

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**

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

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

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

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

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

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

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

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

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

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

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. 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**

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

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

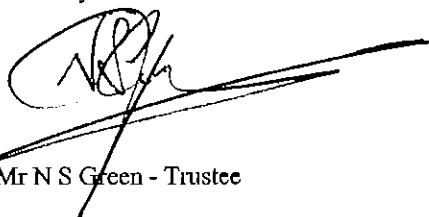
The notes form part of these financial statements

WINCHESTER HOUSING TRUST LIMITED (REGISTERED NUMBER: 02189380)

BALANCE SHEET - continued
30 SEPTEMBER 2022

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 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 £	2021 £
Cash flows from operating activities			
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>
Cash flows from investing activities			
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>
Cash flows from financing activities			
Loan repayments in year		(20,015)	(50,663)
Net cash used in financing activities		<u>(20,015)</u>	<u>(50,663)</u>
Change in cash and cash equivalents in the reporting period		<u>(338,641)</u>	<u>71,792</u>
Cash and cash equivalents at the beginning of the reporting period		<u>740,710</u>	<u>668,918</u>
Cash and cash equivalents at the end of the reporting period		<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 £	2021 £
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 £	Cash flow £	At 30.9.22 £
Net cash			
Cash at bank	740,710	(338,641)	402,069
	<u>740,710</u>	<u>(338,641)</u>	<u>402,069</u>
Debt			
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>
Total	<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

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

3. CHARITABLE ACTIVITIES COSTS

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

4. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022 £	2021 £
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 £
Provision of housing	<u>9,901</u>

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

	2022 Provision of housing £	2021 Total activities £
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 £	2021 £
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 funds £
INCOME AND ENDOWMENTS FROM	
Charitable activities	
Provision of housing	<u>635,477</u>
EXPENDITURE ON	
Charitable activities	
Provision of housing	<u>592,568</u>
Net gains/(losses) on investments	<u>(20,000)</u>
NET INCOME	22,909
Other recognised gains/(losses)	
Gains on revaluation of fixed assets	<u>260,045</u>
Net movement in funds	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 undertakings £
COST	
At 1 October 2021	1
Disposal	(1)
At September 2022	-
NET BOOK VALUE	
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 buildings £
MARKET VALUE	
At 1 October 2021	7,102,464
Additions	603,083
Revaluations	(38,000)
At 30 September 2022	7,667,547
NET BOOK VALUE	
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 buildings £
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 £	Net movement in funds £	At 30.9.22 £
Unrestricted funds			
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>
TOTAL FUNDS	<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 resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
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>
TOTAL FUNDS	<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 £	Net movement in funds £	At 30.9.21 £
Unrestricted funds			
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>
TOTAL FUNDS	<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 resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
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>
TOTAL FUNDS	<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 £	2021 £
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**

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 £	2021 £
INCOME AND ENDOWMENTS		
Charitable activities		
Property rental income	1,190,230	635,477
Total incoming resources	1,190,230	635,477
EXPENDITURE		
Charitable activities		
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
	1,004,537	585,428
Support costs		
Governance costs		
Auditors' remuneration	5,201	4,950
Auditors' remuneration for non audit work	4,700	2,190
	9,901	7,140
Total resources expended	1,014,438	592,568
Net income before gains and losses	175,792	42,909

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

This page does not form part of the statutory financial statements