 14    | (196,379)                | (86,115)                 |
| <b>NET CURRENT ASSETS</b>                    |       | <b>562,526</b>           | 629,787                  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | <b>7,666,355</b>         | 7,391,543                |
| <b>CREDITORS</b>                             |       |                          |                          |
| Amounts falling due after more than one year | 15    | (1,061,145)              | (1,069,287)              |
| <b>NET ASSETS</b>                            |       | <b>6,605,210</b>         | 6,322,256                |
| <b>FUNDS</b>                                 | 19    |                          |                          |
| Unrestricted funds                           |       | 6,605,210                | 6,322,256                |
| <b>TOTAL FUNDS</b>                           |       | <b>6,605,210</b>         | 6,322,256                |

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 9 February 2022 and were signed on its behalf by:

  
Nigel S Green (Feb 15, 2022 16:24 GMT)

N S Green - Trustee

The notes form part of these financial statements

**WINCHESTER HOUSING TRUST LIMITED**

**CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

|                                                                           | Notes | 2021<br>£ | 2020<br>£ |
|---------------------------------------------------------------------------|-------|-----------|-----------|
| <b>Cash flows from operating activities</b>                               |       |           |           |
| Cash generated from operations                                            | 1     | 269,958   | 104,101   |
| Interest paid                                                             |       | (44,927)  | (41,485)  |
| Net cash provided by operating activities                                 |       | 225,031   | 62,616    |
| <b>Cash flows from investing activities</b>                               |       |           |           |
| Purchase of tangible fixed assets                                         |       | (1,076)   | (1,114)   |
| Purchase of social investments                                            |       | (101,500) | -         |
| Sale of fixed asset investments                                           |       | -         | (37,308)  |
| Sale of social investments                                                |       | -         | 101,058   |
| Net cash (used in)/provided by investing activities                       |       | (102,576) | 62,636    |
| <b>Cash flows from financing activities</b>                               |       |           |           |
| Loan repayments in year                                                   |       | (50,663)  | (56,671)  |
| Net cash used in financing activities                                     |       | (50,663)  | (56,671)  |
| <b>Change in cash and cash equivalents in the reporting period</b>        |       | 71,792    | 68,581    |
| <b>Cash and cash equivalents at the beginning of the reporting period</b> |       | 668,918   | 600,337   |
| <b>Cash and cash equivalents at the end of the reporting period</b>       |       | 740,710   | 668,918   |

The notes form part of these financial statements

WINCHESTER HOUSING TRUST LIMITED

NOTES TO THE CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

|                                                                                           | 2021<br>£      | 2020<br>£ |
|-------------------------------------------------------------------------------------------|----------------|-----------|
| <b>Net income for the reporting period (as per the Statement of Financial Activities)</b> | <b>22,909</b>  | 43,714    |
| <b>Adjustments for:</b>                                                                   |                |           |
| Depreciation charges                                                                      | 548            | 476       |
| Losses on investments                                                                     | 20,000         | 48,558    |
| Interest paid                                                                             | 44,927         | 41,485    |
| Finance costs                                                                             | 50,774         | -         |
| Decrease/(increase) in debtors                                                            | 28,789         | (39,123)  |
| Increase in creditors                                                                     | 102,011        | 8,991     |
| <b>Net cash provided by operations</b>                                                    | <b>269,958</b> | 104,101   |

2. ANALYSIS OF CHANGES IN NET DEBT

|                                 | At 1.10.20<br>£    | Cash flow<br>£ | At 30.9.21<br>£    |
|---------------------------------|--------------------|----------------|--------------------|
| <b>Net cash</b>                 |                    |                |                    |
| Cash at bank                    | 668,918            | 71,792         | 740,710            |
|                                 | <u>668,918</u>     | <u>71,792</u>  | <u>740,710</u>     |
| <b>Debt</b>                     |                    |                |                    |
| Debts falling due within 1 year | (50,616)           | (8,253)        | (58,869)           |
| Debts falling due after 1 year  | (1,069,287)        | 8,142          | (1,061,145)        |
|                                 | <u>(1,119,903)</u> | <u>(111)</u>   | <u>(1,120,014)</u> |
| <b>Total</b>                    | <b>(450,985)</b>   | <b>71,681</b>  | <b>(379,304)</b>   |

The notes form part of these financial statements

## 1. ACCOUNTING POLICIES

### Summary of significant accounting policies and key accounting estimates

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

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

### Basis of preparation

Winchester Housing Trust Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

### Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

### Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

### Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

### Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

### Social investments

Individual fixed assets are initially recorded at cost, being purchase price or valuation, less depreciation. All eligible assets are capitalised with no minimum level in place.

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:

Fixtures, fittings and equipment: 25% straight line basis

### Programme related investments

Programme related investments represent freehold properties held by the trust. Where the property is unencumbered the full equity value held is included.

**1. ACCOUNTING POLICIES - continued**

**Social investments**

These properties are subject to regular revaluation, and a full revaluation was undertaken in 2021. Land and buildings are not depreciated which is a departure from the general requirement of the Companies Act 2006 for all tangible fixed assets to be depreciated. In the opinion of the trustees, non-compliance with the standard is necessary for financial statements to give a true and fair view. Depreciation is only one of many factors reflected in the valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

**Fixed asset investments**

Investments in unquoted equity instruments whose fair values cannot be measured reliably are measured at cost less impairment.

**Trade debtors**

Trade debtors are amounts due from tenants in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade 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 receivables.

**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.

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the charity has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

**Taxation**

The charity is exempt from corporation tax on its charitable activities.

**Fund accounting**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

There are no restricted funds held by the charity at this time or any time throughout the current or prior year.

**1. ACCOUNTING POLICIES - continued**

**Fund accounting**

Further details of each fund are disclosed in note 18.

**Financial instruments**

Classification

Financial assets are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

**Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**2. INCOME FROM CHARITABLE ACTIVITIES**

|                        | <b>2021</b>    | <b>2020</b>    |
|------------------------|----------------|----------------|
|                        | Provision      | Total          |
|                        | of housing     | activities     |
|                        | £              | £              |
| Property rental income | <b>635,477</b> | <b>375,913</b> |

**3. CHARITABLE ACTIVITIES COSTS**

|                      | Direct         | Support      |                |
|----------------------|----------------|--------------|----------------|
|                      | Costs (see     | costs (see   | Totals         |
|                      | note 4)        | note 5)      |                |
|                      | £              | £            | £              |
| Provision of housing | <b>585,428</b> | <b>7,140</b> | <b>592,568</b> |

**4. DIRECT COSTS OF CHARITABLE ACTIVITIES**

|                                      | <b>2021</b>    | <b>2020</b> |
|--------------------------------------|----------------|-------------|
|                                      | £              | £           |
| Staff costs                          | <b>129,634</b> | 119,327     |
| Insurance                            | <b>14,191</b>  | 8,162       |
| Postage and stationery               | <b>552</b>     | 613         |
| Sundries                             | <b>1,502</b>   | 1,012       |
| Repairs and maintenance              | <b>90,146</b>  | 69,999      |
| Office expenses                      | <b>8,307</b>   | 9,444       |
| Subscriptions                        | -              | 4,810       |
| Travel and subsistence               | <b>3,371</b>   | 1,356       |
| Legal fees                           | <b>68,322</b>  | 10,759      |
| Rent and rates                       | <b>2,155</b>   | 7,288       |
| Lease charges to Rentplus            | <b>170,999</b> | -           |
| Loan arrangement fee (Lloyds bank)   | <b>50,774</b>  | -           |
| Depreciation                         | <b>548</b>     | 476         |
| Interest payable and similar charges | <b>44,927</b>  | 41,485      |
|                                      | <b>585,428</b> | 274,731     |

All of the above expenditure was unrestricted.

**WINCHESTER HOUSING TRUST LIMITED****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021****5. SUPPORT COSTS**

|                      |                          |
|----------------------|--------------------------|
|                      | Governance<br>costs<br>£ |
| Provision of housing | <b>7,140</b>             |

Support costs, included in the above, are as follows:

|                                           | 2021<br>Provision<br>of housing<br>£ | 2020<br>Total<br>activities<br>£ |
|-------------------------------------------|--------------------------------------|----------------------------------|
| Auditors' remuneration                    | <b>4,950</b>                         | <b>6,000</b>                     |
| Auditors' remuneration for non audit work | <b>2,190</b>                         | <b>2,910</b>                     |
|                                           | <b>7,140</b>                         | <b>8,910</b>                     |

**6. NET INCOME/(EXPENDITURE)**

Net income/(expenditure) is stated after charging/(crediting):

|                                           | 2021<br>£    | 2020<br>£ |
|-------------------------------------------|--------------|-----------|
| Auditors' remuneration                    | <b>4,950</b> | 6,000     |
| Auditors' remuneration for non audit work | <b>2,190</b> | 2,910     |
| Depreciation - owned assets               | <b>548</b>   | 475       |

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 September 2021 (2020 - £nil).

**Trustees' expenses**

No trustees have been reimbursed expenses from the charity during the year (2020 - £60) .

**8. STAFF COSTS**

|                       | 2021<br>£      | 2020<br>£ |
|-----------------------|----------------|-----------|
| Wages and salaries    | <b>116,679</b> | 107,534   |
| Social security costs | <b>7,942</b>   | 6,719     |
| Other pension costs   | <b>5,013</b>   | 5,074     |
|                       | <b>129,634</b> | 119,327   |

The average monthly number of employees during the year was as follows:

|                       | 2021     | 2020 |
|-----------------------|----------|------|
| Charitable activities | <b>3</b> | 3    |

**WINCHESTER HOUSING TRUST LIMITED****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021****8. STAFF COSTS - continued**

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

|                   | <b>2021</b> | 2020     |
|-------------------|-------------|----------|
| £60,001 - £70,000 | <b>1</b>    | 1        |
|                   | <u>1</u>    | <u>1</u> |

The total employee benefits of the key management personnel of the charity were £74,258 (2020 - £74,273).

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

|                                        | Unrestricted<br>funds<br>£ |
|----------------------------------------|----------------------------|
| <b>INCOME AND ENDOWMENTS FROM</b>      |                            |
| <b>Charitable activities</b>           |                            |
| Provision of housing                   | 375,913                    |
| <br><b>EXPENDITURE ON</b>              |                            |
| <b>Charitable activities</b>           |                            |
| Provision of housing                   | 283,641                    |
| Net gains/(losses) on investments      | (48,558)                   |
| <b>NET INCOME</b>                      | <u>43,714</u>              |
| <br><b>RECONCILIATION OF FUNDS</b>     |                            |
| <b>Total funds brought forward</b>     | 6,278,542                  |
| <br><b>TOTAL FUNDS CARRIED FORWARD</b> | <u><u>6,322,256</u></u>    |

**WINCHESTER HOUSING TRUST LIMITED****NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021****10. TANGIBLE FIXED ASSETS**

|                       | Fixtures<br>and<br>fittings<br>£ |
|-----------------------|----------------------------------|
| <b>COST</b>           |                                  |
| At 1 October 2020     | 10,773                           |
| Additions             | 1,076                            |
| At 30 September 2021  | 11,849                           |
| <b>DEPRECIATION</b>   |                                  |
| At 1 October 2020     | 9,937                            |
| Charge for year       | 548                              |
| At 30 September 2021  | 10,485                           |
| <b>NET BOOK VALUE</b> |                                  |
| At 30 September 2021  | 1,364                            |
| At 30 September 2020  | 836                              |

**11. FIXED ASSET INVESTMENTS**

|                                         | Shares in<br>group<br>undertakings<br>£ |
|-----------------------------------------|-----------------------------------------|
| <b>COST</b>                             |                                         |
| At 1 October 2020 and 30 September 2021 | 1                                       |
| <b>NET BOOK VALUE</b>                   |                                         |
| At 30 September 2021                    | 1                                       |
| At 30 September 2020                    | 1                                       |

This relates to a £1 shareholding in WHT Homes Limited.

WHT Homes Limited was incorporated in the United Kingdom on 17 October 2017 and is a wholly owned dormant subsidiary of the charity. The subsidiary has been valued in the accounts at the original nominal value.

# WINCHESTER HOUSING TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2021

### 12. SOCIAL INVESTMENTS

|                       | Land and<br>buildings<br>£ |
|-----------------------|----------------------------|
| <b>MARKET VALUE</b>   |                            |
| At 1 October 2020     | 6,760,919                  |
| Additions             | 101,500                    |
| Revaluations          | 260,045                    |
| Impairments           | (20,000)                   |
|                       | <hr/>                      |
| At 30 September 2021  | 7,102,464                  |
|                       | <hr/>                      |
| <b>NET BOOK VALUE</b> |                            |
| At 30 September 2021  | 7,102,464                  |
|                       | <hr/>                      |
| At 30 September 2020  | 6,760,919                  |
|                       | <hr/>                      |

The trust's land and buildings were revalued as at 8 November 2021 by Carter Jonas.

The current valuation standards indicate valuations for 'registered social housing providers' properties should be valued on the basis of Existing Use Value for Social Housing. Although Winchester Housing Trust is not a registered social housing provider, the actual function of the trust is similar to that of a social housing provider. The properties are therefore valued on the Existing Use Value for Social Housing on the encumbered units used for social rented housing, with the remainder of properties valued on the basis of market value.

The trust holds a mixture of properties both encumbered and unencumbered. The encumbered units are subject to the restriction that they are to be used for affordable housing, either social rented or shared equity. These are valued at vacant possession unencumbered values and then a discount is applied to reflect the encumbrances.

The trust has a 25-40% interest in properties built on land transferred to the trust by Winchester City Council. The remaining percentage holding of these properties has been sold on a shared equity basis to council nominations. Prior to 2017, in view of the conditions imposed and the fact that the trust currently does not enforce its right to rental income on its percentage holding of these properties, only the value of holdings in excess of 25% was reflected with the land and buildings valuation above. If disposed of in the future the capital appreciation was reflected as appropriate. It was considered that this estimate would be excessively prudent with the increased discount under the existing use valuation method. Therefore, the whole of the trust's interest in a property is reflected in the accounts.

Where shared equity properties are unencumbered the whole of the equity retained by Winchester Housing Trust Limited is valued.

Cost or valuation at 30 September 2021 is represented by:

|                   | Land and<br>buildings<br>£ |
|-------------------|----------------------------|
| Valuation in 2021 | 240,045                    |
| Valuation in 2017 | 3,440,340                  |
| Cost              | 3,422,079                  |
|                   | <hr/>                      |
|                   | 7,102,464                  |
|                   | <hr/>                      |

**WINCHESTER HOUSING TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                | 2021          | 2020          |
|--------------------------------|---------------|---------------|
|                                | £             | £             |
| Trade debtors                  | 14,916        | 7,101         |
| Other debtors                  | -             | 1,289         |
| Prepayments and accrued income | 3,279         | 38,594        |
|                                | <u>18,195</u> | <u>46,984</u> |

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                         | 2021           | 2020          |
|-----------------------------------------|----------------|---------------|
|                                         | £              | £             |
| Bank loans and overdrafts (see note 16) | 58,869         | 50,616        |
| Trade creditors                         | 92,013         | 12,234        |
| Social security and other taxes         | 2,160          | -             |
| Other creditors                         | 10,284         | 9,869         |
| Accruals and deferred income            | 33,053         | 13,396        |
|                                         | <u>196,379</u> | <u>86,115</u> |

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                          | 2021             | 2020             |
|--------------------------|------------------|------------------|
|                          | £                | £                |
| Bank loans (see note 16) | <u>1,061,145</u> | <u>1,069,287</u> |

**16. LOANS**

An analysis of the maturity of loans is given below:

|                                                 | 2021           | 2020           |
|-------------------------------------------------|----------------|----------------|
|                                                 | £              | £              |
| Amounts falling due within one year on demand:  |                |                |
| Bank loans                                      | <u>58,869</u>  | <u>50,616</u>  |
| Amounts falling due between two and five years: |                |                |
| Bank loans - 2-5 years                          | <u>256,838</u> | <u>225,939</u> |
| Amounts falling due in more than five years:    |                |                |
| Repayable by instalments:                       |                |                |
| Bank loans greater than 5 years                 | 804,307        | 843,348        |

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**17. LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

|                            | 2021          | 2020     |
|----------------------------|---------------|----------|
|                            | £             | £        |
| Within one year            | 8,085         | -        |
| Between one and five years | 30,950        | -        |
| In more than five years    | 52,101        | -        |
|                            | <u>91,136</u> | <u>-</u> |

The operating lease commitments are in relation to contracts with Rentplus. The commitments shown are an estimate, based on the estimated maximum exposure of the charity to void periods on properties (where the charity would be liable to pay 75% of the rental income for up to three months whilst the property has no tenant). The calculation above also assumes that 25% of the properties will be sold each five years, in line with the contracts.

**18. SECURED DEBTS**

The following secured debts are included within creditors:

|            | 2021             | 2020             |
|------------|------------------|------------------|
|            | £                | £                |
| Bank loans | <u>1,120,014</u> | <u>1,119,903</u> |

**Bank loans**

The loan relates to a Lloyds Bank variable rate interest loan running for 16 years from 2020 - 2036. The nominal interest rate is 3.24% above the base rate.

**19. MOVEMENT IN FUNDS**

|                           | At 1.10.20       | Net movement in funds | At 30.9.21       |
|---------------------------|------------------|-----------------------|------------------|
|                           | £                | £                     | £                |
| <b>Unrestricted funds</b> |                  |                       |                  |
| General fund              | 2,881,916        | 22,909                | 2,904,825        |
| Revaluation Reserve       | 3,440,340        | 260,045               | 3,700,385        |
|                           | <u>6,322,256</u> | <u>282,954</u>        | <u>6,605,210</u> |
| <b>TOTAL FUNDS</b>        | <u>6,322,256</u> | <u>282,954</u>        | <u>6,605,210</u> |

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2021

## 19. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 635,477                    | (592,568)                  | (20,000)                 | 22,909                    |
| Revaluation Reserve       | -                          | -                          | 260,045                  | 260,045                   |
|                           | <u>635,477</u>             | <u>(592,568)</u>           | <u>240,045</u>           | <u>282,954</u>            |
| <b>TOTAL FUNDS</b>        | <u>635,477</u>             | <u>(592,568)</u>           | <u>240,045</u>           | <u>282,954</u>            |

## Comparatives for movement in funds

|                           | At 1.10.19<br>£  | Net<br>movement<br>in funds<br>£ | Transfers<br>between<br>funds<br>£ | At 30.9.20<br>£  |
|---------------------------|------------------|----------------------------------|------------------------------------|------------------|
| <b>Unrestricted funds</b> |                  |                                  |                                    |                  |
| General fund              | 2,819,040        | 43,714                           | 19,162                             | 2,881,916        |
| Revaluation Reserve       | 3,459,502        | -                                | (19,162)                           | 3,440,340        |
|                           | <u>6,278,542</u> | <u>43,714</u>                    | <u>-</u>                           | <u>6,322,256</u> |
| <b>TOTAL FUNDS</b>        | <u>6,278,542</u> | <u>43,714</u>                    | <u>-</u>                           | <u>6,322,256</u> |

Comparative net movement in funds, included in the above are as follows:

|                           | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | Gains and<br>losses<br>£ | Movement<br>in funds<br>£ |
|---------------------------|----------------------------|----------------------------|--------------------------|---------------------------|
| <b>Unrestricted funds</b> |                            |                            |                          |                           |
| General fund              | 375,913                    | (283,641)                  | (48,558)                 | 43,714                    |
|                           | <u>375,913</u>             | <u>(283,641)</u>           | <u>(48,558)</u>          | <u>43,714</u>             |
| <b>TOTAL FUNDS</b>        | <u>375,913</u>             | <u>(283,641)</u>           | <u>(48,558)</u>          | <u>43,714</u>             |

**Revaluation Reserve**

The revaluation reserve comprises unrealised gains on programme-related investments.

**20. EMPLOYEE BENEFIT OBLIGATIONS**

The Charitable company has a defined contribution pension scheme. Contributions made in the year and charged to the SOFA were £5,013 (2020 - £5,074) and the creditor at the year end £922 (2020 - £268).

**21. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 September 2021 (2020 - none).

**22. POST BALANCE SHEET EVENTS**

On 29 October 2021 the charity entered into a contract to buy 6 units situated in North Whiteley for £680k, to further extend its housing provision. It is expected that these units will be ready to occupy by the end of the financial year 2021-22.