

**Independent Living in Wessex**

**Charity No. 1063168**

**Company No. 03326108**

**Trustees' Report and Unaudited Accounts**

**31 March 2024**

**Independent Living in Wessex**  
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## **Independent Living in Wessex Trustees Annual Report**

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the unaudited financial statements of the charity for the year ended 31 March 2024.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

**Company No. 03326108**

**Charity No. 1063168**

#### **Registered Office**

254 Winsley Road  
Bradford on Avon  
Wiltshire  
BA15 1QS

#### **Directors and Trustees**

The Directors of the charitable company are its Trustees for the purposes of charity law. The following Directors and Trustees served during the year:

Peter Barclay  
Rebecca Bates  
Kathryn Green  
Doreen Luther  
Hilary Townsend  
Paul Vingoe (Chairman)

#### **Company Secretary**

Paul Vingoe

#### **Independent Examiner**

Keevil Accountancy Limited  
1 Hobbs Hill  
Keevil  
Trowbridge  
Wiltshire  
BA14 6LR

### **ACHIEVEMENTS AND PERFORMANCE**

The main event this year is that one of the tenants at 18 Ashleigh Grove, announced that he was getting married in April 2024 and would be leaving the house. The Committee have for some time been considering whether to purchase a third house using the considerable funds accumulated in the bank. After further discussions it was decided to look for a third house to be tenanted by him and his new wife, using the funds in hand as a deposit and taking a mortgage secured over 18 Ashleigh Grove for the sum of £125K. 31 Walmesley Chase Hilperton, a two bedroomed centre terrace property on the Paxcroft Mead development built in 1998, was purchased in March for the sum of £215K and it is anticipated that the couple will take up residence following their wedding on 19 April.

**Independent Living in Wessex  
Trustees Annual Report**

The other two tenants will remain as the tenants of 18 Ashleigh Grove at their current rentals for the time being. Care Choice will continue to support them, as they will the married couple.

The tenants of 10 Lavender Close remain and there are no concerns at that property at present.

The arrears of rent due by one of the tenants in 10 Lavender Close are continuing to be reduced. The rent at 18 Ashleigh Grove is up to date.

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It was decided at the AGM in September 2023 that the fuel subsidies of £250 p.m. would continue. However, as part of the later decision to raise a loan to buy 31 Walmesley Chase, it was agreed these would cease at the end of ILIW's financial year.

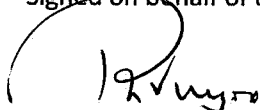
My thanks as ever go to my fellow committee members for their attendances at meetings and their continued support throughout the year, especially Doreen Luther, our Treasurer, and who continues to take on board a close involvement with 10 Lavender Close and has spent a considerable amount of time dealing with the various problems which have arisen over the year, and Hilary Townsend our Secretary. We have also welcomed Katie Luther on to the Committee during the year.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

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

The above report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime as set out in Part 15 of the Companies Act 2006 and in accordance with the Charities SORP (FRS 102).

Signed on behalf of the board



Paul Vingoe  
Chairman  
04 September 2024

**Independent Living in Wessex**  
**Independent Examiners Report**

**Independent Examiner's Report to the trustees of Independent Living in Wessex**

I report to the charity trustees on my examination of the financial statements of Independent Living in Wessex for the year ended 31 March 2024.

**Responsibilities and basis of report**

As the charity's trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act).

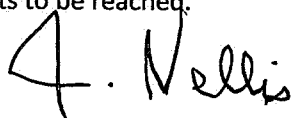
Having satisfied myself that the financial statements of the Charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's financial statements as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe:

- accounting records were not kept in accordance with section 386 of the 2006 Act ; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements under section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Julie Nellis MSc ACA (ICAEW)  
Keevil Accountancy Limited  
1 Hobbs Hill  
Keevil  
Trowbridge  
Wiltshire  
BA14 6LR  
04 September 2024

**Independent Living in Wessex**  
**Statement of Financial Activities**  
**for the year ended 31 March 2024**

		<b>Unrestricted</b>		
		<b>funds</b>	<b>Total funds</b>	<b>Total funds</b>
		<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Income and endowments from:</b>				
Charitable activities	4	27,372	27,372	27,372
Investments	5	5,264	5,264	1,626
<b>Total</b>		<b>32,636</b>	<b>32,636</b>	<b>28,998</b>
<b>Expenditure on:</b>				
Charitable activities	6	14,496	14,496	31,157
Other	7	3,866	3,866	468
<b>Total</b>		<b>18,362</b>	<b>18,362</b>	<b>31,625</b>
Net gains on investments		-	-	-
<b>Net income/(expenditure)</b>		<b>14,274</b>	<b>14,274</b>	<b>(2,627)</b>
Transfers between funds		-	-	-
<b>Net income/(expenditure) before other gains/(losses)</b>		<b>14,274</b>	<b>14,274</b>	<b>(2,627)</b>
<b>Other gains and losses</b>				
<b>Net movement in funds</b>		<b>14,274</b>	<b>14,274</b>	<b>(2,627)</b>
<b>Reconciliation of funds:</b>				
Total funds brought forward		368,816	368,816	371,443
<b>Total funds carried forward</b>		<b>383,090</b>	<b>383,090</b>	<b>368,816</b>

**Independent Living in Wessex****Balance Sheet**

at 31 March 2024

Company No.	03326108	Notes	2024 £	2023 £
<b>Fixed assets</b>				
Tangible assets		9	467,721	249,359
			<u>467,721</u>	<u>249,359</u>
<b>Current assets</b>				
Debtors		10	547	1,346
Cash at bank and in hand			40,148	118,411
			<u>40,695</u>	<u>119,757</u>
Creditors: Amount falling due within one year		11	(326)	(300)
Net current assets			40,369	119,457
Total assets less current liabilities			508,090	368,816
Creditors: Amounts falling due after more than one year		12	(125,000)	-
Net assets excluding pension asset or liability			<u>383,090</u>	<u>368,816</u>
Total net assets			<u>383,090</u>	<u>368,816</u>
<b>The funds of the charity</b>				
<b>Unrestricted funds</b>				
General funds			383,090	368,816
			<u>383,090</u>	<u>368,816</u>
Total funds			<u>383,090</u>	<u>368,816</u>

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

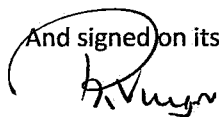
For the year ended 31 March 2024 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

Approved by the board on 04 September 2024

And signed on its behalf by:



Paul Vingoe

Chairman

04 September 2024

**Independent Living in Wessex**  
**Notes to the Accounts**  
**for the year ended 31 March 2024**

**1 Accounting policies**

**Basis of preparation**

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

**Change in basis of accounting or to previous accounts**

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

**Fund accounting**

Unrestricted funds    These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.

**Income**

Recognition of income    Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.

Income with related expenditure    Where income has related expenditure the income and related expenditure is reported gross in the SoFA.

Investment income    This is included in the accounts when receivable.

**Expenditure**

Recognition of expenditure    Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Expenditure on charitable activities    These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.

Governance costs    These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.

Other expenditure    These are support costs not allocated to a particular activity.

**Taxation**

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

**Tangible fixed assets and depreciation**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold property                      Held at cost



## Independent Living in Wessex

### Notes to the Accounts

#### Trade and other debtors

Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and demand deposits with banks.

#### Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount.

## 2 Company status

The company is a private company limited by guarantee and consequently does not have share capital.

## 3 Statement of Financial Activities - prior year

	Unrestricted funds 2023 £	Total funds 2023 £
<b>Income and endowments from:</b>		
Charitable activities	27,372	27,372
Investments	1,626	1,626
<b>Total</b>	<b>28,998</b>	<b>28,998</b>
<b>Expenditure on:</b>		
Charitable activities	30,807	30,807
Other	818	818
<b>Total</b>	<b>31,625</b>	<b>31,625</b>
<b>Net income</b>	<b>(2,627)</b>	<b>(2,627)</b>
<b>Net income before other gains/(losses)</b>	<b>(2,627)</b>	<b>(2,627)</b>
<b>Other gains and losses:</b>		
<b>Net movement in funds</b>	<b>(2,627)</b>	<b>(2,627)</b>
<b>Reconciliation of funds:</b>		
Total funds brought forward	371,443	371,443
<b>Total funds carried forward</b>	<b>368,816</b>	<b>368,816</b>

**Independent Living in Wessex**  
**Notes to the Accounts**

**4 Income from charitable activities**

	Unrestricted	Total 2024	Total 2023
	£	£	£
Rental income	27,372	27,372	27,372
	<u>27,372</u>	<u>27,372</u>	<u>27,372</u>

**5 Income from investments**

	Unrestricted	Total 2024	Total 2023
	£	£	£
Interest received	5,264	5,264	1,626
	<u>5,264</u>	<u>5,264</u>	<u>1,626</u>

**6 Expenditure on charitable activities**

	Unrestricted	Total 2024	Total 2023
	£	£	£
<i>Expenditure on charitable activities</i>			
Repairs and maintenance	8,361	8,361	25,266
Council tax	2,281	2,281	2,159
Tenant fuel subsidies	3,000	3,000	2,900
Buildings insurance	554	554	482
<i>Governance costs</i>			
Independent Examiner fees	300	300	350
	<u>14,496</u>	<u>14,496</u>	<u>31,157</u>

**7 Other expenditure**

	Unrestricted	Total 2024	Total 2023
	£	£	£
General administrative costs	1,959	1,959	309
Legal and professional costs	1,907	1,907	159
	<u>3,866</u>	<u>3,866</u>	<u>468</u>

**8 Staff costs**

No employee received emoluments in the financial year.

**Independent Living in Wessex**  
**Notes to the Accounts**

**9 Tangible fixed assets**

	£	£
<b>Cost or revaluation</b>		
At 1 April 2023	249,359	249,359
Additions	218,362	218,362
At 31 March 2024	<u>467,721</u>	<u>467,721</u>
<b>Net book values</b>		
At 31 March 2024	<u>467,721</u>	<u>467,721</u>
At 31 March 2023	<u>249,359</u>	<u>249,359</u>

**10 Debtors**

	2024	2023
	£	£
Other debtors	300	1,200
Prepayments and accrued income	247	146
	<u>547</u>	<u>1,346</u>

**11 Creditors:**

amounts falling due within one year

	2024	2023
	£	£
Accruals	326	300
	<u>326</u>	<u>300</u>

**12 Creditors:**

amounts falling due after more than one year

	2024	2023
	£	£
Bank loans and overdrafts	125,000	-
	<u>125,000</u>	<u>-</u>

**13 Related party disclosures**

***Controlling party***

The company is limited by guarantee and has no share capital; thus no single party controls the company.

**Independent Living in Wessex**  
**Detailed Statement of Financial Activities**  
**for the year ended 31 March 2024**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income and endowments from:</b>			
Charitable activities			
Rental income	27,372	27,372	27,372
	<u>27,372</u>	<u>27,372</u>	<u>27,372</u>
Investments			
Interest received	5,264	5,264	1,626
	<u>5,264</u>	<u>5,264</u>	<u>1,626</u>
<b>Total income and endowments</b>	<b>32,636</b>	<b>32,636</b>	<b>28,998</b>
<b>Expenditure on:</b>			
Charitable activities			
Repairs and maintenance	8,361	8,361	25,266
Council tax	2,281	2,281	2,159
Tenant fuel subsidies	3,000	3,000	2,900
Buildings insurance	554	554	482
	<u>14,196</u>	<u>14,196</u>	<u>30,807</u>
Governance costs			
Independent Examiner fees	300	300	350
	<u>300</u>	<u>300</u>	<u>350</u>
<b>Total of expenditure on charitable activities</b>	<b>14,496</b>	<b>14,496</b>	<b>31,157</b>
General administrative costs, including depreciation and amortisation			
Bank charges	1,490	1,490	-
Subscriptions	35	35	35
Sundry expenses	434	434	274
	<u>1,959</u>	<u>1,959</u>	<u>309</u>
Legal and professional costs			
Accountancy and bookkeeping	-	-	146
Other legal and professional costs	1,907	1,907	13
	<u>1,907</u>	<u>1,907</u>	<u>159</u>
<b>Total of expenditure of other costs</b>	<b>3,866</b>	<b>3,866</b>	<b>468</b>
<b>Total expenditure</b>	<b>18,362</b>	<b>18,362</b>	<b>31,625</b>
Net gains on investments	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net income/(expenditure)</b>	<b>14,274</b>	<b>14,274</b>	<b>(2,627)</b>

**Independent Living in Wessex**  
**Detailed Statement of Financial Activities**

<b>Net income/(expenditure) before other gains/(losses)</b>	<u>14,274</u>	<u>14,274</u>	<u>(2,627)</u>
Other Gains	-	-	-
<b>Net movement in funds</b>	<u>14,274</u>	<u>14,274</u>	<u>(2,627)</u>
<b>Reconciliation of funds:</b>			
Total funds brought forward	<u>368,816</u>	<u>368,816</u>	<u>371,443</u>
<b>Total funds carried forward</b>	<u>383,090</u>	<u>383,090</u>	<u>368,816</u>