GOODWIN DEVELOPMENT TRUST

England & Wales · Charity number 1098520

Details

Other names	GOODWIN DEVELOPMENT TRUST LIMITED, HULL AMBASSABORS, HULL COMMUNITY WARDENS GOODWIN CENTRE, SURE START HYTON & ST ANDREWS SURE START NEWLAND &, WEST HULL COMMUNITY TRANSPORT
Status	Registered
Legal form	Charitable company
Company number	04454814
Registered	2003-07-11
Register	View on the Charity Commission register

Contact

Address	Goodwin Development Trust Ltd Pod 5 The Octagon Walker Street Hull HU3 2RA
Phone	01482587550
Email	info@goodwintrust.org
Website	www.goodwintrust.org

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Activities

Objects: 3.1 TO PROMOTE ANY CHARITABLE PURPOSE. PRINCIPALLY FOR THE BENEFIT OF THE INHABITANTS OF KINGSTON UPON HULL, AND IN PARTICULAR :3.1.1 TO PROVIDE, CONSTRUCT, IMPROVE OR MANAGE SOCIAL HOUSING FOR PERSONS IN NEED TOGETHER WITH ANY OTHER AMENITIES OF FACILITIES FOR THE BENEFIT OF THE RESIDENTS OF SUCH SOCIAL HOUSING EITHER EXCLUSIVELY OR TOGETHER WITH PERSONS WHO ARE NOT RESIDENTS OF SUCH SOCIAL HOUSING.3.1.2 PROVIDE ADVICE AND ASSISTANCE TO ALL RESIDENTS OF SOCIAL HOUSING PROVIDED, OWNED AND MANAGED BY THE COMPANY OR ANY OTHER ORGANISATION OR PERSON AND APPLICANTS FOR SOCIAL HOUSING AND APPLICANTS FOR SOCIAL HOUSING ADVICE.3.1.3 CARRY OUT ANY ACTIVITY WHICH IS BOTH CONNECTED WITH, OR INCIDENTAL TO, THE COMPANY'S CHARITABLE OBJECTIVES IN ARTICLES 3.1.1 AND 3.1.2 INCLUDING BUT NOT LIMITED TO 3.1.3.1 SECURING THAT AND BUILDINGS ARE BOUGHT INTO EFFECTIVE USE, AND3.1.3.2 CREATING AN ATTRACTIVE AND SAFE ENVIRONMENT.3.1.4 TO ADVANCE EDUCATION, IN PARTICULAR BUT WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING, BY PROVIDING OR ASSISTING IN THE PROVISION OF EDUCATION OPPORTUNITIES AND ASSOCIATED FACILITIES, IN PARTICULAR FOR THE BENEFIT OF YOUNG PEOPLE3.1.5 TO RELIEVE UNEMPLOYMENT, IN PARTICULAR BUT WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING BY: 3.1.5.1 PROVIDING OR IMPROVING, OR ASSISTING IN PROVIDING OR IMPROVING ACCESS TO TRAINING, RETRAINING AND ASSOCIATED FACILITIES 3.1.5.2 ASSISTING PEOPLE TO FIND EMPLOYMENT, PROVIDING EMPLOYMENT OPPORTUNITIES OR PROVIDING WORK EXPERIENCE 3.1.5.3 PROVIDING PRACTICAL SUPPORT TO PEOPLE WHO ARE UNEMPLOYED OR UNDERTAKING TRAINING 3.1.5.4 PROVIDING OR ASSISTING IN PROVIDING FINANCIAL ASSISTANCE, TECHNICAL ASSISTANCE OR BUSINESS ADVICE OR CONSULTANCY IN ORDER TO PROVIDE TRAINING IN EMPLOYMENT OPPORTUNITIES FOR PEOPLE IN CASES OF FINANCIAL HARDSHIP OR OTHER CHARITABLE NEEDS; AND 3.1.5.5 CREATING TRAINING AND EMPLOYMENT OPPORTUNITIES BY THE PROVISION OF WORKING SPACE, BUILDINGS AND/OR LAND FOR USE ON FAVOURABLE TERMS.3.1.6 TO PROVIDE OR IMPROVE, OR TO ASSIST IN PROVIDING OR IMPROVING RECREATIONAL OR LEISURE TIME FACILITIES IN THE INTERESTS OF SOCIAL WELFARE IN PARTICULAR FOR THE BENEFIT OF THOSE WHO NEED SUCH FACILITIES BECAUSE OF THEIR YOUTH, AGE, INFIRMITY, DISABILITY, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES3.1.7 THE PRESERVATION AND PROTECTION OF GOOD HEALTH AND THE RELIEF OF SICKNESS3.1.8 THE PROMOTION OF PUBLIC SAFETY AND PREVENTION OF CRIME BY MEANS OF THE PREVENTION, REDUCTION AND DETERRENCE OF CRIME, NUISANCE, ANTI-SOCIAL BEHAVIOUR VANDALISM, TRESPASS, ARSON AND THEFT3.1.9 ESTABLISHING, MANAGING AND MAINTAINING A COMMUNITY RESOURCE CENTRE AND MAKING FACILITIES IN SUCH A CENTRE AVAILABLE IN PARTICULAR FOR THE BENEFIT OF THOSE WHO NEED THOSE FACILITIES BECAUSE OF THEIR YOUTH, AGE, INFIRMITY, DISABILITY, POVERTY OR SOCIAL AND ECONOMIC CIRCUMSTANCES; AND3.1.10 THE PROTECTION OR CONSERVATION OF THE ENVIRONMENT INCLUDING BY 3.1.10.1 RESTORING OR RECLAIMING LAND WHICH CANNOT BE OTHERWISE BE USED FOR ECONOMIC SOCIAL OR ENVIRONMENTAL PURPOSES BY REASON OF POLLUTION OR DAMAGE CAUSED BY AN ACTIVITY PREVIOUSLY CARRIED OUT ON THE LAND3.1.10.2 PREVENTING OR REDUCING ANY POTENTIAL CAUSES OF POLLUTION IN RELATION TO ANY LAND WHICH HAS SUFFERED OR MAY SUFFER POLLUTION AS A RESULT OF AN ACTIVITY PREVIOUSLY CARRIED OUT ON THE LAND3.1.10.3 REMEDYING OR MITIGATING THE EFFECTS OF ANY POLLUTION IN RELATION TO LAND WHICH HAS SUFFERED OR MAY SUFFER POLLUTION AS A RESULT OF AN ACTIVITY PREVIOUSLY CARRIED OUT ON THE LAND, 3.1.10.4 THE CONSERVATION OR PROMOTION OF BIOLOGICAL DIVERSITY THROUGH(1) THE PROVISION, CONSERVATION, RESTORATION OR ENHANCEMENT OF A NATURAL HABITAT, OR (2) THE MAINTENANCE OR RECOVERY OF A SPECIES IN ITS NATURAL HABITAT3.1.10.5 THE PROVISION, MAINTENANCE OR IMPROVEMENT OF PUBLIC

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AMENITIES INCLUDING OPEN SPACES OR OTHER OPEN RECREATIONAL FACILITIES, OR3.1.10.6 THE MAINTENANCE REPAIR OR RESTORATION OF ANY BUILDING OR STRUCTURE WHICH IS OF HISTORIC OR ARCHITECTURAL INTEREST OR IS A PLACE OF RELIGIOUS WORSHIP 3.2 EQUAL OPPORTUNITIESIN FURTHERANCE OF THE OBJECTS THE COMPANY SHALL AT ALL TIMES TAKE INTO CONSIDERATION THE PRINCIPLES OF EQUALITY OF OPPORTUNITY

Activities: Children & Youngs Peoples Services, Community Services (Safer, Stronger Communities), Enterprise Employment & Training Services, Health & Social Care Provision.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes, Education/training, Disability, Accommodation/housing, Amateur Sport, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, The General Public/mankind

Geography

- **Area of benefit:** PRINCIPALLY, THE CITY OF HULL
- Kingston Upon Hull City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£4,437,541	£4,519,000	£6,133,000	144
2024-03-31	£4,240,500	£4,077,000	£6,131,000	143
2023-03-31	£4,707,000	£4,776,000	£6,109,000	154
2022-03-31	£4,632,000	£4,882,000	£6,306,000	154
2021-03-31	£4,703,000	£4,601,000	£6,556,000	165

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Trustees

Name	Role	Appointed
James Halls	Chair	2021-11-19
Altynay Peak		2015-04-28
Daren Hale		2024-11-14
Denee Fouad Faraj		2026-01-21
Marija Berin		2021-06-08
Neil Michael Harrison		2023-01-17
Paul Wells		2024-05-28

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GOODWIN DEVELOPMENT TRUST

England & Wales - Charity number 1098520

Accounts

Smailes Goldie
CHARTERED ACCOUNTANTS

Charity number:1098520
Company registration number: 04454814
Regulator of Social Housing registration number:4799

Goodwin Development Trust

Annual Report and Financial Statements

31 March 2025

SD-0219728-1-6

ICAEW CHARTERED ACCOUNTANTS

building better together.

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for the year ended 31 March 2025

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Company Information

for the year ended 31 March 2025

CHAIRPERSON:	J Halls
DIRECORS:	J Halls (Chair) A Peak (formally Guney) K Ainley M Berin N Harrison P Wells (appointed 28 May 2024) D Hale (appointed 14 November 2024) S Igoe (previous chair – resigned 19 November 2024) S Benali (resigned 15 July 2025)
COMPANY SECRETARY:	D Hamilton
REGISTERED OFFICE:	The Octagon Walker Street Hull HU3 2RA
SOLICITORS:	Wilkin Chapman Rollits Citadel House 58 High Street Hull HU1 1QE
BANKERS:	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
AUDITORS:	Smailes Goldie Regents Court Princess Street Hull HU2 8BA
KEY MANAGEMENT:	Clive Darnell Dianne Hamilton

Strategic Report for the year ended 31 March 2025

REVIEW OF BUSINESS

The Co-CEO model and changes to the Senior Leadership Team are now well established and feedback from staff and external partners has been very positive.

The Senior Leadership Team have continued to review contracts, leases and services, including the IT provision to make further cost savings and ensure best value. While the external financial pressures, including the cost-of-living crisis remain challenging, Goodwin has maintained high quality service delivery, meeting and exceeding contract requirements.

As a Board, we have been proud to celebrate Goodwin's 30th anniversary this year. It is a testament to the hard work and commitment of our staff and volunteers that we are continuing to deliver on Goodwin's Strategic Priorities with and for the communities in Hull.

Services include support to pregnant women, families, children and young people through our OFSTED registered Nurseries, Doula/Breastfeeding Peer Support, Family Hubs and the estate-based Youth Services.

We are key providers of quality club based, community and domiciliary care in Hull, maintaining our expertise in supporting those with the most complex care needs through our Outstanding rated CQC registered Danny's Dream Service.

Providing opportunities for individuals to gain skills and experience that reduce barriers to further training and employment remains an important focus for Goodwin. This includes utilising opportunities across our services to provide valuable work experience and volunteering. Supporting those starting to gain work experience, the unemployed and economically inactive move into further training and employment through our Matrix and OFSTED registered provision. The UK Shared Prosperity Funding and access to Education Skills Funding Agency courses have provided opportunities to develop this offer and to include the Doula and Breastfeeding Peer Support training.

As a Home's England Registered provider, we provide regulated housing at Affordable Rents across our portfolio and additional supported accommodation to those most vulnerable to rough sleeping. The Rough Sleepers Accommodation Programme will continue to seek acquiring additional units in the year ahead while we work with partners to develop new Affordable Homes through acquisition and new build.

Our longstanding partnerships within Hull City Council, including Public Health and the VCSE sector has enabled us to maintain the increasingly important Fareshare operations across the Humber sub-region providing food through Community Fare Share members to reduce the impact from the cost-of-living crisis.

We are seeing the positive impact of the changes we have made, which have been well received as staff and volunteers who have been celebrating the achievements of the last 30 years and the key role, they all play.

PRINCIPAL RISKS AND UNCERTAINTIES

The Board of Trustees undertake a forensic review of the Risk Register on a quarterly basis. Other governance documents are reviewed as part of the Board's commitment as we remain in a period of economic uncertainty with increasing domestic and global pressures.

The Board have remained focused on the on-going cost of living crisis, ensuring we deliver these much-needed services and ensuring best value to help mitigate increased costs. We have the increased employers National Insurance contributions from April, with a commitment from Hull City Council to work with commissioned services to help meet these costs. We remain confident of ensuring sustainability.

GOING CONCERN

The current economic and social environment (cost of living, energy prices, the War in Ukraine, the national debt) means that Goodwin Development Trust faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2026 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget.

Strategic Report for the year ended 31 March 2025 (continued)

Whilst acknowledging these facts the Trustees remain confident that Goodwin Development Trust remains a going concern. This confidence is borne from the fact that:

- Goodwin have secured contracts for the Family Hubs (formally Children's Centres) and Youth contracts. These contracts are for 5 years from April 2025 with an option for a further 2 years.
- We continue to only include confirmed funding; there is no allowance for non-committed income streams. Goodwin has always secured additional grant funding that along with our commitment to cost savings has meant an over-performance against budget. This has continued in the year to 31 March 2026 with management accounts to July 2025 outperforming expectations.
- Goodwin's performance remains balanced across several income streams, including the new contracts noted above. This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- The current headroom in the Charity's working capital facility provides us with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of Goodwin and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Charity. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, we continue to review commercial property assets, some of these are in the process of being disposed of without impacting on service delivery. This would ensure the continued financial sustainability of the Charity if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made, we are reviewing supported housing provision, which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON-FINANCIAL KEY PERFORMANCE INDICATORS

The Co-CEO's provide a written monthly report to The Board of Trustees which includes information on individual project delivery. The Board has a quarterly thematic meeting which gives the Trustees the opportunity for a deep dive into a project area with contributions from project managers.

ON BEHALF OF THE BOARD



James Halls – Chairperson

Date - 19 Sep 2025

Board Report and Operating and Financial Review
for the year ended 31 March 2025

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

J Halls (chair)
A Peak (formally Guney)
K Ainley
M Berin
N Harrison
P Wells (appointed 28 May 2024)
D Hale (appointed 14 November 2024)
S Igoe (previous chair – resigned 19 November 2024)
S Benali (resigned 15 July 2025)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Charitable Objects

The charity's charitable objects are to promote any charitable purpose, principally for the benefit of the inhabitants of Kingston Upon Hull, and in particular:

(1) to provide, construct, improve or manage social housing for persons in need together with any other amenities or facilities for the benefit of residents of such social housing either exclusively or together with persons who are not residents of such social housing.
(2) provide advice and assistance to all residents of social housing provided, owned, and managed by the charity or any other organisation or person and applicants for social housing and applicants for social housing advice.
(3) carry out any activity which is both connected with, or incidental to, the charity's charitable objectives in Articles 4.1 and 4.2 including but not limited to:
    (1) securing that land and buildings are brought into effective use; and
    (2) creating an attractive and safe environment.
(4) to advance education, in particular but without prejudice to the generality of the foregoing, by providing or assisting in the provision of educational opportunities and associated facilities in particular for the benefit of young people.
(5) to relieve unemployment, in particular but without prejudice to the generality of the foregoing by: -
    (a) providing or improving, or assisting in providing or improving, access to training, retraining and associated facilities.
    (b) assisting people to find employment, providing employment opportunities, or providing work experience.
    (c) providing practical support to people who are unemployed or undertaking training.
    (d) providing or assisting in providing financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for people in cases of financial hardship or other charitable need; and
    (e) creating training and employment opportunities by the provision of working space, buildings and/or land for use on favourable terms.
(6) to provide or improve, or to assist in providing or improving recreational or leisure time facilities in the interests of social welfare in particular for the benefit of those who need such facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances.
(7) the preservation and protection of good health and the relief of sickness.
(8) the promotion of public safety and prevention of crime by means of the prevention, reduction and deterrence of crime, nuisance, anti-social behaviour, vandalism, trespass, arson, and theft.
(9) establishing, managing, and maintaining a community resource centre and making facilities in such a centre available in particular for the benefit of those who need those facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances; and
(10) the protection or conservation of the environment including by:

Board Report and Operating and Financial Review (continued)
for the year ended 31 March 2025

(a) restoring or reclaiming land which cannot otherwise be used for economic social or environmental purposes by reason of pollution or damage caused by an activity previously carried out on the land.
(b) preventing or reducing any potential causes of pollution in relation to any land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(c) remedying or mitigating the effects of any pollution in relation to land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(d) the conservation or promotion of biological diversity through:
    i. the provision, conservation, restoration, or enhancement of a natural habitat; or
    ii. the maintenance or recovery of a species in its natural habitat.
(e) the provision , maintenance or improvement of public amenities including open space or other open recreational facilities; or
(f) the maintenance repair or restoration of any building or structure which is of historic or architectural interest or is a place of religious worship.

Vision & Mission

The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values

The Trustees have composed an explicit set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.
We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers, and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2024/25 the Trust met all its contractual objectives as specified by the various funding bodies in the year, the performance is reported against the Trust's Strategic Priorities:

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to provide a cost of living pay-rise for all employees while maintain the salary banding. Staff retention levels are good and are benchmarked quarterly. Goodwin's average annual staff turnover is 10.7% and the sector average is 18.2%.

Board Report and Operating and Financial Review (continued)
for the year ended 31 March 2025

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has redistributed 10300 tonnes of surplus food, that is equivalent to providing 2.45 million meals, to over 136 community organisations across the Humber sub-region. They have in turn supported over 15,640 individuals and saved those organisations of £2.96 million in food purchase costs that they have diverted into their front-line support services. Ongoing support from Hull City Council and public donations enables us to subsidise this service to members. Without the unwavering support of our volunteers and learners this would further not be possible.

Get into Goodwin
Our estate-based initiative has been funded through a combination of Green Social Prescribing, Know Your Neighbourhood and UKSPF grants that has enabled us to provide an on-going Warm Space within the Octagon that provides a weekly schedule of activities that includes Soup Social, Crafting Club, Job Club, Bingo, Allotment Group, R-evolution Cycling activities and Food Pantry. These activities are supported with access to Mental Health and Money/Debt/Benefits advice through CHCP and Hull and East Riding CAB. In January alone over 150 residents accessed this support.

We celebrated Goodwin's 30th anniversary in August 2024 with a community event on The Thornton Estate that showcased Goodwin's services and our strong partnership work with a range of activities for the residents, Goodwin staff and volunteers. This was also an opportunity for us to undertake community consultation which will be used for future funding applications to continue to improve the quality of life of people locally.

Multiply
Our Government Levelling Up funded Multiply Math courses have focused content on providing learners with support on Household Budgeting and Cooking on a Budget. In the last 12 months we supported 348 people and rewarded them with a £10 gift voucher each.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.

We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.

We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams, including the rental income from our social housing stock ensure we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place, overseen by a quarterly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all the individuals within it.

Family Hubs (previously Children's Centres)
Goodwin has been successful in applying for a further 5-year contract for the Family Hubs service from April 2025. The contract includes the option for a further 2-year extension. This gives us a significant opportunity to embed the Family Hubs model and to continue to play a key role in Hull's Early Help services.

The Family Hubs current award for additional revenue funding through the First 1001 Day's funding to employ additional staff has been extended from March 2025 to March 2026. This provides additional staff resources to focus on the youngest children.

Board Report and Operating and Financial Review (continued)
for the year ended 31 March 2025

The Family Hubs has a robust set of KPI's set with the Local Authority and reviewed annually. Other performance measures include waiting lists times and numbers of children accessing universal services. Goodwin Family Hubs, Fenchurch and Octagon, perform consistently highly.

Doula / BFPS
The Doula and Breastfeeding Peer Support Service (BFPS) contract was due to end in March 2025 and has been awarded a contract extension for a further 2 years. This includes a further year's extension to the Best Start in Life, First 1001 days funding. This additional funding has increased the breastfeeding support through a small paid team based within Hull Women and Children's hospital and community provision. The increased capacity and existing volunteer BFPS services have had a significant impact on the breastfeeding rates in Hull which are at their highest levels

Nurseries
Fenchurch and Octagon nurseries are both rated "Good" (2022). They have seen an increase in demand for places as a result of the Government's funding for two-year-olds which has been extended to include funding for babies of working parents. Both nurseries are actively managing waiting lists.

Danny's Dream
Goodwin has been successful in applying to Hull City Council Framework, DPS, which guarantees an inflationary increase in contracts and the opportunity to apply for further service packages when we have capacity to do so. Danny's Dream continues to deliver a community, domiciliary and club-based offer with a focus on supporting complex individuals profound and multiple learning disabilities.

CQC have continued to make changes to the way they monitor and inspect services which means Danny's Dream will next be inspected under the new framework. We currently retain the overall Care Quality Commission (CQC) rating of "Outstanding".

To provide and support access to education, training, and employment opportunities

Goodwin Training Services
The provision of Employment and Training support has long been at the centre of Goodwin's mission. Based at the Community Hub we have delivered specific employability programmes for unemployed of all ages funded through UK Shared Prosperity funding, that has included: ESOL focused employability support for our BAME community, paid work placements within local SME's and targeted interventions for young people experiencing Mental Health and anxiety that has drawn specialist support from CHCP and MIND.

Our 16–19-year-old (up to 24 SEND) Study Programme provision continues to develop and support the most vulnerable young learners. Most of our learners have access to Educational Health Care Plans and we are immensely proud of the experience and support we provide to these young people.

Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

To make our community safe, resilient and a happy place to be

Youth Provision
We have been awarded a further 5-year youth contract from April 2025. This has the option of an additional 2 years, providing longer-term security of delivery service. The service will continue to offer open access to sports, art, music and cooking among a timetable of activities. We also deliver brief interventions which are focused on issues that young people themselves identify.

We are adding value to the Hull City Council contract through our revenue grant from Big Lottery Fund, Million Hours to deliver additional weekend and outreach provision, meaning we can engage with young people who do not access the youth club provision.

Board Report and Operating and Financial Review (continued)

for the year ended 31 March 2025

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION

The company is reporting a deficit of £197k in the year (2024: surplus of £22k). This deficit is due to some extensive repairs to the cladding on our Hugh Webster Housing and do not foresee this as a re-occuring cost.

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts monthly throughout the year and are pleased at the level of improvements made and continue to be made. Based on sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY

The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007, February 2014 and 9 November 2021) and members of the Board of Trustees are the Members and Directors of the Company. It is regulated by the Regulator of Social Housing, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets monthly on the second Tuesday of each month. The Articles allow for a maximum of 11 Trustees.

There is an Audit and Finance Sub-committee which is chaired by a Trustee from the main Board with a senior staff member as support. This sub-board has its own Terms of Reference.

All sub-committee minutes are supplied to Trustees at the following Board meeting.

CASH FLOWS AND CURRENT LIQUIDITY

The year-end cash position shows a net company overdraft position of £2,869k (2024: £3,024k, 2023: £3,380k), which includes loans and overdrafts of £2,732k. This has seen a reduced liability year on year. The change in the economic environment and move from grant funding to earned income resulted in the need for an overdraft from our main bankers, Handelsbanken. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England, this loan is secured against the properties. Rental income remains at a level sufficient to service this debt. We also took out a loan with Hull City Council to fund the new supported housing scheme, again income remains at a sufficient level to service this debt, £190k. As well as this we have a loan with Key Fund that will be repaid in full by December 2025. The long-term cash flow indicates a return to a positive company cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement to ensure best value is always achieved.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

SAFEGUARDING REPORTING IN THE YEAR

Goodwin has robust policies and procedures for Safeguarding with the Co-CEO having the role of Designated Safeguarded Lead. Safeguarding is included as an agenda item on all Board meetings through the Co-CEO report. In February 2025 Goodwin was advised by Hull City Council Local Authority Designated Officer (LADO) that a former member of staff should be referred to DBS to be included in the Barred from working with children list. While there were no direct safeguarding concerns for Goodwin, The Trustees instructed the Co-CEO to inform the Charity Commission as this met the threshold for serious incident reporting.

Board Report and Operating and Financial Review (continued)
for the year ended 31 March 2025

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the company focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but considering the impact of cost of living, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a deficit this year (related to repairs on our regulated housing), we have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the cost of living crisis, global inflation and rising interest rates.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Smailes Goldie, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has considered the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, 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 company will continue in business.

The Board is responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Board Report and Operating and Financial Review (continued)
for the year ended 31 March 2025

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

On behalf of the board



James Halls - Chairperson

Date - 19 Sep 2025

Independent auditor's report to the members of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'Company') for the year ended 31 March 2025, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you were:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or

- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the society's ability to continue to adopt the going concern basis of accounting for a period of at least 12 months from the date when the financial statements are authorized for issue.

Other information

The members are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

We have nothing to report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Independent auditor's report to the members of Goodwin Development Trust

Opinion on other matters prescribed by the Co-operative and Community Benefits Act 2014

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

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Act 2014 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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the members were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Members' Report.

As explained more fully in the member's' responsibilities statement, the members 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 member's determines 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 directors are responsible for assessing the 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 directors either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's 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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the society, including the Companies Act 2006, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

Independent auditor's report to the members of Goodwin Development Trust

We assessed the susceptibility of the society's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

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 Auditors.

Use of our report

This report is made solely to the 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 company's members those matters we are required to state to them in an auditor's 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Luke Taylor, BSc (Hons) FCA (Senior Statutory Auditor)
For and on behalf of Smailes Goldie
Chartered Accountants
Regents Court
Princess Street
Hull
East Yorkshire
HU2 8BA

Date - 19 Sep 2025

Statement of Comprehensive Income
for the year ended 31 March 2025

	Note	2025	2024
		£,000	£,000
Turnover	3	4,411	4,189
Operating expenditure		(4,519)	(4,077)
Operating Surplus/(deficit)	5	(108)	112
Interest and financing costs		(117)	(141)
Profit on disposal of assets		27	51
Profit/(loss) before tax		(198)	22
Taxation	9	-	-
Surplus/(Deficit) for the year		(198)	22
Revaluation of housing properties		200	-
Total comprehensive income for the year		2	22

The annexed notes form part of these financial statements.

Statement of Financial Position

For the year ended 31 March 2025

Company registration number: 4454814

	Notes	2025		2024	
Fixed assets		**£,000**	**£,000**	£,000	£,000
Housing properties	10	**4,833**		4,633	
Tangible fixed assets	11	**4,528**		4,685	
			9,361		9,318
Current assets					
Trade and other debtors	12	**196**		504	
Cash and cash equivalents	13	**8**		7	
		204		511	
Creditors					
Amounts falling due within one year	14	**(846)**		(1,044)	
Net current liabilities			**(642)**		(533)
Total assets less current liabilities			**8,719**		8,785
Creditors					
Amounts falling due after one year	15		**(2,586)**		(2,654)
Total net assets			**6,133**		6,131
Reserves					
Restricted reserve	17	**1,894**		1,706	
Income and expenditure reserve		**4,239**		4,425	
Total reserves			**6,133**		6,131

These financial statements were approved and authorised for issue by the Board and authorised for issue on 19 Sep 2025 and were signed on its behalf by:

James Halls (Trustee)

…….. Neil Harrison (Trustee)

The annexed notes form part of these financial statements.

Statement of Changes in Equity

for the year ended 31 March 2025

	Revaluation reserve	Restricted reserve	Income & expenditure	Total
	£,000	£,000	£,000	£,000
At 1 April 2024	-	1,706	4,425	**6,131**
Deficit for the year	-	188	(186)	2
Total comprehensive deficit	-	188	(186)	2
At 31 March 2025	**-**	**1,894**	**4,239**	**6,133**

	Revaluation reserve	Restricted reserve	Income & expenditure	Total
	£,000	£,000	£,000	£,000
At 1 April 2023	-	1,718	4,391	6,109
(Deficit)/Surplus for the year	-	(12)	34	22
Total comprehensive (deficit)/surplus		(12)	34	22
	-			
At 31 March 2024	**-**	**1,706**	**4,425**	**6,131**

Statement of Cashflows
for the year ended 31 March 2025

	Note	2025	2024
Cash flow from operating activities		**£,000**	**£,000**
(Deficit) /surplus for the year		**(197)**	**22**
Adjustments for non-cash items:			
Depreciation and impairment		**145**	**166**
(Profit) / Loss on disposal		**(27)**	**-**
Decrease / (Increase) in trade and other debtors		**307**	**(3)**
(Decrease) / Increase in trade and other creditors		**(112)**	**26**
Interest paid		**117**	**-**
Net cash generated from operating activities		**233**	**211**
Cash flow from investing activities			
Proceeds from sale of tangible fixed assets		**38**	**148**
Investing cash flow		**38**	**148**
Cash flow from financing activities			
Interest paid		**(117)**	-
Repayment of debt		**(89)**	**(209)**
Financing cash flow		**(206)**	**(209)**
Net change in cash and cash equivalents		**65**	**150**
Cash and cash equivalents at the beginning of the year	14	**(202)**	**(352)**
Cash and cash equivalents at the end of the year	14	**(137)**	**(202)**

Notes to the Financial Statements
for the year ended 31 March 2025

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.

The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting
The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Statement of Recommended Practice Accounting for Private Registered Social Housing Providers 2018 (Housing SORP) and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of certain fixed assets.

Government grants
Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover
Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.
Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Fixed Assets and Depreciation
The cost of tangible fixed assets is written off over their expected useful lives on a straight-line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties
Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income. Depreciation is considered in relation to the residual values of the housing properties, as assessed with reference to the market valuations noted above. Where the carrying value of an asset represents its residual value no further depreciation has been accumulated.

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties
Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Impairment
All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land
Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock
Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow-moving items.

Trade and other debtors
Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

Cash and cash equivalents
Cash equivalents includes term loans provided by financial institutions, giving a net debt figure when looking at total cash and cash equivalents. The Trustees feel this presents a true and fair view of the liquid resources of the Company.

Notes to the Financial Statements (continued)
for the year ended 31 March 2025

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 Company 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.

Leased assets
Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income
Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs
All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Current Taxation
No taxation is payable by the RP, since it has charitable status, and its activities are exempt from tax.

Restricted reserves
Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax
Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs
The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Judgement in applying accounting policies and key sources of estimation uncertainty
The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant, and equipment. With regards assets subject to full rental (i.e., not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

Going Concern
The current economic and social environment (cost of living, energy prices, the War in Ukraine, the national debt) means that that Goodwin Development Trust faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2025 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget.

Whilst acknowledging these facts the Trustees remain confident that Godwin Development Trust remains a going concern . This confidence is borne from the fact that:

- Goodwin have secured contracts for the Family Hubs (formally Children's Centres) and Youth contracts. These contracts are for 5 years from April 2025 with an option for a further 2 years.
- We continue to only include confirmed funding; there is no allowance for non-committed income streams. Goodwin has always secured additional grant funding that along with our commitment to cost savings has meant an over-performance against budget. This has continued in the year to 31 March 2026 with management accounts to July 2025 outperforming expectations.
- Goodwin's performance remains balanced across several income streams, including the new contracts noted above. This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- The current headroom in the Charity's working capital facility provides us with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of Goodwin and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Charity. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, we continue to review commercial property assets, some of these are in the process of being disposed of without impacting on service delivery. This would ensure the continued financial sustainability of the Charity if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

Notes to the Financial Statements (continued)
for the year ended 31 March 2025

3. REVENUE

The analysis of the company's revenue for the year from continuing operations is as follows:

	2025 £,000	**2025 £,000**	2024 £,000	2024 £,000
Charitable Activities:				
Contract from Central Government / Local Authorities	992		1,028	
Grant from Central Government / Local Authorities	121		174	
Homes England Grant	38		26	
Arts Council England Grant	29		22	
UKSPF	529		33	
Two Ridings Know Your Neighbourhood	82		61	
SMILE Foundation	0		8	
National Lottery Grant	0		7	
Nursery Income	621		488	
Income from provision of employability, education, and training	164		560	
Fareshare CFM income	245		237	
Danny's Dream Income	857		762	
Commercial Rent	321		320	
Social Residential Rent	289		318	
Residential Rent	70		66	
Other Charitable Activities	31		79	
Children In Need	15		0	
Forum CIO Health Grant	7		0	
Total Income from Charitable Activities		**4,411**		**4,189**

All turnover arose within the United Kingdom.

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	**Supported housing and housing for older people**	**Other**	**Total 2025**	**Total 2024**
	£,000	**£,000**	**£,000**	**£,000**	**£,000**
Income					
Rent receivable excluding service charge	289	25	-	**314**	344
Service charge/Housing Support Income	-	46	-	**46**	35
Other Income	-	-	-	**-**	5
Turnover from social housing lettings	289	71	-	**360**	384
Social housing activity expenditure	457*	97	-	**554**	312
Operating surplus / (deficit) on social housing lettings	(168)	(26)	-	**(194)**	72
Void losses	-	-	-	**-**	-

* Extensive repairs undertaken to external cladding

Notes to the Financial Statements (continued)
for the year ended 31 March 2025

4. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £121k (2024: £174k).

5. OPERATING DEFICIT

	2025 £,000	2024 £,000
Operating deficit is stated after charging:		
Auditors' remuneration (see note 6)	18	15
Depreciation and amortisation of owned assets	145	166
Operating leases - other assets	6	6
Profit sale of tangible fixed assets	(27)	-

6. AUDITOR'S REMUNERATION

	2025 £,000	2024 £,000
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	17	14
Tax Fee	1	1

7. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £131k (2024: £45k, paid to 1 Employee from April 23 to June 23 and 2 Employees from January 2024 to March 2024)

The Chief Executive/s are ordinary members of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £7k (2024: £2k) in addition to the personal contributions of the Chief Executive/s.

The Board of Trustees (Directors) received £147 in expenses and no remuneration in the year.

8. EMPLOYEE INFORMATION

	2025	2024
The average number of persons employed during the year:		
Administration staff	141	140
Housing development staff	3	3

	£,000	£,000
Staff costs (including members of the Board)		
Wages and salaries	2,696	2,520
Social Security costs	198	182
Other pension costs	52	47
	2,946	2,749

	2025	2024
The number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	2	2

9. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Corporation tax

The RP is a registered charity, and no provision is considered necessary for corporation taxation.

10. TANGIBLE FIXED ASSETS HOUSING PROPERTIES

	Properties for social housing lettings	Total
	£,000	£,000
Cost or valuation		
At 31 March 2024	7,120	7,120
Additions	-	-
Transfer to Current assets	-	-
At 31 March 2025	7,120	7,120
Depreciation and impairment		
At 31 March 2024	2,487	2,487
Charge for year – impairment	-	-
Impairment release	(200)	(200)
At 31 March 2025	2,287	2,287
Net book value		
At 31 March 2024	4,833	4,833
At 31 March 2025	4,833	4,833

All social housing is wholly owned by Goodwin Development Trust.

11. OTHER TANGIBLE FIXED ASSETS

Cost	Land and buildings £,000	Fixtures and fittings £,000	Motor vehicles £,000	Total £,000
At 31 March 2024	10,431	8	168	10,607
Additions	-	-	-	-
Disposals	(13)	-	-	(13)
At 31 March 2025	10,418	8	168	10,594
Depreciation and impairment				
At 31 March 2024	5,774	8	140	5,922
Charge for the year – depreciation	132	-	13	145
Disposals	(1)	-	-	(1)
At 31 March 2025	5,905	8	153	6,066
Net book value				
At 31 March 2024	4,657	-	28	4,685
At 31 March 2025	4,513	-	15	4,528

The net book value of land and buildings at 31 March 2025 comprised:

	£,000
Freehold	1,906
Long leasehold	2,607

The Trustees confirm that to the best of their knowledge, the valuations of land and buildings continue to be consistent with the fair value of the properties at 31 March 2025.

12. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	2025 £,000	2024 £,000
Trade debtors	50	**159**
Prepayments and accrued income	146	**345**
	196	**504**

13. CASH

	2025 £,000	2024 £,000
Cash at bank and in hand	8	7
Bank Overdraft	(145)	(209)
	(137)	(202)

Notes to the Financial Statements (continued)
for the year ended 31 March 2025

14. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £,000	2024 £,000
Loans and overdrafts	291	377
Trade creditors	209	140
Other tax and social security	-	35
Accruals and deferred income	343	482
VAT	3	10
	846	1,044

Loans and overdrafts includes £73,750 from Handelsbanken, repayable December 2025, secured on a small portfolio of residential properties and Key Fund loan of £8,950, which ends in December 2025. It also includes £3,268 from Hull City Council, secured on Cavil Place site and repayable over 30 years.

The bank overdraft is secured by a company debenture.

15. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	2025 £,000	2024 £,000
Loans	2,586	2,654
	2,586	2,654

The loans figure comprises: £2,405,840 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years and £180,532 from Hull City Council, secured on Cavil Place site, and repayable over 30 years.

16. ULTIMATE CONTROLLING PARTY

The charitable company, being Limited by guarantee, has no share capital and was controlled throughout the period by its members and therefore no party had ultimate control. Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

Notes to the Financial Statements (continued)
for the year ended 31 March 2025

17. FUNDS

	Fund on 31st March 2024 £,000	Incoming Resources £,000	Resources Expended £,000	Impairment gains/(losses) £,000	Fund on 31st March 2025 £,000
Restricted funds					
Restricted general funds					
ERYC Digital Grant	-	6	(6)	-	-
Hull City Council Maritime	-	15	(15)	-	-
Know Your Neighbourhood	-	83	(83)	-	-
Hull City Council Arts Grant	-	3	(3)	-	-
Million Hours	-	65	(65)	-	-
Community Health Grant	-	5	(5)	-	-
SMILE Grant	-	1	(1)	-	-
Warm Space Grant	-	5	(5)	-	-
KCOM Digital Grant	-	-	-	-	-
	-	183	(183)	-	-
Restricted fixed asset fund					
Fixed Assets	1,706	-	(12)	200	1,894
	1,706	-	(12)	200	1,894
Total restricted funds	1,706	183	(195)	200	1,894
Total unrestricted funds	4,425	4,254	(4,440)	-	4,239
Total funds	6,131	4,437	(4,635)	200	6,133

18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £ 000	Restricted Funds £ 000	Total Funds £ 000
Tangible fixed assets	7,467	1,894	9,361
Current assets	204	-	12,908
Current liabilities	(846)	-	(4,476)
Creditors over 1 year	(2,586)	-	(2,586)
Total net assets	4,239	1,894	6,133

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £52k (2024: £47k). Contributions totalling £nil (2024: £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements we had 1 Board member who is a residential tenant of the Company. We also have 2 Board members who are members of the Thornton Allotment Association who are a commercial tenant of Goodwin. All rents are made on an arms length basis.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2025 GDT had no related and associated undertakings.

GOODWIN DEVELOPMENT TRUST

England & Wales - Charity number 1098520

Accounts

Goodwin Development Trust

Annual Report and Financial Statements

For the year ended 31 March 2024

Charity number: 1098520
Company number: 04454814
Regulator of Social Housing registration number: 4799

Goodwin Development Trust (A Company limited by Guarantee)

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Goodwin Development Trust (A Company limited by Guarantee)

Company Information

Chairperson	S Igoe
Directors	S Igoe (Chair) A Guney K Ainley M Berin J Halls N Harrison S Benali (appointed 10 February 2024) P Wells (appointed 28 May 2024)
Company secretary	D Hamilton
Registered Office	The Octagon Walker Street Hull HU3 2RA
Solicitors	Rollits Wilberforce Court High Street Hull HU1 1YJ
Bankers	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
Auditors	Armstrong Watson Audit Limited Third Floor 10 South Parade Leeds LS1 5QS
Key management	Clive Darnell Dianne Hamilton

Strategic Report for the year ended 31 March 2024

REVIEW OF BUSINESS

In June this year we had a change in the leadership structure at Goodwin. The outgoing CEO managed a very effective handover with the two incoming Co-CEOs. Changes to the Senior Leadership Team during this period has made some salary savings.

The Senior Leadership Team have reviewed contracts and leases, beginning a process of asset sales that did not impact on Goodwin's ability to deliver services. This along with a commitment across the organisation to cost saving and maximising income has meant a positive year, further building resilience. We continue to review all aspects of the organisation, responding to the challenges of the external environment, including the cost-of-living crisis.

As a Board, we have supported the transition to the new Co-CEO's, and we remain very proud of the way our staff and volunteers across Goodwin work together to meet the needs of the communities in Hull.

Delivering services that offer children the best start in life and school readiness through our OFSTED registered Nurseries, Doula/Breastfeeding Peer Support, Children's Centres as they transitioned to Family Hubs and the estate-based Youth Services.

Providing quality club based, community and domiciliary care to those with the most complex care need through our Outstanding rated CQC registered Danny's Dream Service.

Supporting those starting to gain work experience, the unemployed and economically inactive move into further training and employment through our Matrix and OFSTED registered provision. The UK Shared Prosperity Funding and access to Education Skills Funding Agency courses have provided opportunities to develop this offer and to include the Doula and Breastfeeding Peer Support training.

As a Home's England Registered provider and Investment Partner we provide regulated housing at Affordable Rents across our portfolio and additional supported accommodation to those most vulnerable to rough sleeping. The Rough Sleepers Accommodation Programme will continue to seek acquiring additional units in the year ahead while we work with partners to develop new Affordable Homes through acquisition and new build.

Our longstanding partnerships within Hull City Council, including Public Health and the VCSE sector has enabled us to maintain the increasingly important Fareshare operations across the Humber sub-region providing food through Community Fare Share members to reduce the impact from the cost-of-living crisis.

We are confident that the changes we have made, the continued commitment from our staff, volunteers and our Board of Trustees mean we are in an increasingly strong position to meet the challenges and opportunities ahead as Goodwin enters its 30th year.

PRINCIPAL RISKS AND UNCERTAINTIES

There has been a comprehensive review of the risk register and other governance documents undertaken during the year, as part of a continuous review schedule, and a revised focus following the response to the cost-of-living crisis and increasing economic uncertainty.

The Board have remained focused on the on-going cost of living crisis, which has increased our running costs, and increased the level of support our communities have needed. We are confident of continuing to meet this need and ensuring sustainability.

GOING CONCERN

The current economic and social environment (cost of living, energy prices, the War in Ukraine, the national debt) means that that Goodwin Development Trust faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2025 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget. Whilst acknowledging these facts the Trustees remain confident that Goodwin Development Trust remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Charity have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2024 with management accounts to July 2024 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Charity deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Charity's working capital facility provides us with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of Goodwin and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Charity. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, we continue to review commercial property assets, some of these could be disposed of without impacting on service delivery. This would ensure the continued financial sustainability of the Charity if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made, we are reviewing supported housing provision, which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON-FINANCIAL KEY PERFORMANCE INDICATORS

Goodwin operates a set of non-financial KPI's for each project, which are reported quarterly to the Board of Trustees full Board meeting.

ON BEHALF OF THE BOARD

S. Igoe

Sharon Igoe – Chairperson

Date ..... 17/9/2024 .....

Board Report and Operating and Financial Review for the year ended 31 March 2024

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

S Igoe (Chair)
A Guney
K Ainley
M Berin
J Halls
N Harrison
S Benali (appointed 10 February 2024
P Wells (appointed 28 May 2024)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Charitable Objects

The charity's charitable objects are to promote any charitable purpose, principally for the benefit of the inhabitants of Kingston Upon Hull, and in particular:

(1) to provide, construct, improve or manage social housing for persons in need together with any other amenities or facilities for the benefit of residents of such social housing either exclusively or together with persons who are not residents of such social housing.
(2) provide advice and assistance to all residents of social housing provided, owned, and managed by the charity or any other organisation or person and applicants for social housing and applicants for social housing advice.
(3) carry out any activity which is both connected with, or incidental to, the charity's charitable objectives in Articles 4.1 and 4.2 including but not limited to:
    (1) securing that land and buildings are brought into effective use; and
    (2) creating an attractive and safe environment.
(4) to advance education, in particular but without prejudice to the generality of the foregoing, by providing or assisting in the provision of educational opportunities and associated facilities in particular for the benefit of young people.
(5) to relieve unemployment, in particular but without prejudice to the generality of the foregoing by: -
    (a) providing or improving, or assisting in providing or improving, access to training, retraining and associated facilities.
    (b) assisting people to find employment, providing employment opportunities, or providing work experience.
    (c) providing practical support to people who are unemployed or undertaking training.
    (d) providing or assisting in providing financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for people in cases of financial hardship or other charitable need; and
    (e) creating training and employment opportunities by the provision of working space, buildings and/or land for use on favourable terms.
(6) to provide or improve, or to assist in providing or improving recreational or leisure time facilities in the interests of social welfare in particular for the benefit of those who need such facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances.
(7) the preservation and protection of good health and the relief of sickness.
(8) the promotion of public safety and prevention of crime by means of the prevention, reduction and deterrence of crime, nuisance, anti-social behaviour, vandalism, trespass, arson, and theft.
(9) establishing, managing, and maintaining a community resource centre and making facilities in such a centre available in particular for the benefit of those who need those facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances; and
(10) the protection or conservation of the environment including by:

(a) restoring or reclaiming land which cannot otherwise be used for economic social or environmental purposes by reason of pollution or damage caused by an activity previously carried out on the land.
(b) preventing or reducing any potential causes of pollution in relation to any land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(c) remedying or mitigating the effects of any pollution in relation to land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(d) the conservation or promotion of biological diversity through:
    i. the provision, conservation, restoration, or enhancement of a natural habitat; or
    ii. the maintenance or recovery of a species in its natural habitat.
(e) the provision, maintenance or improvement of public amenities including open space or other open recreational facilities; or
(f) the maintenance repair or restoration of any building or structure which is of historic or architectural interest or is a place of religious worship.

Vision & Mission

The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values

The Trustees have composed an explicit a set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.
We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers, and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2023/24 the Trust met all its contractual objectives as specified by the various funding bodies in the year, the performance is reported against the Trust's Strategic Priorities

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to improve the salary banding structure for all employees and provided an across the board pay rise for all staff. Staff retention levels are good, and the Trust continues to develop its staff through in-house and external training.

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has redistributed 960 tonnes of surplus food, that is equivalent to providing 2.1 million meals, to over 135 community organisations across the Humber sub-region. They have in turn supported over 17,750 individuals and saved those organisations of £3 million in food purchase costs that they have diverted into their front-line support services. Ongoing support from Hull City Council and public donations enables us to subsidise this service to members. Without the unwavering support of our volunteers and learners this would further not be possible.

Get into Goodwin
Our estate-based initiative has been funded through a combination of Green Social Prescribing, Know Your Neighbourhood and UKSPF grants that has enabled us to provide an on-going Warm Space within the Octagon that provides a weekly schedule of activities that includes Soup Social, Crafting Club, Job Club, Bingo, Allotment Group, R-evolution Cycling activities and Food Pantry. These activities are supported with access to Mental Health and Money/Debt/Benefits advice through CHCP and Hull and East Riding CAB. In January alone over 150 residents accessed this support.

We are celebrating Goodwin's 30th anniversary in August 2025 with a community event on The Thornton Estate that will showcase Goodwin services and our strong partnership work with a range of activities for the residents, Goodwin staff and volunteers. This will also be an opportunity to undertake community consultation which will be used for future funding applications to continue to improve the quality of life of people locally.

Multiply
Our Government Levelling Up funded Multiply Math courses have focused content on providing learners with support on Household Budgeting and Cooking on a Budget. In the last quarter of the year, we supported 340 people and rewarded them with a £10 gift voucher each.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.

We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.

We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams, including the rental income from our social housing stock ensure we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place, overseen by a monthly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all the individuals within it.

Family Hubs) (previously Children's Centres)
Hull has made the transition from Children's Centres to Family Hubs with marketing, media and capital works including external and internal signage and decorating of buildings. This has included the Goodwin, Fenchurch and Octagon Family Hub sites. These works have been funded directly by Hull City Council.

The Family Hubs have been awarded additional revenue funding through the First 1001 Day's funding to employ additional staff until March 2025 with a focus on the youngest children. This is working seamlessly with the main Family Hubs offer to children and families in the West of Hull as part of Hull's Early Help strategy. The Family Hubs service continues to meet all KPI's as set out by Hull City Council through the Team plan and Annual conversation. Goodwin have been invited to reapply for a further 5-year contract from 1st April 2025.

Doula / BFPS
Goodwin was successful in winning the Doula and Breastfeeding Peer Support Service (BFPS) tender in March 2023. The service has additional staff resources through the Best Start in Life, First 1001 days Government funding into the Local Authority. This has meant we have been able to offer an additional service at The Hull Women and Children's Hospital and in the community to support Breastfeeding rates. The service remains an exemplar of best practice as it delivers an excellent targeted Doula support for pregnant women and new mums across the city, with a universal citywide breastfeeding service. We have a team of 90 trained volunteers supported by a small staff team.

Nurseries
Octagon and Fenchurch nurseries are both rated "Good" (2022). They have benefited from the Government increase in early years funding, offering a universal 15 hours to two-year-olds. This will increase to include babies from 9 months in September 2024. The Octagon nursery is involved with a pilot in partnership with Hull City Council to increase the voice of the very young children in the way services are delivered.

Danny's Dream
Danny's Dream continues to deliver a community, domiciliary and club-based offer at the Octagon focusing on individuals with profound and multiple learning disabilities. Danny's Dream has taken on new referrals, successfully transitioning two individuals from full-time education into adult services. Danny's Dream has been working in partnership with Concrete Youth Theatre Company and Artlink to deliver a range of creative experiences for the service users.

CQC have recently changed the way they monitor and inspect services with a new framework and portal. The Danny's Dream management team have been working to ensure that all staff understand and are confident with the changes. Danny's Dream has not yet been reinspected under the new framework and retains the overall Care Quality Commission (CQC) rating of "Outstanding".

To provide and support access to education, training, and employment opportunities

Goodwin Training Services

The provision of Employment and Training support has long been at the centre of Goodwin's mission. Based at the Community Hub we have delivered specific employability programmes for unemployed of all ages funded through UK Shared Prosperity funding, that has included: ESOL focused employability support for our BAME community, paid work placements within local SME's and targeted interventions for young people experiencing Mental Health and anxiety that has drawn specialist support from CHCP and MIND.

Our 16–19-year-old Traineeship provision switched to Study Programme provision due to changes implemented by Government. Most of our learners have access to Educational Health Care Plans and we are immensely proud of the experience and support we provide to these young people.

Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

To make our community safe, resilient and a happy place to be

Youth Provision

The delivery of our service is underpinned by the National Occupational Standards for Youth Work practice and aims to facilitate the personal, social, and educational development of young people. We deliver a targeted and universal service that adds value to other Goodwin projects such as The Family Hubs, the Youth Arts Takeover and Youth Music projects.

We have been awarded a revenue grant from Big Lottery Fund, Million Hours to deliver additional weekend and evening provision that brings new opportunities to the young people including DH workshops and sports.

The Tender for a 5-year youth contract from April 2025 has been submitted to Hull City City Council in June and we anticipate the outcome of this Tender in October 2025.

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION

The group is reporting a surplus of £22k in the year (2023: deficit of £197k).

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts monthly throughout the year and are pleased at the level of improvements made and continue to be made. Based on sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY

The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007, February 2014 and 9 November 2021) and members of the Board of Trustees are the Members and Directors of the Company. It is regulated by the Regulator of Social Housing, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets monthly on the second Tuesday of each month. The Articles allow for a maximum of 11 Trustees.

There is an Audit and Finance Sub-committee which is chaired by a Trustee from the main Board with a senior staff member as support. This sub-board has its own Terms of Reference.

All sub-committee minutes are supplied to Trustees at the following Board meeting.

CASH FLOWS AND CURRENT LIQUIDITY

The year-end cash position shows a net group overdraft position of £3,024k (2023: £3,380k, 2022: £2,722k), which includes loans and overdrafts of £2,822k. This has seen a reduced liability year on year. The change in the economic environment and move from grant funding to earned income resulted in the need for an overdraft from our main bankers, Handelsbanken. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England, this loan is secured against the properties. Rental income remains at a level sufficient to service this debt. We also took out a loan with Hull City Council to fund the new supported housing scheme, again income remains at a sufficient level to service this debt, £190k. As well as this we have a loan with Key Fund that will be repaid in full by December 2025. The long-term cash flow indicates a return to a positive group cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement to ensure best value is always achieved.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the group focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but considering the impact of cost of living, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a surplus this year (regulated housing), and have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the cost of living crisis, global inflation and rising interest rates.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has considered the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, 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 company will continue in business.

The Board is responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

ON BEHALF OF THE BOARD

S Igoe

Sharon Igoe - Chairperson
Date: 17/9/2024

Independent auditor's report to the members of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'Company') for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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.

Opinion 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 Strategic Report and the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have 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 Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Trustees' Report.

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

- adequate accounting records have not been kept by the Company, 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 directors

As explained more fully in the Director's Responsibilities Statement set out on page 10, the trustees 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 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 Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities, and skills to identify or recognise non-compliance with applicable laws and regulations. The applicable laws and regulations include compliance with FRS 102, the Companies Act 2006, UK tax legislation and the Statement of Recommended Practice for Registered Social Housing Providers 2018.
- we identified the laws and regulations applicable to the Company through discussions with directors and other management, and from our commercial knowledge and experience of the industry.
- we verified our enquiries through review of Board minutes and other correspondence throughout the year to identify any breaches of laws and regulations.
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the entity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected, and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.
- We assessed the level of fraud risk and concluded that the area most susceptible to fraud was revenue recognition and management override of internal controls.

To address the risk of fraud/error with regard to revenue recognition, we:

- performed substantive tests of detail over the various revenue streams in the financial statements;
- performed analytical procedures in addition to substantive tests of detail with regards to the material streams of revenue in the financial statements;

To address the risk of fraud through management bias and override of controls, we:

- tested journal entries recorded on the Company's finance system to identify unusual transactions that may indicate override of controls;
- reviewed key judgements and estimates for any evidence of management bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation; and
- enquiring of management and reviewing board minutes and other correspondence throughout the year to identify actual and potential litigation and claims.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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

Use of our report

This report is made solely to the 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 Company's members those matters we are required to state to them in an Auditor's 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Simon Turner (Senior Statutory Auditor)

for and on behalf of
Armstrong Watson Audit Limited
Chartered Accountants
Statutory Auditor
Leeds
Date: 20/09/2024

Goodwin Development Trust (A Company limited by Guarantee)

Statement of Comprehensive Income for the year ended 31 March 2024

	Note	2024	2023
		£k	£k
Turnover	4	4,189	4,707
Operating expenditure		(4,077)	(4,776)
Operating Surplus/(deficit)	6	112	(69)
Interest and financing costs		(141)	(128)
Profit on disposal of assets		51	-
Profit/(loss) before tax		22	(197)
Taxation	10	-	-
Surplus/(Deficit) for the year		22	(197)
Total comprehensive income for the year		22	(197)

On behalf of the Board

S.Igoe ..... TRUSTEE [Sharon Igoe]

K Ainley ..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Statement of Financial Position as at 31 March 2024
Company registration number: 4454814

		Company			
	Notes	**2024**		2023	
Fixed assets		**£k**	**£k**	£k	£k
Housing properties	11	**4,633**		4,633	
Tangible fixed assets	12	**4,685**		5,000	
			9,318		9,633
Current assets					
Trade and other debtors	13	**504**		501	
Assets held for resale		**-**		-	
Cash and cash equivalents	14	**7**		11	
		511		512	
Less: Creditors: amounts falling due within one year	15	**(1,044)**		(1,152)	
Net current (liabilities)/assets			**(533)**		(640)
Total assets less current liabilities			**8,785**		8,993
Creditors: amounts falling due after one year	16		**(2,654)**		(2,884)
Provision for deferred tax			-		-
Total net assets			**6,131**		6,109
Reserves					
Housing property revaluation reserve		**-**		-	
Restricted reserve	18	**1,706**		1,718	
Designated reserve		**-**		-	
Income and expenditure reserve		**4,425**		4,391	
Total reserves			**6,131**		6,109

These financial statements were approved and authorised for issue by the Board on 17/09/2024 on behalf of the Board.

S Igoe ..... TRUSTEE [Sharon Igoe]

K Ainley ..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Statement of Changes in Equity for the year ended 31 March 2024

	Revaluation reserve	Restricted reserve	Designated Reserve	Income & expenditure	Company
	£	£		£	£
At 1 April 2023	-	1,718	-	4,391	**6,109**
Deficit/Surplus for the year	-	(12)	-	34	22
Total comprehensive income/(deficit)	-	(12)	-	34	22
At 31 March 2024	**-**	**1,706**	**-**	**4,425**	**6,131**

	Revaluation reserve	Restricted reserve	Designated Reserve	Income & expenditure	Company Total
	£	£		£	£
At 1 April 2022	-	1,699	-	4,607	6,306
Deficit/Surplus for the year	-	19	-	(217)	(197)
Total comprehensive deficit	-	19	-	(217)	(197)
At 31 March 2023	**-**	**1,718**	**-**	**4,391**	**6,109**

Goodwin Development Trust (A Company limited by Guarantee)

Statement of Cashflows for the year ended 31 March 2024

	Note	2024	2023
Cash flow from operating activities		**£k**	**£k**
(Deficit) /surplus for the year		**22**	**(197)**
Adjustments for non-cash items:			
Depreciation and impairment		**166**	**170**
(Profit) / Loss on disposal		**-**	**-**
(Increase) / Decrease in trade and other debtors		**(3)**	**(7)**
(Increase) / Decrease in trade and other creditors		**404**	**(373)**
Net cash generated from operating activities		**589**	**(408)**
Cash flow from investing activities			
Purchase of tangible fixed assets		**-**	**(196)**
Proceeds from sale of tangible fixed assets		**(179)**	
Investing cash flow		**(179)**	**(196)**
Cash flow from investing activities			
Repayment of debt		**(47)**	**(54)**
Financing cash flow		**(47)**	**(54)**
Net change in cash and cash equivalents		**363**	**(658)**
Cash and cash equivalents at the beginning of the year		**(3,379)**	**(2,722)**
Cash and cash equivalents at the end of the year		**(3,024)**	**(3,379)**

Notes to the Financial Statements for the year ended 31 March 2024

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.
The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Statement of Recommended Practice Accounting for Private Registered Social Housing Providers 2018 (Housing SORP) and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets.

Government grants

Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.
Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Fixed Assets and Depreciation

The cost of tangible fixed assets is written off over their expected useful lives on a straight-line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties

Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income. Depreciation is considered in relation to the residual values of the housing properties, as assessed with reference to

the market valuations noted above. Where the carrying value of an asset represents its residual value no further depreciation has been accumulated.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock

Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow-moving items.

Trade and other debtors

Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

Cash and cash equivalents

Cash equivalents includes term loans provided by financial institutions, giving a net debt figure when looking at total cash and cash equivalents. The Trustees feel this presents a true and fair view of the liquid resources of the Company.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

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 Company 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.

Leased assets

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income

Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Current Taxation

No taxation is payable by the RP, since it has charitable status, and its activities are exempt from tax.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities based on tax rates and laws that are enacted by the balance sheet date.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:
Where the temporary difference arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

In respect of taxable temporary differences associated with investments in subsidiaries, associates, and joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is released or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date. The carrying amount of deferred income tax assets is reviewed at each balance sheet date.

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

Restricted reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax

Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs

The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Exemptions

As a small company, the RP has not disclosed a Company Statement of Changes in Equity not a Statement of Changes in Net Debt.

Judgement in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant, and equipment. With regards assets subject to full rental (i.e., not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

Going Concern

The current economic and social environment (cost of living, energy prices, the War in Ukraine, the national debt) means that that Goodwin Development Trust faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2025 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget.

Whilst acknowledging these facts the Trustees remain confident that Goodwin Development Trust remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Charity have secured further grant

income that has led to an overperformance against budget. This has continued in the year to 31 March 2024 with management accounts to July 2024 outperforming expectations.

- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Charity deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Charity's working capital facility provides us with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of Goodwin and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Charity. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, we continue to review commercial property assets, some of these could be disposed of without impacting on service delivery. This would ensure the continued financial sustainability of the Charity if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

3. ACCOMMODATION IN MANAGEMENT

	Units at Start	Units at End
Units under development	-	-
General needs housing:	-	-
Affordable Rent	-	-
	-	-

Notes to the Financial Statements for the year ended 31 March 2024 Continued

4. REVENUE

The analysis of the group's revenue for the year from continuing operations is as follows:

	2024 £k	**2024 £k**	2023 £k	2023 £k
Charitable Activities:				
Contract from Central Government / Local Authorities	1,028		803	
Grant from Central Government / Local Authorities	174		184	
Homes England Grant	26		115	
Arts Council England Grant	22		450	
UKSPF	33		0	
Two Ridings Know Your Neighbourhood	61		0	
SMILE Foundation	8		0	
National Lottery Grant	7		0	
Nursery Income	488		379	
Income from provision of employability, education, and training	560		604	
Fareshare CFM income	237		232	
Danny's Dream Income	762		633	
Commercial Rent	320		372	
Social Residential Rent	318		340	
Residential Rent	66		49	
Other Charitable Activities	79		546	
Total Income from Charitable Activities		**4,189**		**4,707**

All turn-over arose within the United Kingdom.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	Supported housing and housing for older people	Other	Total 2024	Total 2023
	£k	£k	£k	£k	£k
Income					
Rent receivable excluding service charge	318	26	-	344	370
Service charge income	-	35	-	35	19
Other Income	-	5	-	5	-
Turnover from social housing lettings	318	66	-	384	389
Social housing activity expenditure	238	74	-	312	256
Operating surplus / (deficit) on social housing lettings	80	(8)	-	72	133
Void losses	-	-	-	-	-

5. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £174k (2023: £184k).

6. OPERATING DEFICIT

	2024 £k	2023 £k
Operating surplus is stated after charging:		
Auditors' remuneration (see note 7)	15	14
Depreciation and amortisation of owned assets	166	170
Operating leases - other assets	6	6
and after crediting:		
Deficit on sale of tangible fixed assets	-	-

Notes to the Financial Statements for the year ended 31 March 2024 Continued

7. AUDITOR'S REMUNERATION

	2024 £k	2023 £k
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	14	13
Tax Fee	1	1

8. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £45k (2023: £65k), paid to 1 Employee from April 23 to June 23 (2023: 1), from January 2024 to March 2024 paid to 2 Employees.

The Chief Executive/s are ordinary members of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £2k (2023: £2k) in addition to the personal contributions of the Chief Executive/s.

The Board of Trustees (Directors) received no expenses or remuneration in the year.

9. EMPLOYEE INFORMATION

	2024	2023
The average number of persons employed during the year:		
Administration staff	140	155
Housing development staff	3	3

	£k	£k
Staff costs (including members of the Board)		
Wages and salaries	2,520	2,677
Social Security costs	182	192
Other pension costs	47	50
	2,749	2,919

	2024	2023
The number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	2	1

Notes to the Financial Statements for the year ended 31 March 2024 Continued

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Current tax

The RP is a registered charity, and no provision is considered necessary for taxation.

Deferred tax

There is no deferred tax liability in Goodwin Development Trust relating to potential tax on the value of the land and buildings.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

11. TANGIBLE FIXED ASSETS HOUSING PROPERTIES

	Properties for social housing lettings	Total
	£k	£k
Cost or valuation		
At 31 March 2023	7,120	7,120
Additions	-	-
Transfer to Current assets	-	-
At 31 March 2024	7,120	7,120
Depreciation and impairment		
At 31 March 2023	2,487	2,487
Charge for year - impairment	-	-
At 31 March 2024	2,487	2,487
Net book value		
At 31 March 2023	4,633	4,633
At 31 March 2024	4,633	4,633

The company only housing properties consist of the properties for social housing lettings with a Net Book Value of £4,633k (2023: £4,633k).

All social housing is wholly owned by Goodwin Development Trust.

12. OTHER TANGIBLE FIXED ASSETS

	Land and buildings	Fixtures and fittings	Motor vehicles	Total
Cost	£k	£k	£k	£k
At 31 March 2023	10,615	8	168	10,791
Additions	-	-	-	-
Disposals	(184)	-	-	(184)
At 31 March 2024	10,431	8	168	10,607
Depreciation and impairment				
At 31 March 2023	5,678	8	105	5,791
Charge for the year – depreciation	132	-	35	167
Disposals	(36)	-	-	(36)
At 31 March 2024	5,774	8	140	5,922
Net book value				
At 31 March 2023	4,937	-	64	5,000
At 31 March 2024	4,657	-	28	4,685

The net book value of land and buildings at 31 March 2024 comprised:

	£k
Freehold	1,971
Long leasehold	2,686

The cost of depreciable assets included in land and buildings at 31 March 2024 was £10,431k

Included in the total net book value of tangible fixed assets held on 31 March 2024 was £nil in respect of assets held under finance leases and hire purchase contracts.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	Company	
	2024	2023
	£k	£k
Trade debtors	159	159
Prepayments and accrued income	345	342
Assets held for resale	-	-
Amounts owed from group undertakings	-	-
	504	501

14. CASH

	Company	
	2024	2023
	£k	£k
Cash at bank and in hand	7	8
Bank Overdraft	(209)	(360)
Loans due within one year	(90)	(146)
Loans due after one year	(2,731)	(2,884)
	(3,023)	(3,382)

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Company	
	2024	2023
	£k	£k
Loans and overdrafts	377	506
Trade creditors	140	104
Other tax and social security	35	43
Accruals and deferred income	482	488
VAT	10	11
	1,044	1,152

Loans and overdrafts please see note 16 for securities.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

16. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	Company	
	2024	2023
	£k	£k
Loans and overdrafts	2,654	2,884
	2,654	2,884

The bank overdraft is secured by a company debenture.

The loans figure comprises: £63,750 from Handelsbanken, repayable December 2025, secured on a small portfolio of residential properties, £2,398,479 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years. It also includes £182,945 from Hull City Council, secured on Cavil Place site, and repayable over 30 years and Key Fund loans of £8,950, which ends in December 2025.

17. CALLED UP SHARE CAPITAL

The RP is limited by guarantee and has no equity or non-equity share capital: Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

18. RESTRICTED RESERVES – Group & Company

	Fund on 31st March 2023 £k	Incoming Resources £k	Resources Expended £k	Fund on 31st March 2024 £k
Fixed Assets	1,718	-	(12)	1,706
Green Social Prescribing Grant	-	8	(8)	-
BBO	-	144	(144)	-
AMIF Therapy	-	60	(60)	-
Do It	-	111	(111)	-
CILM	-	66	(66)	-
YEI Fareshare	-	26	(26)	
Youth Employment Hub	-	15	(15)	-
Youth Arts Takeover 2	-	22	(22)	-
Youth Music (YAT)	-	5	(5)	-
Youth Music 3	-	2	(2)	-
Young Peoples Grant	-	7	(7)	-
Summer Lottery	-	7	(7)	-
UKSPF – The Octagon	-	33	(33)	-
Springboard – Functional Skills	-	26	(26)	-
South Blockhouse Project	-	4	(4)	-
Know Your Neighbourhood	-	61	(61)	-
PCC – Police, Camera, Action	-	26	(26)	-
	1,718	623	(635)	1,706

Designated reserve:
There is no designated reserve in this financial year.

Notes to the Financial Statements for the year ended 31 March 2024 Continued

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £47k (2023: £50k). Contributions totalling £nil (2023: £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements we had 1 Board member who is a tenant of the Company. All rents are made on an arms length basis.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2024 the RP had the following related and associated undertakings which were dormant companies which have since been dissolved.

Name		Relationship*	Status	Registered by Social Housing Regulator
Goodwin Trading Ltd	Community	100% Subsidiary	Dissolved	Non-regulated
Goodwin Housing Ltd	Community	100% Subsidiary	Dissolved	Non-regulated

The RP's Board confirm that the company has no ultimate parent undertaking.

GOODWIN DEVELOPMENT TRUST

England & Wales - Charity number 1098520

Accounts

Goodwin Development Trust and subsidiary undertakings

Final Management Report

For the period ended 31 March 2023

This document is strictly private and confidential

ArmstrongWatson®
Accountants, Business & Financial Advisers
www.armstrongwatson.co.uk

Armstrong Watson LLP is a limited liability partnership registered in England and Wales, number OC415608. The registered office is 15 Victoria Place, Carlisle, CA1 1EW where a list of members is kept. Armstrong Watson LLP is regulated by the Institute of Chartered Accountants in England and Wales for a range of investment business activities. Unless otherwise indicated, either expressly or by the context, we use the word "partner" to describe a member of Armstrong Watson LLP or an employee of Armstrong Watson LLP in their capacity as such.

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Armstrong Watson Trustees Limited is a limited company registered in England and Wales, number 84495656. The registered office is 15 Victoria Place, Carlisle, CA1 1EW.

1. INTRODUCTION

a. Purpose

This report has been prepared for the Directors of Goodwin Development Trust and Subsidiary undertakings to bring attention to various matters arising from the audit of Goodwin Development Trust and Subsidiary undertakings for the period ended 31 March 2023.

b. Responsibilities

Details of the responsibilities of the Directors of Goodwin Development Trust and Subsidiary undertakings are set out in our engagement terms dated 06 June 2023.

Armstrong Watson Audit Limited, as auditor to Goodwin Development Trust and Subsidiary undertakings, is responsible for forming an opinion on the financial statements. Details of our responsibilities are set out in our engagement terms. The audit of the financial statements does not relieve management or those charged with governance of their responsibilities.

c. Limitations

Our audit procedures, which have been designed to enable us to express an opinion on the financial statements, have included the examination of the transactions and the controls thereon of Goodwin Development Trust and Subsidiary undertakings. The International Standards on Auditing (UK) do not require us to design audit procedures for the purpose of identifying supplementary matters to communicate with those charged with governance.

Our audit included consideration of internal controls relevant to the preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of internal control or to identify any significant deficiencies in their design or operation.

We have included in this report only those matters that have come to our attention as a result of our normal audit procedures and, consequently, our comments should not be regarded as a comprehensive record of all deficiencies that may exist or improvements that could be made.

This report is to be regarded as confidential to the Directors of Goodwin Development Trust and Subsidiary undertakings and is intended for use by them and staff of Goodwin Development Trust and Subsidiary undertakings only. No responsibility is accepted to any other person in respect of the whole or part of its contents. Before this report, or any part of it, is disclosed to a third party our written consent must be obtained.

d. Independence

Based on the information provided by you and our own internal procedures to safeguard our independence as auditors, we confirm that there are no relationships between us and any of our related or subsidiary companies and you and your related entities creating an actual or perceived threat to our independence within the regulatory or professional requirements governing us as your auditors.

We note we have provided non audit services in the year including:

- Corporation tax compliance for subsidiary undertakings
- Other assurance work

We are satisfied that adequate safeguards are in place to ensure we remain objective and independent in spite of these services. These include:

1. An assessment that fees relating to said services are not material to either party
2. No contingent element of fees we charge
3. Non assurance work provided by an independent team separate to the audit team
4. Work completed does not materially impact the financial statements.

2. AUDIT RISK AREAS

a. Significant Audit Risks

Significant audit risks highlighted in the Audit Strategy Memorandum

Significant risk	Our response	Findings
Revenue Recognition The ISA's prescribe that revenue recognition is the area of the financial statements most likely to perpetuate fraud. In Goodwin Development Trust, this relates to grant income not being recognised in line with criteria set out by the Charities SORP. For remaining income, we consider the risk to relate to recognition of revenue in the correct accounting period; cut off	We have tested a sample of grant income to documentation and banking transactions to confirm completeness and accuracy. Each item was followed through to accrued/deferred income to ensure it had been recognised appropriately. We have completed a test of detail agreeing the recognition of items during the period to supporting documentation.	From the testing performed there were no matters identified to bring to your attention. In particular, we note no issues with regards recognition of deferred and accrued income. Furthermore a review of post year end activity shows strong recoverability of trade debtor balances and that all accrued income tested was traced through to cash received. We identified no evidence of understatement of the deferred income balance through the testing performed.
Management Override In addition to fraud by revenue the ISA's prescribe that all audits remain sceptical for evidence of management override or bias.	We have assessed the design and implementation of controls over payment authorisation. We have identified and tested the adequacy of year end manual journals that could indicate override.	We have identified no anomalies or exceptions to bring to your attention. We have tested the controls surrounding the authorisation of purchase invoices and payroll expenses and have identified no recommendations for improvement in these areas.

Significant risk	Our response	Findings
Carrying value of assets As with revenue recognition there is a risk of overstatement of assets to "window dress" reported results so as to ensure the group continues to receive council loans and grant income. The value of assets as at 31 March 2023 is just over £4.6m.	We have reviewed management's assessment of the carrying value of assets and assessed whether there are any indications of impairment through our testing performed in other areas of the file. We have reviewed any fixed asset disposals in the year, in particular the property disposals and post year end disposals which may provide evidence of whether carrying values appear to be reasonably stated.	From the testing performed we have identified no indicators of impairment. The impairment charge booked in the 2019 financial statements was £3,843k and we have identified no new evidence that would suggest that and further impairment provision is required in the current year financial statements.
Going concern Due to the company loss making and a reliance on council loans and grant income which could be revoked in the current climate, we consider there to be a significant risk in this area.	We have reviewed management's assessment of the entities as a going concern. In doing so we have reviewed forecasts and budgets as well as the year end position and post year end trading results to analyse how well the business is coping and is expected to cope with the cost of living crisis, inflation and the general economic uncertainty for a period of at least 12 months from the signing of the financial statements. The disclosures within the financial statements with regards to going concern and the impact of cost of living crisis, inflation and the general economic uncertainty (including within the accounting policies, board report and strategic report have been reviewed and agreed.	From our review of management's assessment of the GDT's ability to continue as a going concern, we have concluded that a reduce in loss and increase in funding as well as the entity's contingency plans and cost saving measures, the entity is considered to be a going concern with no material uncertainty. Based on the above, we have concluded that the company is able to continue as a going concern for a period of at least 12 months from the date of approval of the financial statements.

b. Additional Risks Identified

We have not identified any additional risks during the audit process and therefore we have not had to amend our planned audit procedures.

3. SUMMARY OF ADJUSTMENTS

a. Late Adjustments (following receipt of information)

The following adjustments have been made post-year end by the client:

No.	Account	Type	DR	CR	Impact P&L	Reasons
1	2100 Creditors Control a/c 1110 Sundry Debtors	Factual	14,861	14,861	0	Pre-year end adjustment made for debit balances in trade creditors. Adjustment was incorrect so correction made post-year end.

b. Unadjusted Audit Difference

The following audit differences have been identified which remain unadjusted:

No.	Account	Type	DR	CR	Impact P&L	Reasons
1	1100 Debtors Control a/c 2100 Creditors Control a/c	Factual	11,048	 11,048	0	Reassign credit balances in trade debtors to trade creditors
2	1100 Debtors Control a/c Bad debt provision expense a/c	Factual	42,324	 42,324	(42,324)	Reduce bad debt provision for balances which have since been recovered.

4. AUDIT FINDINGS

a. Matters Identified To Bring To Your Attention

There are no further unresolved matters to bring to your attention.

b. Key Audit Judgements

There are no key audit judgements to bring to your attention.

c. Qualitative Aspects of Financial Statements

There are no qualitative aspects which we would like to bring to your attention.

5. INTERNAL CONTROLS

a. Significant Deficiencies In Internal Controls

We have not identified any significant deficiencies in the internal controls. However please refer to the section below for recommendations on improvements in internal systems identified during the course of the audit.

b. Systems Improvements

These controls have been assessed on the following basis:

Recommendation Rating / Colour		Definition
Red Priority		Recommendations which are fundamental to the system and upon which the organisation should take immediate action.
Amber Priority		Recommendations which, although not fundamental to the system, provide scope for improvements to be made.
Green Priority		Recommendations concerning issues which are considered to be of a minor nature, but which nevertheless need to be addressed.
Improved System Potential		Issues concerning potential opportunities for management to improve the operational efficiency and/or effectiveness of the system.

Observation	Risk Arising	Recommended Actions	Management Response
Improved System Potential			
Delivery notes kept for purchases orders/invoices.	There is a risk that should there be a dispute regarding a purchase there is no evidence as to the order being delivered.	Ensure that delivery notes are retained for all relevant purchase orders/invoices.	

6. AUDIT CONCLUSIONS

a. Significant Difficulties Encountered During The Audit

No significant difficulties were encountered during the audit. We would like to thank all members of staff for their assistance throughout the engagement.

b. Written Representations

A Letter of Representation will be signed on behalf of the Directors prior to the audited accounts being issued. Please see the draft letter for the representations that we will be seeking.

c. Audit Opinion

We anticipate that we will issue an unmodified audit report on the financial statements of Goodwin Development Trust and Subsidiary undertakings, subject to the directors approving the accounts as presented to us.

d. Acknowledge of Final Report

We acknowledge receipt of the final management report on behalf of those charged with governance.

Signed:.....

Name ..... SHARON IGOE .....

Position:..... TRUSTEE .....

Date:..... 26-9-2023 .....

Goodwin Development Trust

Annual Report and Financial Statements

For the year ended 31 March 2023

Charity number: 1098520
Company number: 04454814
Regulator of Social Housing registration number: 4799

Goodwin Development Trust (A Company limited by Guarantee)

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Goodwin Development Trust (A Company limited by Guarantee)

Company Information

Chairperson	S Igoe
Directors	S Igoe (Chair) A Guney K Ainley M Berin J Halls N Harrison (appointed 17 January 2023)
Company secretary	D Hamilton
Registered Office	The Octagon Walker Street Hull HU3 2RA
Solicitors	Rollits Wilberforce Court High Street Hull HU1 1YJ
Bankers	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
Auditors	Armstrong Watson Audit Limited Third Floor 10 South Parade Leeds LS1 5QS
Key management	Clive Darnell Dianne Hamilton

Strategic Report for the year ended 31 March 2023

REVIEW OF BUSINESS

As we moved out of the final COVID 19 restrictions affecting our operations we turned head wind into the economic storm caused through rises in global inflation and the cost-of-living crisis. Increases in costs of materials, services and labour at a time when we were locked into historical contractual prices made the trading year very challenging indeed.

Such, much like the previous year, we have had to adapt and change our business practices to become leaner and more efficient in our service delivery. Goodwin is an amazing organisation that responds to whatever the external environment throws at us. We continued to deliver services throughout the pandemic and adapted our working methods. Those adapted methods continue today, and we have built resilience within our practices and staff teams.

As a board, we are incredibly proud of the way all our staff and volunteers pulled together throughout this exceptional period and continued to deliver much needed services to the community. In particular:

Continuing to provide the best start in life for children and families through our OFSTED registered Childrens Centres, Nurseries, Doula/Breastfeeding Peer Support and Youth Services. The onset of Family Hubs and the improved financial support for the childcare sector provide stability and opportunity for the year ahead.

Providing quality care to those with the most complex care need through our CQC registered Danny's Dream Service as service moved out of COVID restrictions mid-year.

Supporting the unemployed and economically inactive move into further training and employment through our Matrix and OFSTED registered provision. The transition from European Funding to UK Shared Prosperity Funding and access to Education Skills Funding Agency courses provides the opportunity to provide a more integrated pathway of support.

As a Home's England Registered provider and Investment Partner we provide regulated housing at Affordable Rents across our portfolio and additional supported accommodation to those most vulnerable to rough sleeping. The Rough Sleepers Accommodation Programme will continue to seek acquiring additional units in the year ahead while we work with partners to develop new Affordable Homes through acquisition and new build.

Our longstanding partnerships within Hull City Council, the health fraternity and VCS has enabled us to maximise the impact of our Fareshare operations across the Humber sub-region providing food to those in hunger and access to help benefits and debts, mental health and befriending through initiatives like our own estate based Warm Space.

The current cost of living crisis will continue to have a significant impact, not only on all our beneficiaries, but also our staff and volunteers. With fuel and food costs rising, and NI deductions increasing, impacting take home pay, people are struggling. We continue to seek inventive and constructive ways to support not only our beneficiaries, but also our staff.

We are confident that our approach of flexibility and diversity will enable us to continue to meet the needs of the community into the future and deal with whatever the future holds. It's not going to be easy, but our history of resilience and sometimes stubbornness, combined with robust plans and horizon scanning will see us through.

PRINCIPAL RISKS AND UNCERTAINTIES

There has been a comprehensive review of the risk register and other governance documents undertaken during the year, as part of a continuous review schedule, and a revised focus following the response to the cost-of-living crisis and increasing economic uncertainty.
The Board are focused on the current cost of living crisis, which will increase our running costs, but also will result in an increased level of people needing our support. We must ensure that we can meet that increased need, whilst ensuring sustainability.

GOING CONCERN

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2024 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget. Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2023 with management accounts to July 2022 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made to new housing developments, and supported housing provision, both of which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON-FINANCIAL KEY PERFORMANCE INDICATORS

Goodwin operates a set of non-financial KPI's for each project, which are reported quarterly to the Board of Trustees full Board meeting.

ON BEHALF OF THE BOARD

Sharon Igoe - Chairperson
Date: 26/9/2023

Board Report and Operating and Financial Review for the year ended 31 March 2023

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

S Igoe (Chair)
A Guney
K Ainley
M Berin
J Halls
N Harrison (appointed 17 January 2023)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Charitable Objects
The charity's charitable objects are to promote any charitable purpose, principally for the benefit of the inhabitants of Kingston Upon Hull, and in particular:

(1) to provide, construct, improve or manage social housing for persons in need together with any other amenities or facilities for the benefit of residents of such social housing either exclusively or together with persons who are not residents of such social housing.
(2) provide advice and assistance to all residents of social housing provided, owned, and managed by the charity or any other organisation or person and applicants for social housing and applicants for social housing advice.
(3) carry out any activity which is both connected with, or incidental to, the charity's charitable objectives in Articles 4.1 and 4.2 including but not limited to:
    (1) securing that land and buildings are brought into effective use; and
    (2) creating an attractive and safe environment.
(4) to advance education, in particular but without prejudice to the generality of the foregoing, by providing or assisting in the provision of educational opportunities and associated facilities in particular for the benefit of young people.
(5) to relieve unemployment, in particular but without prejudice to the generality of the foregoing by: -
    (a) providing or improving, or assisting in providing or improving, access to training, retraining and associated facilities.
    (b) assisting people to find employment, providing employment opportunities, or providing work experience.
    (c) providing practical support to people who are unemployed or undertaking training.
    (d) providing or assisting in providing financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for people in cases of financial hardship or other charitable need; and
    (e) creating training and employment opportunities by the provision of working space, buildings and/or land for use on favourable terms.
(6) to provide or improve, or to assist in providing or improving recreational or leisure time facilities in the interests of social welfare in particular for the benefit of those who need such facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances.
(7) the preservation and protection of good health and the relief of sickness.
(8) the promotion of public safety and prevention of crime by means of the prevention, reduction and deterrence of crime, nuisance, anti-social behaviour, vandalism, trespass, arson, and theft.
(9) establishing, managing, and maintaining a community resource centre and making facilities in such a centre available in particular for the benefit of those who need those facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances; and
(10) the protection or conservation of the environment including by:

    (a) restoring or reclaiming land which cannot otherwise be used for economic social or environmental

purposes by reason of pollution or damage caused by an activity previously carried out on the land.

(b) preventing or reducing any potential causes of pollution in relation to any land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.

(c) remedying or mitigating the effects of any pollution in relation to land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.

(d) the conservation or promotion of biological diversity through:

i. the provision, conservation, restoration, or enhancement of a natural habitat; or

ii. the maintenance or recovery of a species in its natural habitat.

(e) the provision, maintenance or improvement of public amenities including open space or other open recreational facilities; or

(f) the maintenance repair or restoration of any building or structure which is of historic or architectural interest or is a place of religious worship.

Vision & Mission

The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values

The Trustees have composed an explicit a set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.

We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers, and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2022/23 the Trust met all its contractual objectives as specified by the various funding bodies in the year, the performance is reported against the Trust's Strategic Priorities

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to improve the salary banding structure for all employees and provided an across the board pay rise for all staff. Staff retention levels are good, and the Trust continues to develop its staff through in-house and external training.

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has redistributed 896 tonnes of surplus food, that is equivalent to providing 2 million meals, to over 150 community organisations across the Humber sub-region. They have in turn supported over 17,000 individuals and saved those organisations of £3 million in food purchase costs that they have diverted into their front-line support services. Ongoing support from Hull City Council and public donations enables us to subsidise this service to members. Without the unwavering support of our volunteers and learners this would further not be possible.

Get into Goodwin
Our estate-based initiative has been funded through a combination of Green Social Prescribing, Know Your Neighbourhood and UKSPF grants that has enabled us to provide an on-going Warm Space within the Octagon that provides a weekly schedule of activities that includes Soup Social, Crafting Club, Job Club, Bingo, Allotment Group, R-evolution Cycling activities and Food Pantry. These activities are supported with access to Mental Health and Money/Debt/Benefits advice through CHCP and Hull and East Riding CAB. In January alone over 150 residents accessed this support.

Multiply
Our Government Levelling Up funded Multiply Math courses have focused content on providing learners with support on Household Budgeting and Cooking on a Budget. In the last quarter of the year, we supported 298 people and rewarded them with a £10 gift voucher each.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.

We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.

During the previous financial year, we were successful in securing funding from Homes England to acquire and refurbish 6 units to become homes for rough sleepers. At the time of writing this report, all units are fully tenanted. Additionally, we were successful in applying for further funding for 10 more units, to be delivered in the next financial year.

We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams including the rental income from our social housing stock ensures we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place which are overseen by a monthly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all the individuals within it

Children's Centres (Family Hubs)

Hull has been awarded funding to develop Children's Centres into Family Hubs. There will be rebranding and additional resources to support the youngest children. Goodwin continues to deliver the Family Hubs provision at Fenchurch, Marvell, and the Octagon. Goodwin works closely with Hull City Council, the contract provider, to ensure that the Family Hubs provision remains central to changes to the safeguarding and early help services in Hull; meeting the KPI's as agreed annually with Hull City Council.

Doula / BFPS
Goodwin was successful in winning the Doula and Breastfeeding Peer Support Service (BFPS) tender in March 2023. The service has additional staff resources through the Best Start in Life, First 1001 days Government funding into the Local Authority. The service continues to deliver an excellent targeted Doula support for pregnant women and new mums across the city, with a universal breastfeeding service which is also citywide. This service is delivered by 100 trained volunteers supported by a small staff team.

Nurseries
Octagon nursery had a full Ofsted inspection in January 2022 and Fenchurch nursery had a full Ofsted inspection in February 2022. Both nurseries retained their "Good" Ofsted rating. We are continuing to build on our quality learning environments that meet the requirements of the revised Early Years Foundation Stage Profile (September 2021).

Danny's Dream
Danny's Dream continues to deliver an exceptionally high-quality service, focusing on individuals with profound and multiple learning disabilities through a club-based offer at The Octagon and community support including access to a range of activities that meet the needs and interests of the individual service users. Danny's Dream has retained its overall Care Quality Commission (CQC) rating of "Outstanding".

Veterans Hub
After another successful year in supporting veterans though funding from Hull City Councils Veterans Covenant Fund we have we have facilitated weekly Coffee mornings, walking clubs, choirs, model making and linkages to specialist Health, Wealth, and Housing agencies. New funding in the year form the Armed Forces Covenant Fund allowed us to offer additional support through Operation Legend and the Family and Carers Support Service that redistributed financial support to both East Riding and Northeast Lincolnshire Councils.

This was the last year that we delivered the Armed Forces Community Hub and Work Club having made the decision to cede support to veterans specifically. We continue, however, to support many veterans through our rich tapestry of services and as Social Landlord

To provide and support access to education, training, and employment opportunities

Goodwin Training Services
The provision of Employment and Training support has long been at the centre of Goodwin's mission. Based at the Community Hub, Octagon and Thornton Village Hall we have delivered specific employability programmes for unemployed 16–29-year-olds through the Springboard Youth Employment Initiative, that has included: ESOL focused employability support for our BAME community, paid work placements within local SME's and targeted interventions for young people experiencing Mental Health and anxiety that has drawn specialist support from CHCP and MIND.

Also, through the Building Better Opportunities programme we have been able to support older people to gain employment. In developing a more holistic support offer we provide access to ICT through our UK Online status.

Our 16–19-year-old Traineeship provision was audited as part of Humber Learning Consortiums OFSTED which was award Good Provider and inspectors noted "Subcontractors provide effective education and support for trainees who are not yet ready for an apprenticeship and trainees who prefer to learn with a supportive employer and in small groups".

Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

To make our community safe, resilient and a happy place to be

Creative People and Places
Creative People and Places brings with it a wealth of opportunities to the Estate, and Goodwin continues to seek ways in which it can be an active partner in the delivery of arts events across Hull. Goodwin has a seat on the board of the new company and will continue to work closely with it, to ensure the integration of arts within our community.

Funding was also received from the National Lottery to run the "Living Room" project, based on North Point shopping centre.

The core CPP funding came to an end in December 2022 with an extension to March 2023. Goodwin then handed over the project to Back To Ours Arts Limited, which is a new company set up to take this over as they have successfully applied for National Portfolio status with the Arts Council.

Youth Provision
The delivery of our service is underpinned by the National Occupational Standards for Youth Work practice and aims to facilitate the personal, social, and educational development of young people. We also engage with our young people through the Youth Arts Takeover and Youth Music projects. The youth provision delivers both a universal open access youth club offer and targeted support to individual young people. Collocation with the Octagon Family Hubs means a joined-up service for these young people and adds value to the contracts.

Captial Grants received from the Youth Investment Fund and Biffa Award have enabled us to invest in our Youth Centre and Multi Use Games Area to provide modern, safe facilities for young people to be happy and thrive.

We celebrated the Queens Jubilee through our Jubilee Jamboree which saw over 200 residents attend our day long festival.

AMIF project
The AMIF housing support to Refugees project in partnership with Refugee Council provides specific housing information, guidance, and support to refugees in Hull in partnership with The Refugee Council and HCAS locally to December 2023.

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION

The group is reporting a deficit of £197k in the year (2022: deficit of £250k).

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts monthly throughout the year and are pleased at the level of improvements made and continue to be made. Based on sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY
The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007, February 2014 and 9 November 2021) and members of the Board of Trustees are the Members and Directors of the Company. It is regulated by the Regulator of Social Housing, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets monthly on the second Tuesday of each month. The Articles allow for a maximum of 11 Trustees.

There is an Audit and Finance Sub-committee which is chaired by a Trustee from the main Board with a senior staff member as support. This sub-board has its own Terms of Reference.

All sub-committee minutes are supplied to Trustees at the following Board meeting.

The RP has two trading subsidiary companies:

Goodwin Community Trading Limited is a wholly owned subsidiary of the charity. The Articles of Association provide for unlimited directors, two being independent directors. Currently the board comprises two directors in total, one of whom is a Goodwin Development Trust director.

Goodwin Community Housing Limited is a wholly owned subsidiary of the charity and was set up as a vehicle to hold the housing stock purchased and renovated by the charity. Currently the board comprises two directors, both of whom are Goodwin Development Trust directors.

CASH FLOWS AND CURRENT LIQUIDITY

The year-end cash position shows a net group overdraft position of £3,380k (2022: £2,722k, 2021: £1,801k), which includes loans and overdrafts of £3,030k. This has seen a reduced liability year on year. The change in the economic environment and move from grant funding to earned income resulted in the need for an overdraft from our main bankers, Handelsbanken. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England. Rental income remains at a level sufficient to service this debt. We have also taken out a further loan with Hull City Council to fund the new supported housing scheme, again income remains at a sufficient level to service this debt, £190k. As well as this we have borrowing of £150k to invest in further property but a Board decision was made not to proceed and this will be repaid in 23/24. The long-term cash flow indicates a return to a positive group cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement to ensure best value is always achieved.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the group focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but considering the impact of cost of living, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a surplus this year (regulated housing), and have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the cost of living crisis, global inflation and rising interest rates.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has considered the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, 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 company will continue in business.

The Board is responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

ON BEHALF OF THE BOARD

S Igoe

Sharon Igoe - Chairperson
Date: 26/9/2023

Independent auditor's report to the members of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2023, which comprise the Group Statement of Comprehensive Income, the Group and Company Statements of Financial Position, the Group Statement of Cash Flows, the Group and Company Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2023 and of the Group's surplus 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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.

Opinion 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 Group Strategic Report and the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Trustees' Report have 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 Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Trustees' Report.

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

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company 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 directors

As explained more fully in the Director's Responsibilities Statement set out on page 10, the trustees 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 Group's and the parent 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 Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities, and skills to identify or recognise non-compliance with applicable laws and regulations. The applicable laws and regulations include compliance with FRS 102, the Companies Act 2006, UK tax legislation and the Statement of Recommended Practice for Registered Social Housing Providers 2018.
- we identified the laws and regulations applicable to the Group and Parent company through discussions with directors and other management, and from our commercial knowledge and experience of the industry.

- we verified our enquiries through review of Board minutes and other correspondence throughout the year to identify any breaches of laws and regulations.
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the entity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected, and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.
- We assessed the level of fraud risk and concluded that the area most susceptible to fraud was revenue recognition and management override of internal controls.

To address the risk of fraud/error with regard to revenue recognition, we:

- performed substantive tests of detail over the various revenue streams in the financial statements;
- performed analytical procedures in addition to substantive tests of detail with regards to the material streams of revenue in the financial statements;

To address the risk of fraud through management bias and override of controls, we:

- tested journal entries recorded on the Group's finance system to identify unusual transactions that may indicate override of controls;
- reviewed key judgements and estimates for any evidence of management bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation; and
- enquiring of management and reviewing board minutes and other correspondence throughout the year to identify actual and potential litigation and claims.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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

Use of our report

This report is made solely to the 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 Company's members those matters we are required to state to them in an Auditor's 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Simon Turner (Senior Statutory Auditor)

for and on behalf of
Armstrong Watson Audit Limited
Chartered Accountants
Statutory Auditor
Leeds
Date: 27 - 9 - 2023

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Comprehensive Income for the year ended 31 March 2023

	Note	2023 £k	2022 £k
Turnover	4	4,707	4,632
Operating expenditure		(4,776)	(4,766)
Operating (deficit) / surplus	6	(69)	(134)
Interest and financing costs		(128)	(110)
Loss on disposal of assets		-	-
Deficit before tax		(197)	(250)
Taxation	10	-	-
(Deficit) /surplus for the year		(197)	(250)
Total comprehensive income for the year		(197)	(250)

There is no difference between the reported result for the period and historical cost surpluses or deficits.

On behalf of the Board

S Igoe

..... TRUSTEE [Sharon Igoe]

26/9/2023

K Ainley

..... TRUSTEE [Kellock Ainley]

26/9/2023

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Financial Position as at 31 March 2023

Company registration number: 4454814

		Company				Group			
	Notes	2023		2022		2023		2022	
Fixed assets		£k	£k	£k	£k	£k	£k	£k	£k
Housing properties	11	**4,633**		4,518		**4,633**		4,518	
Tangible fixed assets	12	**5,000**		5,089		**5,000**		5,089	
			9,633		9,607		**9,633**		9,607
Current assets									
Trade and other debtors	13	**501**		739		**501**		492	
Assets held for resale		**-**		-		**-**		-	
Cash and cash equivalents	14	**8**		5		**11**		5	
		509		744		**512**		497	
Less: Creditors: amounts falling due within one year	15	**(1,152)**		(1,472)		**(1,152)**		(1,223)	
Net current assets/(liabilities)			**(643)**		(728)		**(640)**		(726)
Total assets less current liabilities			**8,990**		8,878		**8,993**		8,881
Creditors: amounts falling due after one year	16		**(2,884)**		(2,575)		**(2,884)**		(2,575)
Provision for deferred tax			**-**		-		**-**		-
Total net assets			**6,106**		6,304		**6,109**		6,306
Reserves									
Housing property revaluation reserve		**-**		-					
Restricted reserve	18	**1,718**		1,699		**1,718**		1,699	
Designated reserve		**-**		-		**-**		-	
Income and expenditure reserve		**4,388**		4,605		**4,391**		4,607	
Total reserves			**6,106**		6,304		**6,109**		6,306

These financial statements were approved and authorised for issue by the Board on 22/08/2023 on behalf of the Board.

S Igoe ..... TRUSTEE [Sharon Igoe]

26/9/2023

K Ainley ..... TRUSTEE [Kellock Ainley]

26/9/2023

The annexed notes form part of these financial statements.

Consolidated Statement of Changes in Equity for the year ended 31 March 2023

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2022	-	1,699	-	4,607	**6,306**
Deficit/Surplus for the year	-	19	-	(216)	(197)
Total comprehensive income/(deficit)	-	19	-	(216)	(197)
At 31 March 2023	**-**	**1,718**	**-**	**4,391**	**6,109**

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2021	-	1,476	110	4,970	6,556
Deficit for the year	-	223	-	(363)	(250)
Total comprehensive deficit	-	223	-	(363)	(250)
At 31 March 2022	**-**	**1,699**	**-**	**4,607**	**6,306**

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Cashflows for the year ended 31 March 2023

	Note	2023	2022
Cash flow from operating activities		£k	£k
(Deficit) /surplus for the year		(197)	(250)
Adjustments for non-cash items:			
Depreciation and impairment		170	154
(Profit) / Loss on disposal		-	-
(Increase) / Decrease in trade and other debtors		(7)	8
(Increase) / Decrease in trade and other creditors		(373)	(630)
Net cash generated from operating activities		(408)	(718)
Cash flow from investing activities			
Purchase of tangible fixed assets		(196)	(154)
Proceeds from sale of tangible fixed assets			
Investing cash flow		(196)	(154)
Cash flow from investing activities			
Repayment of debt		(54)	(49)
Financing cash flow		(54)	(49)
Net change in cash and cash equivalents		(658)	(921)
Cash and cash equivalents at the beginning of the year		(2,722)	(1,801)
Cash and cash equivalents at the end of the year		(3,379)	(2,722)

Notes to the Financial Statements for the year ended 31 March 2023

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.
The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Statement of Recommended Practice Accounting for Private Registered Social Housing Providers 2018 (Housing SORP) and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets.

Group accounts

The RP is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Goodwin Development Trust and of its subsidiaries Goodwin Community Trading Limited and Goodwin Community Housing Limited.

Government grants

Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.

Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Going concern

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a deficit budget for the year to 31 March 2024 and implementing a scheme of monitoring and appraising on-going operations.
Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2024 with management accounts to July 2023 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.

- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

Fixed Assets and Depreciation

The cost of tangible fixed assets is written off over their expected useful lives on a straight-line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties

Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income.

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock

Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow-moving items.

Trade and other debtors

Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

Cash and cash equivalents

Cash equivalents includes term loans provided by financial institutions, giving a net debt figure when looking at total cash and cash equivalents. The Trustees feel this presents a true and fair view of the liquid resources of the Company.

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 Company 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.

Leased assets

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income

Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Current Taxation

No taxation is payable by the RP, since it has charitable status, and its activities are exempt from tax.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities based on tax rates and laws that are enacted by the balance sheet date.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:
Where the temporary difference arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

In respect of taxable temporary differences associated with investments in subsidiaries, associates, and joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is released or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date. The carrying amount of deferred income tax assets is reviewed at each balance sheet date.

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Restricted reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax

Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs

The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Exemptions

As a small company, the RP has not disclosed a Company Statement of Changes in Equity not a Statement of Changes in Net Debt.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Judgement in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant, and equipment. With regards assets subject to full rental (i.e., not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

3. ACCOMMODATION IN MANAGEMENT

	Units at Start	Units at End
Units under development	-	-
General needs housing:	-	-
Affordable Rent	-	-
	-	-

4. REVENUE

The analysis of the group's revenue for the year from continuing operations is as follows:

	2023 £k	2023 £k	2022 £k	2022 £k
Charitable Activities:				
Contract from Central Government / Local Authorities	803		756	
Grant from Central Government / Local Authorities	184		223	
Homes England Grant	115		195	
Arts Council England Grant	450		390	
National Lottery Grant	0		104	
Nursery Income	379		320	
Income from provision of employability, education, and training	604		641	
Fareshare CFM income	232		167	
Danny's Dream Income	633		718	
Commercial Rent	372		358	
Social Residential Rent	340		302	
Residential Rent	49		94	
Other Charitable Activities	546		364	
Total Income from Charitable Activities		4,707		4,632
Other trading activities				
Goodwin Community Housing - Rent	-		-	
Total Other Income		-		-
		4,707		4,632

All turnover arose within the United Kingdom.

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	Supported housing and housing for older people	Other	Total 2023	Total 2022
	£k	£k	£k	£k	£k
Income					
Rent receivable excluding service charge	354	16	-	370	302
Service charge income	-	19	-	19	-
Turnover from social housing lettings	354	35	-	389	302
Social housing activity expenditure	234	22	-	256	217
Operating surplus / (deficit) on social housing lettings	120	13		133	85
Void losses	-	-	-	-	-

5. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £184k (2022: £223k).

6. OPERATING DEFICIT

	2023 £k	2022 £k
Operating surplus is stated after charging:		
Auditors' remuneration (see note 7)	14	14
Depreciation and amortisation of owned assets	170	154
Operating leases - other assets	6	6
and after crediting:		
Deficit on sale of tangible fixed assets	-	-

7. AUDITOR'S REMUNERATION

	2023 £k	2022 £k
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	13	13
Tax Fee	1	1

8. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £65k (2022: £65k), paid to 1 Employees (2022: 1), as defined on the company information page.

The Chief Executive is an ordinary member of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £2k (2022: £1k) in addition to the personal contributions of the Chief Executive. The Board of Trustees (Directors) received no expenses or remuneration in the year.

9. EMPLOYEE INFORMATION

	2023	2022
The average number of persons employed during the year:		
Administration staff	155	153
Housing development staff	3	1

	£k	£k
Staff costs (including members of the Board)		
Wages and salaries	2,677	2,496
Social Security costs	192	181
Other pension costs	50	47
	2,919	2,724

	2023	2022
The of number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	1	1

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Current tax

The RP is a registered charity, and no provision is considered necessary for taxation. Goodwin Community Trading has a retained loss which is exempt from taxation under the provisions of the Income and Corporation Taxes Act 2000. Goodwin Community Housing has non-taxable income in the period.

Deferred tax

There is no deferred tax liability in Goodwin Community Housing (2022: £nil) relating to potential tax on the value of the land and buildings.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

11. TANGIBLE FIXED ASSETS HOUSING PROPERTIES – GROUP and COMPANY

	Properties for social housing lettings	Total
	£k	£k
Cost or valuation		
At 31 March 2022	7,005	7,005
Additions	115	115
Transfer to Current assets	-	-
At 31 March 2023	7,120	7,120
Depreciation and impairment		
At 31 March 2022	2,487	2,487
Charge for year - impairment	-	-
At 31 March 2023	2,487	2,487
Net book value		
At 31 March 2022	4,518	4,518
At 31 March 2023	4,633	4,633

The company only housing properties consist of the properties for social housing lettings with a Net Book Value of £4,633k (2022: £4,518k).
All social housing is wholly owned by Goodwin Development Trust.

12. OTHER TANGIBLE FIXED ASSETS – GROUP and COMPANY

	Land and buildings	Fixtures and fittings	Motor vehicles	Total
Cost	£k	£k	£k	£k
At 31 March 2022	10,595	10	107	10,712
Additions	20	-	61	81
Disposals	-	(2)	-	(2)
At 31 March 2023	10,615	8	168	10,791
Depreciation and impairment				
At 31 March 2022	5,543	10	70	5,623
Charge for the year – depreciation	135	-	35	170
Disposals	-	(2)	-	(2)
At 31 March 2023	5,678	8	105	5,791
Net book value				
At 31 March 2022	5,052	-	37	5,089
At 31 March 2023	4,937	-	64	5,000

The net book value of land and buildings at 31 March 2023 comprised:

	£k
Freehold	2,173
Long leasehold	2,764

The cost of depreciable assets included in land and buildings at 31 March 2023 was £10,615k

Included in the total net book value of tangible fixed assets held on 31 March 2023 was £nil in respect of assets held under finance leases and hire purchase contracts.

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Trade debtors	159	107	159	107
Prepayments and accrued income	342	277	342	300
Assets held for resale	-	85	-	85
Amounts owed from group undertakings	-	270	-	-
	501	739	501	492

Included within 'assets held for resale' is the sale of Cromwell Road which sold for £79K. It was held on the assets register at £85K and therefore a write down of £6,000.

14. CASH

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Cash at bank and in hand	8	5	11	5
Bank Overdraft	(360)	(277)	(360)	(14)
Loans due within one year	(146)	(138)	(146)	(138)
Loans due after one year	(2,884)	(2,575)	(2,884)	(2,575)
	(3,382)	(2,985)	(3,379)	(2,722)

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Loans and overdrafts	506	415	506	152
Trade creditors	104	172	104	172
Other tax and social security	43	42	43	42
Accruals and deferred income	488	838	488	852
VAT	11	5	11	5
	1,152	1,472	1,152	1,223

Loans and overdrafts please see note 16 for securities.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

16. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	Company		Group	
	2023 £k	2022 £k	2023 £k	2022 £k
Loans and overdrafts	2,884	2,575	2,884	2,575
	2,884	2,575	2,884	2,575

The bank overdraft is secured by a group-wide debenture. An unlimited intercompany composite guarantee by and between each of the borrowers, Goodwin Development Trust and Goodwin Community Housing exists.

The Group loans figure comprises: £68,105 from Handelsbanken, repayable over 6 years, secured on a small portfolio of residential properties, £2,521,986 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years. It also includes £185,953 from Hull City Council, secured on Cavil Place site, and repayable over 30 years and Key Fund loans of £108,383.

17. CALLED UP SHARE CAPITAL

The RP is limited by guarantee and has no equity or non-equity share capital: Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

18. RESTRICTED RESERVES – Group & Company

	Fund on 31st March 2022 £k	Incoming Resources £k	Resources Expended £k	Fund on 31st March 2023 £k
Fixed Assets	1,699	31	(12)	1,718
Green Social Prescribing Grant	-	3	(3)	-
Military Work Club	-	30	(30)	-
BBO	-	90	(90)	-
AMIF Therapy	-	87	(87)	-
Armed Forces Covenant	-	31	(31)	-
Operation Legend	-	7	(7)	-
AFC Sustaining support	-	17	(17)	-
CLLD	-	17	(17)	-
Do It Aug 18	-	149	(149)	-
CILM Aug 18	-	88	(88)	-
Fareshare CILM	-	39	(39)	-
Youth Employment Hub	-	57	(57)	-
Youth Arts Takeover 2	-	31	(31)	-
Youth Music (YAT)	-	9	(9)	-
Youth Music 3	-	8	(8)	-
Young Peoples Grant	-	6	(6)	-
Youth Investment Fund	-	1	(1)	-
The Big Jubilee Jamboree	-	10	(10)	-
YEI Fareshare (Springboard)	-	28	(28)	-
I AM FUND	-	5	(5)	-
Archaeological Event	-	6	(6)	-
South Blockhouse Project	-	3	(3)	-
UKSPF (The Octagon)	-	25	(25)	-
Know Your Neighbourhood	-	4	(4)	-
Bransholme Living Room (National Lottery)	-	55	(55)	-
Unboxed – CPP	-	44	(44)	-
Creative People and Places – Extension	-	37	(37)	-
Creative People and Places – Ph 2	-	409	(409)	-
	1,699	1,327	(1,308)	1,718

Designated reserve:
There is no designated reserve in this financial year.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £50k (2022: £47k). Contributions totalling £nil (2022: £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements no Board and Committee members were tenants / shared owners of RP properties.
There have been no related party transactions which would require disclosure.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2023 the RP had the following related and associated undertakings

Name	Relationship*	Status	Registered by Social Housing Regulator
Goodwin Community Trading Ltd	100% Subsidiary	Trading company	Non-regulated
Goodwin Community Housing Ltd	100% Subsidiary	Trading company	Non-regulated

The RP's Board confirm that the company has no ultimate parent undertaking.

Goodwin Development Trust

Annual Report and Financial Statements

For the year ended 31 March 2023

Charity number: 1098520
Company number: 04454814
Regulator of Social Housing registration number: 4799

Goodwin Development Trust (A Company limited by Guarantee)

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Goodwin Development Trust (A Company limited by Guarantee)

Company Information

Chairperson	S Igoe
Directors	S Igoe (Chair) A Guney K Ainley M Berin J Halls N Harrison (appointed 17 January 2023)
Company secretary	D Hamilton
Registered Office	The Octagon Walker Street Hull HU3 2RA
Solicitors	Rollits Wilberforce Court High Street Hull HU1 1YJ
Bankers	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
Auditors	Armstrong Watson Audit Limited Third Floor 10 South Parade Leeds LS1 5QS
Key management	Clive Darnell Dianne Hamilton

Strategic Report for the year ended 31 March 2023

REVIEW OF BUSINESS

As we moved out of the final COVID 19 restrictions affecting our operations we turned head wind into the economic storm caused through rises in global inflation and the cost-of-living crisis. Increases in costs of materials, services and labour at a time when we were locked into historical contractual prices made the trading year very challenging indeed.

Such, much like the previous year, we have had to adapt and change our business practices to become leaner and more efficient in our service delivery. Goodwin is an amazing organisation that responds to whatever the external environment throws at us. We continued to deliver services throughout the pandemic and adapted our working methods. Those adapted methods continue today, and we have built resilience within our practices and staff teams.

As a board, we are incredibly proud of the way all our staff and volunteers pulled together throughout this exceptional period and continued to deliver much needed services to the community. In particular:

Continuing to provide the best start in life for children and families through our OFSTED registered Childrens Centres, Nurseries, Doula/Breastfeeding Peer Support and Youth Services. The onset of Family Hubs and the improved financial support for the childcare sector provide stability and opportunity for the year ahead.

Providing quality care to those with the most complex care need through our CQC registered Danny's Dream Service as service moved out of COVID restrictions mid-year.

Supporting the unemployed and economically inactive move into further training and employment through our Matrix and OFSTED registered provision. The transition from European Funding to UK Shared Prosperity Funding and access to Education Skills Funding Agency courses provides the opportunity to provide a more integrated pathway of support.

As a Home's England Registered provider and Investment Partner we provide regulated housing at Affordable Rents across our portfolio and additional supported accommodation to those most vulnerable to rough sleeping. The Rough Sleepers Accommodation Programme will continue to seek acquiring additional units in the year ahead while we work with partners to develop new Affordable Homes through acquisition and new build.

Our longstanding partnerships within Hull City Council, the health fraternity and VCS has enabled us to maximise the impact of our Fareshare operations across the Humber sub-region providing food to those in hunger and access to help benefits and debts, mental health and befriending through initiatives like our own estate based Warm Space.

The current cost of living crisis will continue to have a significant impact, not only on all our beneficiaries, but also our staff and volunteers. With fuel and food costs rising, and NI deductions increasing, impacting take home pay, people are struggling. We continue to seek inventive and constructive ways to support not only our beneficiaries, but also our staff.

We are confident that our approach of flexibility and diversity will enable us to continue to meet the needs of the community into the future and deal with whatever the future holds. It's not going to be easy, but our history of resilience and sometimes stubbornness, combined with robust plans and horizon scanning will see us through.

PRINCIPAL RISKS AND UNCERTAINTIES

There has been a comprehensive review of the risk register and other governance documents undertaken during the year, as part of a continuous review schedule, and a revised focus following the response to the cost-of-living crisis and increasing economic uncertainty.
The Board are focused on the current cost of living crisis, which will increase our running costs, but also will result in an increased level of people needing our support. We must ensure that we can meet that increased need, whilst ensuring sustainability.

GOING CONCERN

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2024 and implementing a scheme of monitoring and appraising on-going operations with an intention to return a balanced budget. Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2023 with management accounts to July 2022 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made to new housing developments, and supported housing provision, both of which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON-FINANCIAL KEY PERFORMANCE INDICATORS

Goodwin operates a set of non-financial KPI's for each project, which are reported quarterly to the Board of Trustees full Board meeting.

ON BEHALF OF THE BOARD

Sharon Igoe - Chairperson
Date: 26/9/2023

Board Report and Operating and Financial Review for the year ended 31 March 2023

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

S Igoe (Chair)
A Guney
K Ainley
M Berin
J Halls
N Harrison (appointed 17 January 2023)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Charitable Objects
The charity's charitable objects are to promote any charitable purpose, principally for the benefit of the inhabitants of Kingston Upon Hull, and in particular:

(1) to provide, construct, improve or manage social housing for persons in need together with any other amenities or facilities for the benefit of residents of such social housing either exclusively or together with persons who are not residents of such social housing.
(2) provide advice and assistance to all residents of social housing provided, owned, and managed by the charity or any other organisation or person and applicants for social housing and applicants for social housing advice.
(3) carry out any activity which is both connected with, or incidental to, the charity's charitable objectives in Articles 4.1 and 4.2 including but not limited to:
    (1) securing that land and buildings are brought into effective use; and
    (2) creating an attractive and safe environment.
(4) to advance education, in particular but without prejudice to the generality of the foregoing, by providing or assisting in the provision of educational opportunities and associated facilities in particular for the benefit of young people.
(5) to relieve unemployment, in particular but without prejudice to the generality of the foregoing by: -
    (a) providing or improving, or assisting in providing or improving, access to training, retraining and associated facilities.
    (b) assisting people to find employment, providing employment opportunities, or providing work experience.
    (c) providing practical support to people who are unemployed or undertaking training.
    (d) providing or assisting in providing financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for people in cases of financial hardship or other charitable need; and
    (e) creating training and employment opportunities by the provision of working space, buildings and/or land for use on favourable terms.
(6) to provide or improve, or to assist in providing or improving recreational or leisure time facilities in the interests of social welfare in particular for the benefit of those who need such facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances.
(7) the preservation and protection of good health and the relief of sickness.
(8) the promotion of public safety and prevention of crime by means of the prevention, reduction and deterrence of crime, nuisance, anti-social behaviour, vandalism, trespass, arson, and theft.
(9) establishing, managing, and maintaining a community resource centre and making facilities in such a centre available in particular for the benefit of those who need those facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances; and
(10) the protection or conservation of the environment including by:

    (a) restoring or reclaiming land which cannot otherwise be used for economic social or environmental

purposes by reason of pollution or damage caused by an activity previously carried out on the land.

(b) preventing or reducing any potential causes of pollution in relation to any land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.

(c) remedying or mitigating the effects of any pollution in relation to land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.

(d) the conservation or promotion of biological diversity through:

i. the provision, conservation, restoration, or enhancement of a natural habitat; or

ii. the maintenance or recovery of a species in its natural habitat.

(e) the provision, maintenance or improvement of public amenities including open space or other open recreational facilities; or

(f) the maintenance repair or restoration of any building or structure which is of historic or architectural interest or is a place of religious worship.

Vision & Mission

The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values

The Trustees have composed an explicit a set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.

We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers, and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2022/23 the Trust met all its contractual objectives as specified by the various funding bodies in the year, the performance is reported against the Trust's Strategic Priorities

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to improve the salary banding structure for all employees and provided an across the board pay rise for all staff. Staff retention levels are good, and the Trust continues to develop its staff through in-house and external training.

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has redistributed 896 tonnes of surplus food, that is equivalent to providing 2 million meals, to over 150 community organisations across the Humber sub-region. They have in turn supported over 17,000 individuals and saved those organisations of £3 million in food purchase costs that they have diverted into their front-line support services. Ongoing support from Hull City Council and public donations enables us to subsidise this service to members. Without the unwavering support of our volunteers and learners this would further not be possible.

Get into Goodwin
Our estate-based initiative has been funded through a combination of Green Social Prescribing, Know Your Neighbourhood and UKSPF grants that has enabled us to provide an on-going Warm Space within the Octagon that provides a weekly schedule of activities that includes Soup Social, Crafting Club, Job Club, Bingo, Allotment Group, R-evolution Cycling activities and Food Pantry. These activities are supported with access to Mental Health and Money/Debt/Benefits advice through CHCP and Hull and East Riding CAB. In January alone over 150 residents accessed this support.

Multiply
Our Government Levelling Up funded Multiply Math courses have focused content on providing learners with support on Household Budgeting and Cooking on a Budget. In the last quarter of the year, we supported 298 people and rewarded them with a £10 gift voucher each.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.

We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.

During the previous financial year, we were successful in securing funding from Homes England to acquire and refurbish 6 units to become homes for rough sleepers. At the time of writing this report, all units are fully tenanted. Additionally, we were successful in applying for further funding for 10 more units, to be delivered in the next financial year.

We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams including the rental income from our social housing stock ensures we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place which are overseen by a monthly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all the individuals within it

Children's Centres (Family Hubs)

Hull has been awarded funding to develop Children's Centres into Family Hubs. There will be rebranding and additional resources to support the youngest children. Goodwin continues to deliver the Family Hubs provision at Fenchurch, Marvell, and the Octagon. Goodwin works closely with Hull City Council, the contract provider, to ensure that the Family Hubs provision remains central to changes to the safeguarding and early help services in Hull; meeting the KPI's as agreed annually with Hull City Council.

Doula / BFPS
Goodwin was successful in winning the Doula and Breastfeeding Peer Support Service (BFPS) tender in March 2023. The service has additional staff resources through the Best Start in Life, First 1001 days Government funding into the Local Authority. The service continues to deliver an excellent targeted Doula support for pregnant women and new mums across the city, with a universal breastfeeding service which is also citywide. This service is delivered by 100 trained volunteers supported by a small staff team.

Nurseries
Octagon nursery had a full Ofsted inspection in January 2022 and Fenchurch nursery had a full Ofsted inspection in February 2022. Both nurseries retained their "Good" Ofsted rating. We are continuing to build on our quality learning environments that meet the requirements of the revised Early Years Foundation Stage Profile (September 2021).

Danny's Dream
Danny's Dream continues to deliver an exceptionally high-quality service, focusing on individuals with profound and multiple learning disabilities through a club-based offer at The Octagon and community support including access to a range of activities that meet the needs and interests of the individual service users. Danny's Dream has retained its overall Care Quality Commission (CQC) rating of "Outstanding".

Veterans Hub
After another successful year in supporting veterans though funding from Hull City Councils Veterans Covenant Fund we have we have facilitated weekly Coffee mornings, walking clubs, choirs, model making and linkages to specialist Health, Wealth, and Housing agencies. New funding in the year form the Armed Forces Covenant Fund allowed us to offer additional support through Operation Legend and the Family and Carers Support Service that redistributed financial support to both East Riding and Northeast Lincolnshire Councils.

This was the last year that we delivered the Armed Forces Community Hub and Work Club having made the decision to cede support to veterans specifically. We continue, however, to support many veterans through our rich tapestry of services and as Social Landlord

To provide and support access to education, training, and employment opportunities

Goodwin Training Services
The provision of Employment and Training support has long been at the centre of Goodwin's mission. Based at the Community Hub, Octagon and Thornton Village Hall we have delivered specific employability programmes for unemployed 16–29-year-olds through the Springboard Youth Employment Initiative, that has included: ESOL focused employability support for our BAME community, paid work placements within local SME's and targeted interventions for young people experiencing Mental Health and anxiety that has drawn specialist support from CHCP and MIND.

Also, through the Building Better Opportunities programme we have been able to support older people to gain employment. In developing a more holistic support offer we provide access to ICT through our UK Online status.

Our 16–19-year-old Traineeship provision was audited as part of Humber Learning Consortiums OFSTED which was award Good Provider and inspectors noted "Subcontractors provide effective education and support for trainees who are not yet ready for an apprenticeship and trainees who prefer to learn with a supportive employer and in small groups".

Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

To make our community safe, resilient and a happy place to be

Creative People and Places
Creative People and Places brings with it a wealth of opportunities to the Estate, and Goodwin continues to seek ways in which it can be an active partner in the delivery of arts events across Hull. Goodwin has a seat on the board of the new company and will continue to work closely with it, to ensure the integration of arts within our community.

Funding was also received from the National Lottery to run the "Living Room" project, based on North Point shopping centre.

The core CPP funding came to an end in December 2022 with an extension to March 2023. Goodwin then handed over the project to Back To Ours Arts Limited, which is a new company set up to take this over as they have successfully applied for National Portfolio status with the Arts Council.

Youth Provision
The delivery of our service is underpinned by the National Occupational Standards for Youth Work practice and aims to facilitate the personal, social, and educational development of young people. We also engage with our young people through the Youth Arts Takeover and Youth Music projects. The youth provision delivers both a universal open access youth club offer and targeted support to individual young people. Collocation with the Octagon Family Hubs means a joined-up service for these young people and adds value to the contracts.

Captial Grants received from the Youth Investment Fund and Biffa Award have enabled us to invest in our Youth Centre and Multi Use Games Area to provide modern, safe facilities for young people to be happy and thrive.

We celebrated the Queens Jubilee through our Jubilee Jamboree which saw over 200 residents attend our day long festival.

AMIF project
The AMIF housing support to Refugees project in partnership with Refugee Council provides specific housing information, guidance, and support to refugees in Hull in partnership with The Refugee Council and HCAS locally to December 2023.

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION

The group is reporting a deficit of £197k in the year (2022: deficit of £250k).

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts monthly throughout the year and are pleased at the level of improvements made and continue to be made. Based on sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY
The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007, February 2014 and 9 November 2021) and members of the Board of Trustees are the Members and Directors of the Company. It is regulated by the Regulator of Social Housing, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets monthly on the second Tuesday of each month. The Articles allow for a maximum of 11 Trustees.

There is an Audit and Finance Sub-committee which is chaired by a Trustee from the main Board with a senior staff member as support. This sub-board has its own Terms of Reference.

All sub-committee minutes are supplied to Trustees at the following Board meeting.

The RP has two trading subsidiary companies:

Goodwin Community Trading Limited is a wholly owned subsidiary of the charity. The Articles of Association provide for unlimited directors, two being independent directors. Currently the board comprises two directors in total, one of whom is a Goodwin Development Trust director.

Goodwin Community Housing Limited is a wholly owned subsidiary of the charity and was set up as a vehicle to hold the housing stock purchased and renovated by the charity. Currently the board comprises two directors, both of whom are Goodwin Development Trust directors.

CASH FLOWS AND CURRENT LIQUIDITY

The year-end cash position shows a net group overdraft position of £3,380k (2022: £2,722k, 2021: £1,801k), which includes loans and overdrafts of £3,030k. This has seen a reduced liability year on year. The change in the economic environment and move from grant funding to earned income resulted in the need for an overdraft from our main bankers, Handelsbanken. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England. Rental income remains at a level sufficient to service this debt. We have also taken out a further loan with Hull City Council to fund the new supported housing scheme, again income remains at a sufficient level to service this debt, £190k. As well as this we have borrowing of £150k to invest in further property but a Board decision was made not to proceed and this will be repaid in 23/24. The long-term cash flow indicates a return to a positive group cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement to ensure best value is always achieved.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the group focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but considering the impact of cost of living, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a surplus this year (regulated housing), and have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the cost of living crisis, global inflation and rising interest rates.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has considered the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable UK Accounting Standards have been followed and the Statement of Recommended Practice Accounting by registered social housing providers 2018, 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 company will continue in business.

The Board is responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

ON BEHALF OF THE BOARD

S Igoe

Sharon Igoe - Chairperson
Date: 26/9/2023

Independent auditor's report to the members of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2023, which comprise the Group Statement of Comprehensive Income, the Group and Company Statements of Financial Position, the Group Statement of Cash Flows, the Group and Company Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2023 and of the Group's surplus 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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.

Opinion 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 Group Strategic Report and the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Trustees' Report have 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 Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Trustees' Report.

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

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company 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 directors

As explained more fully in the Director's Responsibilities Statement set out on page 10, the trustees 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 Group's and the parent 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 Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities, and skills to identify or recognise non-compliance with applicable laws and regulations. The applicable laws and regulations include compliance with FRS 102, the Companies Act 2006, UK tax legislation and the Statement of Recommended Practice for Registered Social Housing Providers 2018.
- we identified the laws and regulations applicable to the Group and Parent company through discussions with directors and other management, and from our commercial knowledge and experience of the industry.

- we verified our enquiries through review of Board minutes and other correspondence throughout the year to identify any breaches of laws and regulations.
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the entity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected, and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.
- We assessed the level of fraud risk and concluded that the area most susceptible to fraud was revenue recognition and management override of internal controls.

To address the risk of fraud/error with regard to revenue recognition, we:

- performed substantive tests of detail over the various revenue streams in the financial statements;
- performed analytical procedures in addition to substantive tests of detail with regards to the material streams of revenue in the financial statements;

To address the risk of fraud through management bias and override of controls, we:

- tested journal entries recorded on the Group's finance system to identify unusual transactions that may indicate override of controls;
- reviewed key judgements and estimates for any evidence of management bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation; and
- enquiring of management and reviewing board minutes and other correspondence throughout the year to identify actual and potential litigation and claims.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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

Use of our report

This report is made solely to the 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 Company's members those matters we are required to state to them in an Auditor's 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Simon Turner (Senior Statutory Auditor)

for and on behalf of
Armstrong Watson Audit Limited
Chartered Accountants
Statutory Auditor
Leeds
Date: 27 - 9 - 2023

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Comprehensive Income for the year ended 31 March 2023

	Note	2023 £k	2022 £k
Turnover	4	4,707	4,632
Operating expenditure		(4,776)	(4,766)
Operating (deficit) / surplus	6	(69)	(134)
Interest and financing costs		(128)	(110)
Loss on disposal of assets		-	-
Deficit before tax		(197)	(250)
Taxation	10	-	-
(Deficit) /surplus for the year		(197)	(250)
Total comprehensive income for the year		(197)	(250)

There is no difference between the reported result for the period and historical cost surpluses or deficits.

On behalf of the Board

S Igoe

..... TRUSTEE [Sharon Igoe]

26/9/2023

K Ainley

..... TRUSTEE [Kellock Ainley]

26/9/2023

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Financial Position as at 31 March 2023

Company registration number: 4454814

		Company				Group			
	Notes	2023		2022		2023		2022	
Fixed assets		£k	£k	£k	£k	£k	£k	£k	£k
Housing properties	11	**4,633**		4,518		**4,633**		4,518	
Tangible fixed assets	12	**5,000**		5,089		**5,000**		5,089	
			9,633		9,607		**9,633**		9,607
Current assets									
Trade and other debtors	13	**501**		739		**501**		492	
Assets held for resale		**-**		-		**-**		-	
Cash and cash equivalents	14	**8**		5		**11**		5	
		509		744		**512**		497	
Less: Creditors: amounts falling due within one year	15	**(1,152)**		(1,472)		**(1,152)**		(1,223)	
Net current assets/(liabilities)			**(643)**		(728)		**(640)**		(726)
Total assets less current liabilities			**8,990**		8,878		**8,993**		8,881
Creditors: amounts falling due after one year	16		**(2,884)**		(2,575)		**(2,884)**		(2,575)
Provision for deferred tax			**-**		-		**-**		-
Total net assets			**6,106**		6,304		**6,109**		6,306
Reserves									
Housing property revaluation reserve		**-**		-					
Restricted reserve	18	**1,718**		1,699		**1,718**		1,699	
Designated reserve		**-**		-		**-**		-	
Income and expenditure reserve		**4,388**		4,605		**4,391**		4,607	
Total reserves			**6,106**		6,304		**6,109**		6,306

These financial statements were approved and authorised for issue by the Board on 22/08/2023 on behalf of the Board.

S Igoe ..... TRUSTEE [Sharon Igoe]

26/9/2023

K Ainley ..... TRUSTEE [Kellock Ainley]

26/9/2023

The annexed notes form part of these financial statements.

Consolidated Statement of Changes in Equity for the year ended 31 March 2023

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2022	-	1,699	-	4,607	**6,306**
Deficit/Surplus for the year	-	19	-	(216)	(197)
Total comprehensive income/(deficit)	-	19	-	(216)	(197)
At 31 March 2023	**-**	**1,718**	**-**	**4,391**	**6,109**

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2021	-	1,476	110	4,970	6,556
Deficit for the year	-	223	-	(363)	(250)
Total comprehensive deficit	-	223	-	(363)	(250)
At 31 March 2022	**-**	**1,699**	**-**	**4,607**	**6,306**

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Cashflows for the year ended 31 March 2023

	Note	2023	2022
Cash flow from operating activities		£k	£k
(Deficit) /surplus for the year		(197)	(250)
Adjustments for non-cash items:			
Depreciation and impairment		170	154
(Profit) / Loss on disposal		-	-
(Increase) / Decrease in trade and other debtors		(7)	8
(Increase) / Decrease in trade and other creditors		(373)	(630)
Net cash generated from operating activities		(408)	(718)
Cash flow from investing activities			
Purchase of tangible fixed assets		(196)	(154)
Proceeds from sale of tangible fixed assets			
Investing cash flow		(196)	(154)
Cash flow from investing activities			
Repayment of debt		(54)	(49)
Financing cash flow		(54)	(49)
Net change in cash and cash equivalents		(658)	(921)
Cash and cash equivalents at the beginning of the year		(2,722)	(1,801)
Cash and cash equivalents at the end of the year		(3,379)	(2,722)

Notes to the Financial Statements for the year ended 31 March 2023

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.
The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Statement of Recommended Practice Accounting for Private Registered Social Housing Providers 2018 (Housing SORP) and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets.

Group accounts

The RP is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Goodwin Development Trust and of its subsidiaries Goodwin Community Trading Limited and Goodwin Community Housing Limited.

Government grants

Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.

Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Going concern

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a deficit budget for the year to 31 March 2024 and implementing a scheme of monitoring and appraising on-going operations.
Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2024 with management accounts to July 2023 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.

- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

Fixed Assets and Depreciation

The cost of tangible fixed assets is written off over their expected useful lives on a straight-line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties

Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income.

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock

Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow-moving items.

Trade and other debtors

Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

Cash and cash equivalents

Cash equivalents includes term loans provided by financial institutions, giving a net debt figure when looking at total cash and cash equivalents. The Trustees feel this presents a true and fair view of the liquid resources of the Company.

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 Company 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.

Leased assets

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income

Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Current Taxation

No taxation is payable by the RP, since it has charitable status, and its activities are exempt from tax.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities based on tax rates and laws that are enacted by the balance sheet date.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:
Where the temporary difference arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

In respect of taxable temporary differences associated with investments in subsidiaries, associates, and joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is released or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date. The carrying amount of deferred income tax assets is reviewed at each balance sheet date.

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Restricted reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax

Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs

The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Exemptions

As a small company, the RP has not disclosed a Company Statement of Changes in Equity not a Statement of Changes in Net Debt.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

Judgement in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant, and equipment. With regards assets subject to full rental (i.e., not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

3. ACCOMMODATION IN MANAGEMENT

	Units at Start	Units at End
Units under development	-	-
General needs housing:	-	-
Affordable Rent	-	-
	-	-

4. REVENUE

The analysis of the group's revenue for the year from continuing operations is as follows:

	2023 £k	2023 £k	2022 £k	2022 £k
Charitable Activities:				
Contract from Central Government / Local Authorities	803		756	
Grant from Central Government / Local Authorities	184		223	
Homes England Grant	115		195	
Arts Council England Grant	450		390	
National Lottery Grant	0		104	
Nursery Income	379		320	
Income from provision of employability, education, and training	604		641	
Fareshare CFM income	232		167	
Danny's Dream Income	633		718	
Commercial Rent	372		358	
Social Residential Rent	340		302	
Residential Rent	49		94	
Other Charitable Activities	546		364	
Total Income from Charitable Activities		4,707		4,632
Other trading activities				
Goodwin Community Housing - Rent	-		-	
Total Other Income		-		-
		4,707		4,632

All turnover arose within the United Kingdom.

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	Supported housing and housing for older people	Other	Total 2023	Total 2022
	£k	£k	£k	£k	£k
Income					
Rent receivable excluding service charge	354	16	-	370	302
Service charge income	-	19	-	19	-
Turnover from social housing lettings	354	35	-	389	302
Social housing activity expenditure	234	22	-	256	217
Operating surplus / (deficit) on social housing lettings	120	13		133	85
Void losses	-	-	-	-	-

5. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £184k (2022: £223k).

6. OPERATING DEFICIT

	2023 £k	2022 £k
Operating surplus is stated after charging:		
Auditors' remuneration (see note 7)	14	14
Depreciation and amortisation of owned assets	170	154
Operating leases - other assets	6	6
and after crediting:		
Deficit on sale of tangible fixed assets	-	-

7. AUDITOR'S REMUNERATION

	2023 £k	2022 £k
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	13	13
Tax Fee	1	1

8. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £65k (2022: £65k), paid to 1 Employees (2022: 1), as defined on the company information page.

The Chief Executive is an ordinary member of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £2k (2022: £1k) in addition to the personal contributions of the Chief Executive. The Board of Trustees (Directors) received no expenses or remuneration in the year.

9. EMPLOYEE INFORMATION

	2023	2022
The average number of persons employed during the year:		
Administration staff	155	153
Housing development staff	3	1

	£k	£k
Staff costs (including members of the Board)		
Wages and salaries	2,677	2,496
Social Security costs	192	181
Other pension costs	50	47
	2,919	2,724

	2023	2022
The of number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	1	1

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Current tax

The RP is a registered charity, and no provision is considered necessary for taxation. Goodwin Community Trading has a retained loss which is exempt from taxation under the provisions of the Income and Corporation Taxes Act 2000. Goodwin Community Housing has non-taxable income in the period.

Deferred tax

There is no deferred tax liability in Goodwin Community Housing (2022: £nil) relating to potential tax on the value of the land and buildings.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

11. TANGIBLE FIXED ASSETS HOUSING PROPERTIES – GROUP and COMPANY

	Properties for social housing lettings	Total
	£k	£k
Cost or valuation		
At 31 March 2022	7,005	7,005
Additions	115	115
Transfer to Current assets	-	-
At 31 March 2023	7,120	7,120
Depreciation and impairment		
At 31 March 2022	2,487	2,487
Charge for year - impairment	-	-
At 31 March 2023	2,487	2,487
Net book value		
At 31 March 2022	4,518	4,518
At 31 March 2023	4,633	4,633

The company only housing properties consist of the properties for social housing lettings with a Net Book Value of £4,633k (2022: £4,518k).
All social housing is wholly owned by Goodwin Development Trust.

12. OTHER TANGIBLE FIXED ASSETS – GROUP and COMPANY

	Land and buildings	Fixtures and fittings	Motor vehicles	Total
Cost	£k	£k	£k	£k
At 31 March 2022	10,595	10	107	10,712
Additions	20	-	61	81
Disposals	-	(2)	-	(2)
At 31 March 2023	10,615	8	168	10,791
Depreciation and impairment				
At 31 March 2022	5,543	10	70	5,623
Charge for the year – depreciation	135	-	35	170
Disposals	-	(2)	-	(2)
At 31 March 2023	5,678	8	105	5,791
Net book value				
At 31 March 2022	5,052	-	37	5,089
At 31 March 2023	4,937	-	64	5,000

The net book value of land and buildings at 31 March 2023 comprised:

	£k
Freehold	2,173
Long leasehold	2,764

The cost of depreciable assets included in land and buildings at 31 March 2023 was £10,615k

Included in the total net book value of tangible fixed assets held on 31 March 2023 was £nil in respect of assets held under finance leases and hire purchase contracts.

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Trade debtors	159	107	159	107
Prepayments and accrued income	342	277	342	300
Assets held for resale	-	85	-	85
Amounts owed from group undertakings	-	270	-	-
	501	739	501	492

Included within 'assets held for resale' is the sale of Cromwell Road which sold for £79K. It was held on the assets register at £85K and therefore a write down of £6,000.

14. CASH

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Cash at bank and in hand	8	5	11	5
Bank Overdraft	(360)	(277)	(360)	(14)
Loans due within one year	(146)	(138)	(146)	(138)
Loans due after one year	(2,884)	(2,575)	(2,884)	(2,575)
	(3,382)	(2,985)	(3,379)	(2,722)

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Company		Group	
	2023	2022	2023	2022
	£k	£k	£k	£k
Loans and overdrafts	506	415	506	152
Trade creditors	104	172	104	172
Other tax and social security	43	42	43	42
Accruals and deferred income	488	838	488	852
VAT	11	5	11	5
	1,152	1,472	1,152	1,223

Loans and overdrafts please see note 16 for securities.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

16. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	Company		Group	
	2023 £k	2022 £k	2023 £k	2022 £k
Loans and overdrafts	2,884	2,575	2,884	2,575
	2,884	2,575	2,884	2,575

The bank overdraft is secured by a group-wide debenture. An unlimited intercompany composite guarantee by and between each of the borrowers, Goodwin Development Trust and Goodwin Community Housing exists.

The Group loans figure comprises: £68,105 from Handelsbanken, repayable over 6 years, secured on a small portfolio of residential properties, £2,521,986 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years. It also includes £185,953 from Hull City Council, secured on Cavil Place site, and repayable over 30 years and Key Fund loans of £108,383.

17. CALLED UP SHARE CAPITAL

The RP is limited by guarantee and has no equity or non-equity share capital: Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

18. RESTRICTED RESERVES – Group & Company

	Fund on 31st March 2022 £k	Incoming Resources £k	Resources Expended £k	Fund on 31st March 2023 £k
Fixed Assets	1,699	31	(12)	1,718
Green Social Prescribing Grant	-	3	(3)	-
Military Work Club	-	30	(30)	-
BBO	-	90	(90)	-
AMIF Therapy	-	87	(87)	-
Armed Forces Covenant	-	31	(31)	-
Operation Legend	-	7	(7)	-
AFC Sustaining support	-	17	(17)	-
CLLD	-	17	(17)	-
Do It Aug 18	-	149	(149)	-
CILM Aug 18	-	88	(88)	-
Fareshare CILM	-	39	(39)	-
Youth Employment Hub	-	57	(57)	-
Youth Arts Takeover 2	-	31	(31)	-
Youth Music (YAT)	-	9	(9)	-
Youth Music 3	-	8	(8)	-
Young Peoples Grant	-	6	(6)	-
Youth Investment Fund	-	1	(1)	-
The Big Jubilee Jamboree	-	10	(10)	-
YEI Fareshare (Springboard)	-	28	(28)	-
I AM FUND	-	5	(5)	-
Archaeological Event	-	6	(6)	-
South Blockhouse Project	-	3	(3)	-
UKSPF (The Octagon)	-	25	(25)	-
Know Your Neighbourhood	-	4	(4)	-
Bransholme Living Room (National Lottery)	-	55	(55)	-
Unboxed – CPP	-	44	(44)	-
Creative People and Places – Extension	-	37	(37)	-
Creative People and Places – Ph 2	-	409	(409)	-
	1,699	1,327	(1,308)	1,718

Designated reserve:
There is no designated reserve in this financial year.

Notes to the Financial Statements for the year ended 31 March 2023 Continued

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £50k (2022: £47k). Contributions totalling £nil (2022: £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements no Board and Committee members were tenants / shared owners of RP properties.
There have been no related party transactions which would require disclosure.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2023 the RP had the following related and associated undertakings

Name	Relationship*	Status	Registered by Social Housing Regulator
Goodwin Community Trading Ltd	100% Subsidiary	Trading company	Non-regulated
Goodwin Community Housing Ltd	100% Subsidiary	Trading company	Non-regulated

The RP's Board confirm that the company has no ultimate parent undertaking.

GOODWIN DEVELOPMENT TRUST

England & Wales - Charity number 1098520

Accounts

Goodwin Development Trust

Annual Report and Financial Statements

For the year ended 31 March 2022

Charity number: 1098520
Company number: 04454814
Regulator of Social Housing registration number: 4799

THURSDAY
ABEX5ØDS
A02 18/10/2022 #95
COMPANIES HOUSE
ABDKUYS8
A41 29/09/2022 #252
COMPANIES HOUSE

Goodwin Development Trust (A Company limited by Guarantee)

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Goodwin Development Trust (A Company limited by Guarantee)

Company Information

Chairperson	S Igoe
Directors	S Igoe (Chair) A Guney K Ainley M Berin (Appointed 8 June 2021) J Halls (Appointed 19 November 2021) M Tymczak (resigned 18 October 2021) L Dimante (resigned 8 March 2022)
Company secretary	D Hamilton
Registered Office	The Octagon Walker Street Hull HU3 2RA
Solicitors	Rollits Wilberforce Court High Street Hull HU1 1YJ
Bankers	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
Auditors	Armstrong Watson Audit Limited Third Floor 10 South Parade Leeds LS1 5QS
Key management	Andrea Mennell

Strategic Report for the year ended 31 March 2022

REVIEW OF BUSINESS

Following last year's remarkable result, given the state of the nation due to the Covid-19 pandemic, the Trust approached 21-22 with trepidation and caution, not knowing what the world would look like in the aftermath of the pandemic.

Looking back, we certainly didn't envisage more lockdowns and the continuation of restrictions long into the year.

Furlough grants remained until September 2021, which provided much needed support for the Trust, and enabled us to support our staff whilst the business adapted to the relaxed regulations.

Last year, we reflected on the Trust returning to normality, but now we see that we never left "normality". "normal" for Goodwin is our amazing response to whatever the external environment throws at us. We continued to deliver services throughout the pandemic and adapted our working methods. Those adapted methods continue today, and we have built resilience within our practices and staff teams.

As a board, we are incredibly proud of the way all our staff and volunteers pulled together throughout this exceptional period and continued to deliver much needed services to the community.

Throughout the financial year reflected within these accounts, we have worked on developing our supported housing offer, with a successful bid into Homes England for capital grant to allow us to develop six single person homes, specifically for those at high risk of rough sleeping. We were also awarded revenue grant to fund the support worker to work alongside these tenants. As at the date of signing this report, those units are complete, and are providing a safe and warm home for vulnerable individuals. The units were completed to an extremely high standard, and we received praise from Hull City Council, and Homes England, who were able to visit the site after the refurbishment was completed.

The current cost of living crisis is having a significant impact, not only on all our beneficiaries, but also our staff and volunteers. With fuel and food costs rising, and NI deductions increasing, impacting take home pay, people are struggling.
We continue to seek inventive and constructive ways to support not only our beneficiaries, but also our staff.

We are confident that our approach of flexibility and diversity will enable us to continue to meet the needs of the community into the future and deal with whatever the future holds. It's not going to be easy, but our history of resilience and sometimes stubbornness, combined with robust plans and horizon scanning will see us through.

PRINCIPAL RISKS AND UNCERTAINTIES

There has been a comprehensive review of the risk register and other governance documents undertaken during the year, as part of a continuous review schedule, and a revised focus following the response to the Covid-19 Pandemic.
The Board are focussed on the current cost of living crisis, which will increase our running costs, but also will result in an increased level of people needing our support. We must ensure that we can meet that increased need, whilst ensuring sustainability.

GOING CONCERN

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2023 and implementing a scheme of monitoring and appraising on-going operations.
Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2023 with management accounts to July 2022 outperforming expectations.

- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.
- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made to new housing developments, and supported housing provision, both of which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON-FINANCIAL KEY PERFORMANCE INDICATORS

Goodwin operates a set of non-financial KPI's for each project, which are reported quarterly to the External Sub Committee.

ON BEHALF OF THE BOARD

Sharon Igoe - Chairperson
Date: 14 September 2022

Goodwin Development Trust (A Company limited by Guarantee)

Board Report and Operating and Financial Review for the year ended 31 March 2022

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

S Igoe (Chair)
A Guney
K Ainley
M Berin (Appointed 8 June 2021)
J Halls (Appointed 19 November 2021)
M Tymczak (resigned 18 October 2021)
L Dimante (resigned 8 March 2022)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Charitable Objects

The charity's charitable objects are to promote any charitable purpose, principally for the benefit of the inhabitants of Kingston Upon Hull, and in particular:

(1) to provide, construct, improve or manage social housing for persons in need together with any other amenities or facilities for the benefit of residents of such social housing either exclusively or together with persons who are not residents of such social housing.
(2) provide advice and assistance to all residents of social housing provided, owned, and managed by the charity or any other organisation or person and applicants for social housing and applicants for social housing advice.
(3) carry out any activity which is both connected with, or incidental to, the charity's charitable objectives in Articles 4.1 and 4.2 including but not limited to:
    (1) securing that land and buildings are brought into effective use; and
    (2) creating an attractive and safe environment.
(4) to advance education, in particular but without prejudice to the generality of the foregoing, by providing or assisting in the provision of educational opportunities and associated facilities in particular for the benefit of young people.
(5) to relieve unemployment, in particular but without prejudice to the generality of the foregoing by: -
    (a) providing or improving, or assisting in providing or improving, access to training, retraining and associated facilities.
    (b) assisting people to find employment, providing employment opportunities, or providing work experience.
    (c) providing practical support to people who are unemployed or undertaking training.
    (d) providing or assisting in providing financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for people in cases of financial hardship or other charitable need; and
    (e) creating training and employment opportunities by the provision of working space, buildings and/or land for use on favourable terms.
(6) to provide or improve, or to assist in providing or improving recreational or leisure time facilities in the interests of social welfare in particular for the benefit of those who need such facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances.
(7) the preservation and protection of good health and the relief of sickness.
(8) the promotion of public safety and prevention of crime by means of the prevention, reduction and deterrence of crime, nuisance, anti-social behaviour, vandalism, trespass, arson, and theft.
(9) establishing, managing, and maintaining a community resource centre and making facilities in such a centre available in particular for the benefit of those who need those facilities because of their youth, age, infirmity, disability, poverty or social and economic circumstances; and
(10) the protection or conservation of the environment including by:

(a) restoring or reclaiming land which cannot otherwise be used for economic social or environmental purposes by reason of pollution or damage caused by an activity previously carried out on the land.
(b) preventing or reducing any potential causes of pollution in relation to any land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(c) remedying or mitigating the effects of any pollution in relation to land which has suffered or may suffer pollution as a result of an activity previously carried out on the land.
(d) the conservation or promotion of biological diversity through:
    i. the provision, conservation, restoration, or enhancement of a natural habitat; or
    ii. the maintenance or recovery of a species in its natural habitat.
(e) the provision, maintenance or improvement of public amenities including open space or other open recreational facilities; or
(f) the maintenance repair or restoration of any building or structure which is of historic or architectural interest or is a place of religious worship.

Vision & Mission
The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values
The Trustees have composed an explicit a set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.
We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers, and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2021/22 the Trust met all its contractual objectives as specified by the various funding bodies in the year, the performance is reported against the Trust's Strategic Priorities

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to improve the salary banding structure for all employees.
Staff retention levels are good, and the Trust continues to develop its staff through in-house and external training.

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has contributed to over 2.3 million meals over the last year, redistributing 965 tonnes of food in the 12-month period.

Youth Employment Initiative (YEI) / Create to Change / Family Futures /Befriending
We run a number of successful projects which serve the community and exist to engage the economically inactive and those suffering with hidden disabilities, such as mental health. Over the past year, these projects have provided essential lifelines for the most vulnerable people on our estate.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.
We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.

During the year, we were successful in securing funding from Homes England to acquire and refurbish 6 units to become homes for rough sleepers. At the time of writing this report, all units are completed and fully tenanted. Additionally, we were successful in applying for further funding for 10 more units, to be delivered in the next financial year.
We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams including the rental income from our social housing stock ensures we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place which are overseen by a monthly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all the individuals within it

Children's Centres
Goodwin continues to deliver the Children's Centre provision out of Fenchurch, Marvell, and the Octagon. Goodwin works closely with Hull City Council, the contract provider, to ensure that the Children's Centre provision remains central to changes to the safeguarding and early help services in Hull; meeting the KPI's as agreed annually with Hull City Council.

Nurseries
Octagon nursery had a full Ofsted inspection in January 2022 and Fenchurch nursery had a full Ofsted inspection in February 2022. Both nurseries retained their "Good" Ofsted rating. We are continuing and we are continuing to build on our quality learning environments that meet the requirements of the revised Early Years Foundation Stage Profile (September 2021).

Youth Provision
The delivery of our service is underpinned by the National Occupational Standards for Youth Work practice and aims to facilitate the personal, social, and educational development of young people. We also engage with our young people through the Youth Arts Takeover and Youth Music projects.

Doula / BFPS
The Doula and Breastfeeding Peer Support Service (BFPS) has continued to deliver an excellent targeted Doula service for pregnant women and new mums across the city, with a universal breastfeeding service which is also citywide. The services offering this service is delivered by 100 trained volunteers supported by a small staff team.

Danny's Dream
Danny's Dream continued to deliver an exceptionally high-quality service, focusing on individuals with profound and multiple learning disabilities. Danny's Dream has retained its overall Care Quality Commission (CQC) rating of "Outstanding. We understand that this is the only provision currently in Hull and East Riding with an overall Outstanding judgement.

Veterans Hub
Our longstanding support to Veterans and their families has been cemented though the establishment of the City's one stop shop for all veteran's support agencies. This has been delivered in partnership with Hull City Council and funded through Hull's Veterans Covenant Fund and the Armed Forces Covenant Fund Trust. Though this we now facilitate weekly Coffee mornings, walking clubs, choirs, model making and linkages to specialist Health, Wealth, and Housing agencies.
New funding in the year form the Armed Forces Covenant Fund allowed us to offer additional support through Operation Legend and the Family and Carers Support.

To provide and support access to education, training, and employment opportunities

Employment, Enterprise, and Training (EET)
The provision of EET support has long been at the centre of Goodwin's mission. Based at the Community Hub we have delivered specific employability programmes for unemployed 16–29-year-olds through the Youth Employment Initiative Springboard (YEI). Also, through the Building Better Opportunities programme we have been able to support older people to gain employment. In developing a more holistic support offer we provide access to ICT through our UK Online status, access to the Thornton Pantry and co-locate delivery partners, such as Hull and East Riding Citizens Advice Bureau, to provide a one stop shop.
Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

To make our community safe, resilient and a happy place to be

Creative People and Places
Creative People and Places brings with it a wealth of opportunities to the Estate, and Goodwin continues to seek ways in which it can be an active partner in the delivery of arts events across Hull. We are now halfway through our second CPP grant from Arts Council England and have adapted well to moving the service online during the year. As we see restrictions easing, we have a programme of "in person" events planned for the summer.
In addition to this, we have received funding from Esmee Fairburn and the National Lottery to run the "Living Room" project, based on North Point shopping centre, and additional funding from ACE for our Loneliness Project, which ensured that our incredibly popular Shindigs could continue in the safety of people's own homes.
The core CPP funding comes to an end in December 2022. Goodwin will hand over the project to Back To Ours Arts Limited at this point, which is a new company set up to take this over and apply for National Portfolio status with the Arts Council. Goodwin has a seat on the board of the new company and will continue to work closely with it, to ensure the integration of arts within our community.

AMIF project
The AMIF housing support to Refugees project in partnership with Refugee Council provides specific housing information, guidance, and support to refugees in Hull in partnership with The Refugee Council and HCAS locally.

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION

The group is reporting a deficit of £201k in the year (2021: surplus of £102k).

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts monthly throughout the pandemic and are pleased at the level of emergency support which has been available to cover the Group's additional costs and reductions in income which have occurred because of the pandemic. Based on sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY

The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007, February 2014 and 9 November 2021) and members of the Board of Trustees are the Members and Directors of the Company. It is regulated by the Regulator of Social Housing, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets monthly on the second Tuesday of each month. The Articles allow for a maximum of 11 Trustees.

There is an Audit and Finance Subcommittee which is chaired by a Trustee from the main Board with a senior staff member as support. This sub-board has its own Terms of Reference.
All sub-committee minutes are supplied to Trustees at the following Board meeting.

The RP has two trading subsidiary companies:

Goodwin Community Trading Limited is a wholly owned subsidiary of the charity. The Articles of Association provide for unlimited directors, two being independent directors. Currently the board comprises two directors in total, one of whom is a Goodwin Development Trust director. The minutes of each board meeting are taken to the main board of Goodwin Development Trust.

Goodwin Community Housing Limited is a wholly owned subsidiary of the charity and was set up as a vehicle to hold the housing stock purchased and renovated by the charity. Currently the board comprises two directors, both of whom are Goodwin Development Trust directors.

CASH FLOWS AND CURRENT LIQUIDITY

The year-end cash position shows a net group overdraft position of £2,723k (2021: £1,801), which includes loans and overdrafts of £2,723. The change in the economic environment and move from grant funding to earned income has resulted in the need for an overdraft from our main bankers, Handelsbanken. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England. Rental income remains at a level sufficient to service this debt. The long-term cash flow indicates a return to a positive group cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement to ensure best value is always achieved.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the group focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but considering the impact of the Covid-19 pandemic, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a surplus this year, and have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the fallout from the pandemic, and the UK continues to adjust to the impact of Brexit.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has considered the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

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

The Board is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2012.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

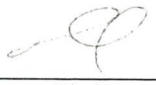
Goodwin Development Trust (A Company limited by Guarantee)

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

ON BEHALF OF THE BOARD



Sharon Igoe - Chairperson
Date: 14 September 2022

Independent auditor's report to the members, as a body, of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2022, which comprise the Group Statement of Comprehensive Income, the Group and Company Statements of Financial Position, the Group Statement of Cash Flows, the Group and Company Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2022 and of the Group's surplus 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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Group's or the parent 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 other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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.

Opinion 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 Group Strategic Report and the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Trustees' Report have 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 Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Trustees' Report.

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

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company 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 directors

As explained more fully in the Director's Responsibilities Statement set out on page 10, the trustees 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 Group's and the parent 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 Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities, and skills to identify or recognise non-compliance with applicable laws and regulations.
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the industry.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the entity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected, and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships.
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation; and
- enquiring of management as to actual and potential litigation and claims.

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

Use of our report

This report is made solely to the 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 Company's members those matters we are required to state to them in an Auditor's 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Simon Turner (Senior Statutory Auditor)

for and on behalf of
Armstrong Watson Audit Limited

Chartered Accountants
Statutory Auditor

Leeds
Date: 15-9-22

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Comprehensive Income for the year ended 31 March 2022

	Note	2022	2021
		£k	£k
Turnover	4	4,632	4,703
Operating expenditure		(4,766)	(4,613)
Operating (deficit) / surplus	6	(134)	90
Interest and financing costs		(110)	(118)
Loss on disposal of assets	7	-	(8)
Deficit before tax		(250)	(36)
Taxation	11	-	138
(Deficit) /surplus for the year		(250)	102
Total comprehensive income for the year		(250)	102

There is no difference between the reported result for the period and historical cost surpluses or deficits.

On behalf of the Board

..... TRUSTEE [Sharon Igoe]

..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Financial Position as at 31 March 2022

Company registration number: 4454814

		Company				Group			
	Notes	2022		2021		2022		2021	
Fixed assets		£k	£k	£k	£k	£k	£k	£k	£k
Housing properties	12	**4,518**		4,368		**4,518**		4,368	
Tangible fixed assets	13	**5,089**		5,239		**5,089**		5,239	
			9,607		9,607		**9,607**		9,607
Current assets									
Trade and other debtors	14	**739**		609		**492**		501	
Assets held for resale		-		-		-		-	
Cash and cash equivalents	15	**5**		584		**5**		961	
		744		1193		**497**		1,462	
Less: Creditors: amounts falling due within one year	16	**(1,472)**		(1,876)		**(1,223)**		(1,890)	
Net current assets/(liabilities)			**(728)**		(683)		**(726)**		(428)
Total assets less current liabilities			**8,878**		8,924		8,881		9,179
Creditors: amounts falling due after one year	17		**(2,575)**		(2,623)		**(2,575)**		(2,623)
Provision for deferred tax			-		-		-		-
Total net assets			**6,304**		6,301		**6,306**		6,556
Reserves									
Housing property revaluation reserve		-		-					
Restricted reserve	21	**1,699**		1,476		**1,699**		1,476	
Designated reserve	21	-		110		-		110	
Income and expenditure reserve		**4,605**		4,715		**4,607**		4,970	
Total reserves			**6,304**		6,301		**6,306**		6,556

These financial statements were approved and authorised for issue by the Board on 14/09/22 on behalf of the Board

..... TRUSTEE [Sharon Igoe]

K. Ainley ..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Changes in Equity for the year ended 31 March 2022

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2021	-	1,476	110	4,970	6,556
Deficit/Surplus for the year		223	(110)	(383)	(250)
Total comprehensive income/(deficit)	-	223	(110)	(363)	(250)
At 31 March 2022	**-**	**1,699**	**-**	**4,607**	**6,306**

	Revaluation reserve £	Restricted reserve £	Designated Reserve	Income & expenditure £	Group Total £
At 1 April 2020	-	2,609	110	4,857	6,454
Deficit for the year	-	(11)	-	113	102
Total comprehensive deficit	-	(11)	-	113	102
At 31 March 2021	**-**	**1,476**	**110**	**4,970**	**6,556**

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Cashflows for the year ended 31 March 2022

	Note	2022	2021
Cash flow from operating activities		£k	£k
(Deficit) /surplus for the year		(250)	102
Adjustments for non-cash items:			
Depreciation and impairment		154	160
(Profit) / Loss on disposal		-	-
Decrease in trade and other debtors		8	472
(Increase) / Decrease in trade and other creditors		(630)	735
Net cash generated from operating activities		(718)	1,469
Cash flow from investing activities			
Purchase of tangible fixed assets		(154)	(71)
Proceeds from sale of tangible fixed assets			127
Investing cash flow		(154)	56
Cash flow from investing activities			
Repayment of debt		(49)	(148)
Financing cash flow		(49)	(148)
Net change in cash and cash equivalents		(921)	1,377
Cash and cash equivalents at the beginning of the year		(1,801)	(3,178)
Cash and cash equivalents at the end of the year		(2,721)	(1,801)

Notes to the Financial Statements for the year ended 31 March 2022

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.
The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting

The financial statements have been prepared in accordance with applicable United Kingdom financial reporting standards, the Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2014) and the Accounting Direction 2015. The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets.

Group accounts

The RP is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Goodwin Development Trust and of its subsidiaries Goodwin Community Trading Limited and Goodwin Community Housing Limited.

Government grants

Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.
Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Going concern

The current economic and social environment (cost of living, energy prices, the War in Ukraine, residual impact of COVID 19) means that the Group faces operational challenges in the short to midterm. This has resulted in the Trustees approving a small deficit budget for the year to 31 March 2023 and implementing a scheme of monitoring and appraising on-going operations.
Whilst acknowledging these facts the Trustees remain confident that the Group remains a going concern. This confidence is borne from the fact that:

- Whilst short term budgets and forecasts indicate trading challenges, they are pessimistic with no allowance for non-committed income streams. Historically the Group have secured further grant income that has led to an overperformance against budget. This has continued in the year to 31 March 2023 with management accounts to July 2022 outperforming expectations.
- This performance is underpinned by a diversity of income streams which spread and reduce any direct risks associated with the current economic and social environment.
- This allows the organisation to be agile and restructure activities should financial headroom be at risk to the extent that the Group deliver different outcomes to service users but in a cash generative manner.

- The current headroom in the Group's working capital facility provides the Group with time to focus and make any restructuring decisions in a sensible and cost-effective manner that protects both the future of the Group and its service users.
- The Trustees are confident that they could utilise other levers in the business model, such as utilising time to pay arrangements with HMRC, to protect working capital and the delivery of services if needed.
- Scenario planning shows that a focus on the growing housing operations of the business as a sole activity are cash generative and preserve the future of the Group. Whilst not a strategy the Trustees intend to pursue, it would provide short term financial sustainability if required.
- The terms of the current debt on key assets are favourable with good relationships with funders and no immediate pressure on servicing those facilities.
- However, commercial property assets could be disposed of, which whilst currently valued at approximately £5m would realise in a fire sale scenario, an estimated £4m of proceeds. This would ensure the continued financial sustainability of the Group if required.

Whilst acknowledging that uncertainty could exist on any of these assumptions given the volume of available options to the Trustees the financial statements have accordingly been prepared on a going concern basis.

Fixed Assets and Depreciation

The cost of tangible fixed assets is written off over their expected useful lives on a straight-line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties

Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income.

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock

Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow-moving items.

Trade and other debtors

Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

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 of 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 Company 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.

Leased assets

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income

Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

Current Taxation

No taxation is payable by the RP, since it has charitable status, and its activities are exempt from tax.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities based on tax rates and laws that are enacted by the balance sheet date.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:
Where the temporary difference arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

In respect of taxable temporary differences associated with investments in subsidiaries, associates, and joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is released or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date. The carrying amount of deferred income tax assets is reviewed at each balance sheet date.

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Restricted reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax

Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs

The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Exemptions

As a small company, the RP has not disclosed a Company Statement of Changes in Equity not a Statement of Changes in Net Debt.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

Judgement in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant, and equipment. With regards assets subject to full rental (i.e., not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

Parent company profit for the year

The Company has taken advantage of the exemption under section 408 of the Companies Act 2006 and has not presented its own Profit and Loss account in these financial statements. The profit after tax of the parent Company for the year was £3k.

3. ACCOMMODATION IN MANAGEMENT

	Units at Start	Units at End
Units under development	-	-
General needs housing:	-	6
Affordable Rent	-	-
	-	6

4. REVENUE

The analysis of the group's revenue for the year from continuing operations is as follows:

	2022 £k	2022 £k	2021 £k	2021 £k
Charitable Activities:				
Contract from Central Government / Local Authorities	756		756	
Grant from Central Government / Local Authorities	223		415	
Homes England Grant	195			
Arts Council England Grant	390		345	
National Lottery Grant	104		93	
Nursery Income	320		329	
Income from provision of employability, education, and training	641		601	
Fareshare CFM income	167		123	
Danny's Dream Income	718		585	
Commercial rental	358		328	
Social Residential Rent	302		296	
Residential Rent	94		96	
Other Charitable Activities	364		651	
Total Income from Charitable Activities		4,632		4,617
Other trading activities				
Goodwin Community Housing - Rent	-		86	
Total Other Income		-		86
		4,632		4,703

All turnover arose within the United Kingdom.

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	Supported housing and housing for older people	Other	Total 2022	Total 2021
	£k	£k	£k	£k	£k
Income					
Rent receivable excluding service charge	302	-	-	302	296
Service charge income	-	-	-	-	-
Turnover from social housing lettings	302	-	-	320	296
Social housing activity expenditure	217	-	-	217	182
Operating surplus / (deficit) on social housing lettings	185			185	114
Void losses	-	-	-	-	-

5. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £223k (2021: £415k).

6. OPERATING DEFICIT

	2022 £k	2021 £k
Operating surplus is stated after charging:		
Auditors' remuneration (see note 7)	14	14
Depreciation and amortisation of owned assets	154	159
Operating leases - other assets	6	6
and after crediting:		
Deficit on sale of tangible fixed assets	-	(8)

7. AUDITOR'S REMUNERATION

	2022 £k	2021 £k
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	13	13
Tax Fee	1	1

8. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £65k (2021: £65k), paid to 1 Employees (2021: 1), as defined on the company information page.

The Chief Executive is an ordinary member of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £1k (2021: £1k) in addition to the personal contributions of the Chief Executive. The Board of Trustees (Directors) received no expenses or remuneration in the year.

9. EMPLOYEE INFORMATION

	2022	2021
The average number of persons employed during the year expressed in full time equivalents was:		
Administration staff	153	164
Housing development staff	1	1
	£k	**£k**
Staff costs (including members of the Board)		
Wages and salaries	2,496	2,750
Social Security costs	181	179
Other pension costs	47	46
	2,724	2,975

	2022	2021
The of number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	1	1

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Current tax

The RP is a registered charity, and no provision is considered necessary for taxation. Goodwin Community Trading has a retained loss which is exempt from taxation under the provisions of the Income and Corporation Taxes Act 2000. Goodwin Community Housing has non-taxable income in the period.

Deferred tax

There is no deferred tax liability in Goodwin Community Housing (2021: £nil) relating to potential tax on the value of the land and buildings.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

11. TANGIBLE FIXED ASSETS HOUSING PROPERTIES – GROUP and COMPANY

	Properties for social housing lettings	Total
	£k	£k
Cost or valuation		
At 31 March 2021	6,855	6,855
Additions	235	235
Transfer to Current assets	(85)	(85)
At 31 March 2022	7,005	7,005
Depreciation and impairment		
At 31 March 2021	2,487	2,487
Charge for year - impairment	-	-
At 31 March 2022	2,487	2,487
Net book value		
At 31 March 2021	4,368	4,368
At 31 March 2022	4,518	4,518

The company only housing properties consist of the properties for social housing lettings with a Net Book Value of £4,518k (2021: £4,368k).
All social housing is wholly owned by Goodwin Development Trust.

12. OTHER TANGIBLE FIXED ASSETS – GROUP and COMPANY

	Land and buildings	Fixtures and fittings	Motor vehicles	Total
Cost	£k	£k	£k	£k
At 31 March 2021	10,595	13	103	10,711
Additions	-	-	4	4
Disposals	-	(3)	-	(3)
At 31 March 2022	10,595	10	107	10,712
Depreciation and impairment				
At 31 March 2021	5,408	13	51	5,472
Charge for the year – depreciation	135	-	19	154
Disposals	-	(3)	-	(3)
At 31 March 2022	5,543	10	70	5,623
Net book value				
At 31 March 2021	5,187	-	52	5,239
At 31 March 2022	5,052	-	37	5,089

The net book value of land and buildings at 31 March 2022 comprised:

	£k
Freehold	2,209
Long leasehold	2,843

The cost of depreciable assets included in land and buildings at 31 March 2022 was £10,595k
Included in the total net book value of tangible fixed assets held on 31 March 2022 was £nil in respect of assets held under finance leases and hire purchase contracts.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	Company		Group	
	2022	2021	2022	2021
	£k	£k	£k	£k
Trade debtors	107	145	107	145
Prepayments and accrued income	277	343	300	355
Assets held for resale	85	-	85	-
Amounts owed from group undertakings	270	121	-	1
	739	609	492	501

14. CASH

	Company		Group	
	2022	2021	2022	2021
	£k	£k	£k	£k
Cash at bank and in hand	5	584	5	961
Bank Overdraft	(277)	-	(14)	-
Loans due within one year	(138)	(139)	(138)	(139)
Loans due after one year	(2,575)	(2,623)	(2,575)	(2,623)
	2,985)	(2,178)	(2,722)	(1,801)

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Company		Group	
	2022	2021	2022	2021
	£k	£k	£k	£k
Loans and overdrafts	415	139	152	139
Trade creditors	172	172	172	172
Other tax and social security	42	45	42	45
Accruals and deferred income	838	1,094	852	1,108
VAT	5	426	5	426
	1,472	1,876	1,223	1,890

Loans and overdrafts please see note 16 for securities.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

16. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	Company		Group	
	2022 £k	2021 £k	2022 £k	2021 £k
Loans and overdrafts	2,575	2,623	2,575	2,623
	2,575	2,623	2,575	2,623

The bank overdraft is secured by a group-wide debenture. An unlimited intercompany composite guarantee by and between each of the borrowers, Goodwin Development Trust and Goodwin Community Housing exists.

The Group loans figure comprises: £88,750 from Handelsbanken, repayable over 6 years, secured on a small portfolio of residential properties, and £2,623,462 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years.

17. CALLED UP SHARE CAPITAL

The RP is limited by guarantee and has no equity or non-equity share capital: Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

18. RESTRICTED RESERVES – Group & Company

	Fund on 31st March 2021 £k	Incoming Resources £k	Resources Expended £k	Fund on 31st March 2022 £k
Fixed Assets	1,476	235	(11)	1,699
Asda Fareshare	-	17	(17)	-
WRAP	-	14	(14)	-
Military Work Club	-	28	(28)	-
BBO	-	87	(87)	-
AMIF Therapy	-	84	(84)	-
Armed Forces Covenant	-	28	(28)	
Operation Legend		2	(2)	
AFC Sustaining support		17	(17)	
CLLD	-	5	(5)	-
Do It Aug 18	-	165	(165)	-
CILM Aug 18	-	93	(93)	-
Youth Music	-	24	(24)	-
ACE Youth takeover	-	17	(17)	-
Fareshare CILM	-	23	(23)	-
Estate of all Nations – Power to Change	-	60	(60)	-
Youth Arts Takeover 2		11	(11)	
Youth Arts Takeover 3		3	(3)	
Youth Initiative Fund		31	(31)	
Living Room – National Lottery	-	104	(104)	-
Creative People and Places – Ph 2	-	377	(377)	-
	1,476	1,425	(1,202)	1,699

Designated reserve:
During a previous year, the group disposed of Kingfisher Rise, which resulted in a Recycled Capital Grant Fund (RCGF) balance of £110k, which is held as a designated reserve. In the current year this has been utilised as funding for the RSAP housing scheme which will complete in the next financial year.

Notes to the Financial Statements for the year ended 31 March 2022 Continued

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £47k (2021 £46k). Contributions totalling £nil (2021 £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements no Board and Committee members were tenants / shared owners of RP properties.
There have been no related party transactions which would require disclosure.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2021 the RP had the following related and associated undertakings

Name	Relationship*	Status	Registered by Social Housing Regulator
Goodwin Community Trading Ltd	100% Subsidiary	Trading company	Non-regulated
Goodwin Community Housing Ltd	100% Subsidiary	Trading company	Non-regulated

The RP's Board confirm that the company has no ultimate parent undertaking.

GOODWIN DEVELOPMENT TRUST

England & Wales - Charity number 1098520

Accounts

Goodwin Development Trust

Annual Report and Financial Statements

For the year ended 31 March 2021

Charity number: 1098520
Company number: 04454814
Homes and Communities Agency registration number: 4799

Goodwin Development Trust (A Company limited by Guarantee)

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Goodwin Development Trust (A Company limited by Guarantee)

Company Information

Chairperson	S Igoe
Directors	S Igoe (Chair) A Guney K Ainley L Dimante M Berin (Appointed 8 June 2021) M Tymczak (Appointed 17 June 2021) A Heddle (resigned 10 November 2020) N Batare (resigned 10 November 2020)
Company secretary	D Hamilton
Registered Office	The Octagon Walker Street Hull HU3 2RA
Solicitors	Rollits Wilberforce Court High Street Hull HU1 1YJ
Bankers	Handelsbanken Hull Marina Court 18 Marina Court Castle Street Hull HU1 1TJ
Auditors	Armstrong Watson Audit Limited Third Floor 10 South Parade Leeds LS1 5QS
Key management	Andrea Mennell

Strategic Report for the year ended 31 March 2021

REVIEW OF BUSINESS

We began this financial year in a national lockdown as a result of the Government's response to the worldwide Covid-19 pandemic, and at the time of going into lockdown, were led to believe it would last a matter of weeks.

As we sign off these accounts, the country has only just lifted restrictions altogether, and we now begin our slow and steady return to usual business, closely following Government guidelines.

Despite financial support, many businesses became casualties of the pandemic. Goodwin was in a fortunate position to be able to respond quickly and effectively to the rapidly changing operating environment and was able to ensure all staff and beneficiaries were kept safe and away from unnecessary risk. All staff teams adapted to working from home, online and over the telephone.

Our strength has always been grounded in a combination of our dedicated, hard-working staff team, supported by our wide and diverse range of activities and funding sources. This was tested to its limit in the first quarter of FY 2020/21 and we went from strength to strength, pulling together not only as a group of staff and volunteers, but as a community and as a key partner with the local authority in the shape of one of the three food parcel distribution centres, with Goodwin playing a key role with food banks in the city through the lockdown.

Linked with this, our Fareshare project saw unprecedented levels of both food donations and requests for food, from our 150+ Community Food Members, serving those people most in need. Food distribution in April 2020 was 155 tonnes, compared with April 2019 37 tonnes. This equated to 369,507 meals in April 2020. In the full financial year, we redistributed enough food to provide 3.5 million meals.

As a board, we are incredibly proud of the way all of our staff and volunteers pulled together throughout this exceptional period and continued to deliver much needed services to the community.

The current year's results reflect the charity's continued response to meeting the needs of the community, and being responsive to the changes in those needs, and the funding available to help us meet them. Whilst delivering our services, we also continued our review of our assets, and were successful in the sale of the Queen House apartments, which were our last non-social housing units. The disposal, along with the additional Covid-related funding during the year puts us in the fortunate position of reporting a surplus for the year, with a strong balance sheet to carry us into the next year.

PRINCIPAL RISKS AND UNCERTAINTIES

There has been a comprehensive review of the risk register and other governance documents undertaken during the year, as part of a continuous review schedule, and a revised focus following the response to the Covid-19 Pandemic.

The Board continue to effectively use the services of their independent financial advisor, and have undertaken a series of structured training courses during the year.

GOING CONCERN

In spite of the current balance sheet position, the Board remain confident that Goodwin is a Going Concern. We have restructuring plans prepared for certain areas of the organisation, should action be required, and our main debt lies with Hull City Council in respect of the loan taken out to finance the new housing scheme. This facility is secured on the housing scheme and could, if needed, be settled by a transfer of the property if any unforeseen circumstances occur.

Throughout the pandemic period, the Board have had a monthly review of the rolling 12 month reforecast, a 13 week cashflow, and a long term cashflow and forward plan, all of which show that the group is a going concern, and has many routes to sustainability, through income growth, cost reduction or, most likely, a combination of both.

The past year has given the Board an opportunity to refocus, and the budget for the next financial year shows a clear path to achieving a break even result. This is our first step to turning around and beginning to rebuild our reserves position. Compared to previous years, we are confident in our reserves position.

DEVELOPMENT AND PERFORMANCE

Goodwin has continued to develop its delivery programme and its strategy, with focus on sustainability and delivery of the Trust's objectives. The Strategic Business Plan has been reviewed and updated, and inroads have been made to new housing developments, and supported housing provision, both of which will generate a stable income stream for the Trust, contributing to the sustainability of the Trust which is in line with our Strategic Business Plan.

FINANCIAL KEY PERFORMANCE INDICATORS

The Board have established certain key performance indicators (KPI's) which are important for monitoring monthly results against budget and re-forecast and monthly cash flow figures at the Finance Sub Committee. As part of this monitoring process the Trustees review incoming resources and expenditure against budget, and challenge and investigate significant variances. Staff have been working incredibly hard towards the challenges set by Trustees.

NON FINANCIAL KEY PERFORMANCE INDICATORS

Goodwin operates a set of non financial KPI's for each project, which are reported quarterly to the External Sub Committee.

ON BEHALF OF THE BOARD

Sharon Igoe - Chairperson
Date: 24 August 2021

Board Report and Operating and Financial Review for the year ended 31 March 2021

BOARD MEMBERS

The directors of the charitable company (the charity) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

The Trustees serving during the year and up to the date of signing this report were as follows:

S Igoe (Chair)
A Guney
K Ainley
A Heddle (resigned 10 November 2020)
N Batare (resigned 10 November 2020)
L Dimante
M Berin (Appointed 8 June 2021)
M Tymczak (Appointed 17 June 2021)

NATURE OF THE BUSINESS, OBJECTIVES AND STRATEGIES

Vision & Mission
The charity's vision is of a diverse and thriving community within which everyone has the opportunity to benefit from, and contribute to, the wellbeing of the community on a fair and equal basis and as a locally controlled Development Trust we are committed to improving the quality of life in our community.

Values
The Trustees have composed an explicit a set of values which will govern the charity's behaviours both internally and externally and provide a framework against which both we, and those we deal with, can measure our performance.
We will be honest & fair in all we do
We will listen to and to learn from all those we work with and for
We will encourage innovative & entrepreneurial behaviour, always seeking new and better ways to do things
We will show respect for our community, our staff, our volunteers and our partners
We will be a champion for equality and opportunity for all

Strategic Priorities for 2021-26

To be a fair and trusted employer who values our people.
To fight poverty in all its forms within our community.
To be financially strong and sustainable.
To care for the health and wellbeing of our community.
To provide and support access to education, training, and employment opportunities.
To make our community safe, resilient and a happy place to be.

PERFORMANCE IN THE PERIOD, MAIN INFLUENCES AND POTENTIAL RISKS

The Trust's overarching objective is to improve the quality of life of the residents of Hull and surrounding areas. The Trustees recognise their obligation to demonstrate the public benefit of the charity and are aware of the Charity Commission guidance. The charity delivers public benefit by operating projects across a broad spectrum of social interventions that serve to meet the charity's strategic objectives. In 2020/21, the performance is reported against the Trust's Strategic Priorities

To be a fair and trusted employer

The Board are pleased to report that as well as implementing the National Minimum Wage increase at the start of the year, Goodwin was also able to improve the salary banding structure for all the employees. The Trust made use of the Government's furlough scheme throughout the year, and as a result, we had no redundancies occurring as a result of the Covid-19 pandemic.
Staff retention levels are good, and the Trust continues to develop its staff through in-house and external training.

To fight poverty in all its forms within our community

FareShare Hull & Humber
The project has contributed to over 3.5 million meals over the last year, redistributing 1746 tonnes of food in the 12 month period. As the pandemic hit, and the need for food became much greater, Fareshare became a lifeline to thousands of people in the city through our food network.
We received a number of grants to assist with the volumes of food, and the increased demand through the last year. These included WRAP (the Waste and Resources Action Group), ERC Local Community Aid, Sainsburys, Hull Daily Mail, Albert Gubey Foundation, Reckitt Benckiser, Asda Foundation and TNLCF. These grants also allowed us to move to new premises at the end of the financial year, providing us a more up to date warehouse, with training facilities and offices/meeting rooms.

Youth Employment Initiative (YEI) / Create to Change / Family Futures /Befriending
We run a number of successful projects which serve the community and exist to engage the economically inactive and those suffering with hidden disabilities, such as mental health. Over the past year, these projects have provided essential lifelines for the most vulnerable people on our estate.

To provide affordable and sustainable homes.

We are incredibly proud of the continued 100% occupancy of our portfolio of Social Housing.
We are pleased that we are a fully compliant Registered Housing provider with Investment Partner status. We hope to use this status in the future to allow us to provide tangible support for other organisations wishing to become Registered Providers and to apply for funding from Homes England.
We continue to explore new opportunities for creating additional, good quality, affordable homes.

To be financially strong and stable

We are confident in the continuing success of Goodwin. Our diverse income streams including the rental income from our social housing stock ensures we can continue to grow and consolidate our position. We also have robust financial procedures and risk management in place which are overseen by a monthly Audit and Finance subcommittee.

To care for the health and wellbeing of our community and all of the individuals within it

Children's Centres
Goodwin continues to deliver the Children's Centre provision out of Fenchurch, Marvell and the Octagon. Goodwin works closely with Hull City Council, the contract provider, to ensure that the Children's Centre provision remains central to changes to the safeguarding and early help services in Hull.

Nurseries
Our nurseries are both Ofsted rated "Good" and we are continuing to build on our quality learning environments both inside and out focussing on the communicating friendly spaces approach. Whilst our nurseries had to close for the initial period of the lockdown at the start of the year, we successfully reopened both nurseries safely within the Government guidelines and with support from Hull City Council.

Youth Provision
The delivery of our service is underpinned by the National Occupational Standards for Youth Work practice and aims to facilitate the personal, social and educational development of young people. We also engage with our young people through the Youth Arts Takeover and Youth Music projects.

Doula / BFPS
The Doula and Breastfeeding Peer Support Service (BFPS) has continued to deliver excellent services to pregnant women and new mums across the city, ensuring that much needed support is given where it is needed most. The service continues to recruit, train and support 100 active volunteers across the City of Hull.

Danny's Dream
Danny's Dream continued to deliver an exceptionally high-quality service, retaining its overall Care Quality Commission (CQC) rating of "Outstanding. We understand that this is the only provision currently in Hull and East Riding with an overall Outstanding judgement. Our focus is currently working with the Local Authority, Adult Social Care, to increase the safe working capacity of the club, back to the usual levels. We used the period of reduced operating capacity at the club to relocate this service into the Octagon building, which has refreshed and reinvigorated the service, and has been met with an overwhelmingly positive response from our service users and their families.

Social Prescribing
Through the year our two estate-based initiatives, Fit and Fed and Thornton Befrienders, have established themselves as key community wellness services. Their ability to react, respond and support following Covid - 19 put the organisation at the forefront of supporting the residents of Great Thornton Street Estate through delivering food aid to those Shielding, Isolating and struggling to afford to eat and providing friendships to tackle social isolation and support mental wellbeing.

Veterans Hub
Our longstanding support to Veterans and their families has been cemented though the establishment of the City's one stop shop for all veteran's support agencies. This has been delivered in partnership with Hull City Council and funded through Hull's Veterans Covenant Fund and the Armed Forces Covenant Fund Trust. Though this we now facilitate weekly Coffee mornings, walking clubs, choirs, model making and linkages to specialist Health, Wealth and Housing agencies

<u>To provide and support access to education, training and employment opportunities</u>

Employment, Enterprise and Training (EET)

The provision of EET support has long been at the centre of Goodwin's mission. Based at the Community Hub we have delivered specific employability programmes for unemployed 16-29 year olds through the Youth Employment Initiative Springboard (YEI). Also through the Building Better Opportunities programme we have been able to support older people to gain employment. In developing a more holistic support offer we provide access to ICT through our UK Online status, access to the Thornton Pantry and co-locate delivery partners, such as Hull and East Riding Citizens Advice Bureau, to provide a one stop shop.
Aligned to this we have seen a growth in the number of apprentices we employ across the organisation – investing in young people and supporting our own workforce development.

<u>To make our community safe, resilient and a happy place to be</u>

Estate of all Nations
We were successful in an application for £100k grant from CCLORS, which we used to create the Estate of All Nations project, which brought together and enhanced many of our estate-based initiatives.

Creative People and Places
Creative People and Places brings with it a wealth of opportunities to the Estate, and Goodwin continues to seek ways in which it can be an active partner in the delivery of arts events across Hull. We are now halfway through our second CPP grant from Arts Council England, and have adapted well to moving the service online during the year. As we see restrictions easing, we have a programme of "in person" events planned for the summer.

In addition to this, we have received funding from Esmee Fairburn and the National Lottery to run the "Living Room" project, based on North Point shopping centre, and additional funding from ACE for our Loneliness Project, which ensured that our incredibly popular Shindigs could continue in the safety of people's own homes.

AMIF project
The AMIF housing support to Refugees project in partnership with Refugee Council provides specific support and advice including language support to refugees in Hull. We were pleased to not only gain an extension for the initial grant to December 2020, but also to gain a new 2-year grant which allows us to continue the service through to December 2022.

FINANCIAL REVIEW AND POSITION AT YEAR END INCLUDING FACTORS AFFECTING THAT POSITION
The group is pleased to be able to report a surplus of £102k in the year (2020: loss of £4.3m).

The company has sufficient reserves and funds available for at least 12 months from the approval date of the accounts. The Board have reviewed cashflows and reforecasts on a monthly basis throughout the pandemic and are pleased at the level of emergency support which has been available to cover the Group's additional costs and reductions in income which have occurred as a result of the pandemic. On the basis of sufficient cash flows the Trustees believe that the financial statements should be prepared as a going concern.

CAPITAL STRUCTURE AND TREASURY POLICY
The Goodwin Development Trust is a company limited by guarantee. It has no share capital and is a charity registered with the Charity Commission. The guarantee of each member is £1. The governing document is the Articles of Association of the company (amended by special resolutions 9 December 2002, 7 May 2003, 10 May 2005, 21 November 2005, 13 March 2007 and February 2014) and members of the Board of Trustees are the Members and Directors of the Company. It is a member of the Homes and Communities Agency, registration number 4799.

The Registered Provider's (RP) decision-making body is the Board of Trustees that meets on a monthly basis on the first Tuesday of each month. The Articles allow for a maximum of 11 Trustees, 7 of whom have to be residents of the Thornton Estate (known as resident directors) and 4 others (known as partner directors).

There are also three sub-committees, each of which are chaired by a Trustee from the main Board and have a senior staff member as support. These sub-boards all have their own Terms of Reference. They are:-

Sub Board	Chair
Finance	Altynay Guney
External Services	Kellock Ainley
Audit Committee	Altynay Guney

Reports appertaining to project progress are taken to the appropriate sub-committee and details recorded in the minutes. All sub-committee minutes are supplied to Trustees at the following Board meeting.

The RP has two trading subsidiary companies:

Goodwin Community Trading Limited is a wholly owned subsidiary of the charity. The Articles of Association provide for unlimited directors, two being independent directors. Currently the board comprises two directors in total, one of whom is a Goodwin Development Trust director. The minutes of each board meeting are taken to the main board of Goodwin Development Trust.

Goodwin Community Housing Limited is a wholly owned subsidiary of the charity and has been set up as a vehicle to hold the housing stock purchased and renovated by the charity. Currently the board comprises two directors, both of whom are Goodwin Development Trust directors.

CASH FLOWS AND CURRENT LIQUIDITY

The year end cash position shows a net group overdraft position of £1,801k (2020:£3,178k), which includes loans and overdrafts of £1,801k. The change in the economic environment and move from grant funding to earned income has resulted in the need for an overdraft from our main bankers, Handelsbanken.. In addition to this, a loan of £3m was taken out with Hull City Council in 2019, to fund the new housing development alongside the grant from Homes England. Rental income remains at a level sufficient to service this debt. The long term cash flow indicates a return to a positive group cash balance.

VALUE FOR MONEY

The Trust's finance manual is updated annually and contains specific guidance over procurement in order to ensure best value is achieved at all times.

KEY ACCOUNTING POLICIES ADOPTED

The Trust's accounting policies are detailed within the notes to the financial statements.

REGULATOR'S INTERVENTION IN THE YEAR

There has been no intervention from the regulator during the year.

FUTURE DEVELOPMENTS INCLUDING FACTORS AND INFLUENCES ON FUTURE PERFORMANCE

Future developments for the group focus on strategic working with Hull City Council within the housing sector, looking particularly at new-build opportunities and the provision of supported housing. The long-term strategy remains the same as always, with a focus on improving the quality of life for residents of the Thornton estate, but in light of the impact of the Covid-19 pandemic, the need for financial stability and secure income streams is at the root of the strategy. Whilst we generated a surplus this year, and have a positive outlook for the next year, it is yet to be seen what impact there will be in the long term, as the world economy copes with the fall out from the pandemic, and the UK continues to adjust to the impact of Brexit.

EVENTS SINCE THE END OF THE YEAR INCLUDING THE IMPACT ON FUTURE OPERATIONS OF SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

There have been no events of significance since the end of the financial year.

AUDITORS

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2008.

PUBLIC BENEFIT

In setting and reviewing our aims the Board has given careful consideration to the Charity Commission's guidance on public benefit.

DIRECTORS' RESPONSIBILITIES

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

The Registered Social Housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors 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 directors 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 company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

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

The Board is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2012.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

We, the Board members of the RP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware or any relevant audit information and to establish that the RP's auditors are aware of that information.

ON BEHALF OF THE BOARD

S Igoe

Sharon Igoe - Chairperson
Date: 24 August 2021

Independent auditor's report to the members, as a body, of Goodwin Development Trust

Opinion

We have audited the financial statements of Goodwin Development Trust (the 'parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2021, which comprise the Group Statement of Comprehensive Income, the Group and Company Statements of Financial Position, the Group Statement of Cash Flows, the Group and Company Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2021 and of the Group's surplus 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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Group's or the parent 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.

Independent auditor's report to the members of Goodwin Development Trust (Continued)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditor's Report thereon. The trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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.

Opinion 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 Group Strategic Report and the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Trustees' Report have 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 Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Trustees' Report.

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

- adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company 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.

Independent auditor's report to the members of Goodwin Development Trust (Continued)

Responsibilities of directors

As explained more fully in the Director's Responsibilities Statement set out on page 9, the trustees 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 Group's and the parent 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 Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the industry;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the entity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

Independent auditor's report to the members of Goodwin Development Trust (Continued)

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions; and
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation; and
- enquiring of management as to actual and potential litigation and claims.

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

Use of our report

This report is made solely to the 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 Company's members those matters we are required to state to them in an Auditor's 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 Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Simon Turner (Senior Statutory Auditor)

for and on behalf of
Armstrong Watson Audit Limited

Chartered Accountants
Statutory Auditor

Leeds
Date: 27 August 2021

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Comprehensive Income for the year ended 31 March 2021

	Note	2021	2020
		£k	£k
Turnover	4	4,703	5,757
Operating expenditure		(4,613)	(6,121)
Operating (deficit) / surplus	6	90	(364)
Interest and financing costs		(118)	(143)
Loss on disposal of assets	7	(8)	(3,843)
Deficit before tax		(36)	(4,351)
Taxation	11	138	-
Surplus /(deficit) for the year		102	(4,351)
Total comprehensive income for the year		102	(4,351)

There is no difference between the reported result for the period and historical cost surpluses or deficits.

On behalf of the Board

SIG

..... TRUSTEE [Sharon Igoe]

K Ainley

..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Financial Position as at 31 March 2021

Company registration number: 4454814

		Company				Group			
	Notes	2021		2020		2021		2020	
Fixed assets		**£k**	**£k**	£k	£k	**£k**	**£k**	£k	£k
Housing properties	12	**4,368**		4,368		**4,368**		4,368	
Tangible fixed assets	13	**5,239**		5,455		**5,239**		5,455	
			9,607		9,823		**9,607**		9,823
Current assets									
Trade and other debtors	14	**609**		567		**501**		568	
Assets held for resale		**-**		-		**-**		405	
Cash and cash equivalents	15	**584**		94		**961**		10	
		1193		661		**1,462**		983	
Less: Creditors: amounts falling due within one year	16	**(1,875)**		(1,386)		**(1,890)**		(1,653)	
Net current assets/(liabilities)			**(682)**		(725)		**(428)**		(670)
Total assets less current liabilities			**8,925**		9,098		**9,179**		9,153
Creditors: amounts falling due after one year	17		**(2,623)**		(2,561)		**(2,623)**		(2,561)
Provision for deferred tax			-		-		**-**		(138)
Total net assets			**6,302**		6,537		**6,556**		6,454
Reserves									
Housing property revaluation reserve		**-**		-					
Restricted reserve	21	**1,476**		1,487		**1,476**		1,487	
Designated reserve	21	**110**		110		**110**		110	
Income and expenditure reserve		**4,716**		4,940		**4,970**		4,857	
Total reserves			**6,301**		6,537		**6,556**		6,454

These financial statements were approved and authorised for issue by the Board on 24 August 2021 on behalf of the Board

S. Igoe

..... TRUSTEE [Sharon Igoe]

K Ainley

..... TRUSTEE [Kellock Ainley]

The annexed notes form part of these financial statements.

Goodwin Development Trust (A Company limited by Guarantee)

Statement of Changes in Equity for the year ended 31 March 2021

	Revaluation reserve	Restricted reserve	Designated Reserve	Income & expenditure	Total
	£	£		£	£
At 1 April 2020	-	1,487	110	4,857	6,454
Deficit/Surplus for the year		(11)	-	113	102
Total comprehensive income/(deficit)	-	(11)	-	113	102
At 31 March 2021	**-**	**1,476**	**110**	**4,970**	**6,556**

	Revaluation reserve	Restricted reserve	Designated Reserve	Income & expenditure	Total
	£	£		£	£
At 1 April 2019	-	2,609	110	8,085	10,804
Deficit for the year	-	(1,122)	-	(3,228)	(4,350)
Total comprehensive deficit	-	(1,122)	-	(3,228)	(4,350)
At 31 March 2020	**-**	**1,487**	**110**	**4,857**	**6,454**

Goodwin Development Trust (A Company limited by Guarantee)

Consolidated Statement of Cashflows for the year ended 31 March 2021

	Note	2021	2020
Cash flow from operating activities		£k	£k
Surplus (deficit) for the year		102	(4,351)
Adjustments for non-cash items:			
Depreciation and impairment		160	4,236
(Profit) / Loss on disposal		-	-
Decrease in trade and other debtors		472	631
Decrease / (Increase) in trade and other creditors		735	(48)
Net cash generated from operating activities		1,469	468
Cash flow from investing activities			
Purchase of tangible fixed assets		(71)	(395)
Proceeds from sale of tangible fixed assets		127	461
Investing cash flow		56	66
Cash flow from investing activities			
Repayment of debt		(148)	(238)
Financing cash flow		(148)	(238)
Net change in cash and cash equivalents		1,377	296
Cash and cash equivalents at the beginning of the year		(3,178)	(3,474)
Cash and cash equivalents at the end of the year		(1,801)	(3,178)

Notes to the Financial Statements for the year ended 31 March 2021

1. STATUTORY INFORMATION

Goodwin Development Trust is a charitable company domiciled in England and Wales, registration number 04454814 and charity number 1098520. The company is also registered with the Homes and Communities Agency, number 4799.
The registered office is Pod 5. The Octagon, Walker Street, Hull, HU3 2RA.

2. PRINCIPAL ACCOUNTING POLICIES

The RP is incorporated under the Companies Act 2006 and the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of Accounting

The financial statements have been prepared in accordance with applicable United Kingdom financial reporting standards, the Statement of Recommended Practice: Accounting by Registered Social Housing Providers (Update 2014) and the Accounting Direction 2015. The accounts are prepared in accordance with the historical cost basis of accounting except as modified by the revaluation of investments and certain fixed assets.

Group accounts

The RP is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Goodwin Development Trust and of its subsidiaries Goodwin Community Trading Limited and Goodwin Community Housing Limited.

Government grants

Government grants are recognised when is it reasonable to expect that the grants will be received and that all related conditions will be met. Government grants in respect of capital expenditure have been accounted for using the performance model, this being when all performance conditions have been met the income is recognised as turnover in the Statement of Comprehensive Income.

Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from local authorities and the Homes and Communities Agency. It also includes income from charitable activities and activities for generating funds in the year.
Turnover is recognised once the company has entitlement to the income, to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Going concern

The Trustees have prepared the financial statements on a going concern basis. This assessment was made after taking account of all factors including consideration of the impact of COVID 19. In assessing these factors management have, for a period of at least twelve months from financial statement approval:

- Prepared profit and loss budgets that demonstrate the continued generation of income that ensures financial headroom remains sufficient to meet obligations
- Ensured the budgeted operating surpluses provide sufficient financial resource to cover third party funding obligation
- Identified income streams from non operating activity, such as the disposal of capital assets, and assessed the high likelihood of these receipts

In doing so the Trustees have sufficed themselves that the Group will meet its obligations for a period of at least twelve months from date of approval of these financial statements, and that in doing so they have considered that any uncertainty in the economy, including due to COVID 19, will not materially change this assessment.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

Fixed Assets and Depreciation

The cost of tangible fixed assets is written off over their expected useful lives on a straight line basis. Rates used for this year's provision are:

Freehold Property	2%
Leasehold Property	2% or lease term
Motor Vehicles	25%
Equipment	15% - 33.3%

The useful economic lives of all tangible fixed assets are reviewed annually.

Housing Properties

Housing properties are recognised initially at cost and thereafter carried at fair value less depreciation and impairment charged subsequent to the date of the revaluation. Fair value is based on periodic valuations prepared by key management personnel with guidance from professional valuers and is determined from market-based evidence by appraisal. Valuations are performed frequently enough to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Fair value gains and losses are recognised in other comprehensive income.

Any revaluation surplus is credited to the revaluation reserve in equity except to the extent that it reverses a decrease in the carrying value of the same asset previously recognised in profit or loss, in which case the increase is recognised in profit or loss, except to the extent of any existing surplus in respect of that asset in the revaluation reserve.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable and are written down immediately to their recoverable amount.

Works to existing housing properties

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to the housing stock is charged to the income and expenditure accounts as it is incurred.

Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.
Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

Donated land

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.
Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received. The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

Stock

Stocks are valued at the lower of cost and net realisable value, after making allowance for any obsolete or slow moving items.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

Trade and other debtors

Trade debtors are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time vale of money is material, receivable are carried at amortised cost. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is considered remote.

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 of 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 Company 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.

Leased assets

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the income and expenditure account on a straight-line basis over the period of the lease.

Interest income

Interest income is recognised in the Profit and Loss Account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Profit and Loss Account in the year in which they are incurred.

Current Taxation

No taxation is payable by the RP, since it has charitable status and its activities are exempt from tax.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities based on tax rates and laws that are enacted by the balance sheet date.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:
Where the temporary difference arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

In respect of taxable temporary differences associated with investments in subsidiaries, associates and joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future; and
Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary difference, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is released or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date. The carrying amount of deferred income tax assets is reviewed at each balance sheet date.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

Restricted reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Expenditure cannot be directly set against restricted reserves but is taken through the income and expenditure account. A transfer from restricted reserves is then made as appropriate.

Where a restricted reserve is represented by assets that are then revalued, the revaluation element is added to the restricted reserve.

Value Added Tax

Irrecoverable VAT which can be attributed to capital item or revenue expenditure is added to the cost of the capital item or expenses where practicable and material.

The activities of the RP are partially exempt from VAT. A cost centre structure is utilised to account for VAT in the most appropriate manner. Some activities are therefore shown net of VAT where the VAT can be recovered in whole or in part. The irrecoverable element of the partially recoverable VAT is shown as a cost within Operating costs

Pension costs

The RP operates a defined contribution scheme for the benefit of its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

Judgement in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the balance sheet date and the amounts reported for revenue and expenses during the year. Due to the nature of estimations actual outcomes may differ from initial expectations. Key sources of estimation uncertainty included within these financial statements include several estimations which are detailed within the above accounting policies.

Management apply judgement and estimates in determining the classification of property, plant and equipment. With regards assets subject to full rental (i.e. not used for charitable purposes) where the assets are actively marketed management apply a judgement that these should be presented as a current asset over non-current asset. This includes having estimated any impairment likely to arise on disposal. This impairment is calculated by management as the difference between carrying value and anticipated selling price. Where anticipated selling prices exceeds carrying value no uplift in value is recognised within assets.

3. ACCOMMODATION IN MANAGEMENT

	Units at Start	Units at End
Units under development	-	-
General needs housing:	-	-
Affordable Rent	-	-
	-	-

4. REVENUE

The analysis of the group's revenue for the year from continuing operations is as follows:

	2021 £k	2020 £k
Voluntary income	1,817	835
Income from charitable activities	1,166	2,510
Arts Council grants	315	1,232
Nurseries & cafe	329	426
Octagon	192	188
Other incoming resources	389	90
Rent receivable	200	189
Social rent receivable	295	287
	4,703	5,757

All turnover arose within the United Kingdom.

SOCIAL HOUSING TURNOVER AND COSTS

Included within the above turnover:

	General needs housing	Supported housing and housing for older people	Other	Total 2021	Total 2020
	£k	£k	£k	£k	£k
Income					
Rent receivable excluding service charge	295	-	-	295	287
Service charge income	-	-	-	-	-
Turnover from social housing lettings	295	-	-	295	287
Social housing activity expenditure	182	-	-	182	145
Operating surplus / (deficit) on social housing lettings	114			114	142
Void losses	-	-	-	-	-

Notes to the Financial Statements for the year ended 31 March 2021 Continued

5. FINANCIAL ASSISTANCE AND OTHER GOVERNMENT GRANT RECEIVABLE

Total government grants received in the period was £303k (2020: £140k).

6. OPERATING DEFICIT

	2021 £k	2020 £k
Operating surplus is stated after charging:		
Auditors' remuneration (see note 8)	14	11
Depreciation and amortisation of owned assets	159	3,400
Operating leases - other assets	6	6
and after crediting:		
Deficit on sale of tangible fixed assets	(8)	-

7. AUDITOR'S REMUNERATION

	2021 £k	2020 £k
Fees payable (exclusive of VAT) to the RP's auditor in relation to the period of account for the audit of the RP's annual accounts	13	10
Tax Fee	1	1

8. KEY MANAGEMENT PERSONNEL

Remuneration paid to key management personnel in the period was £65k (2020: £125k), paid to 1 Employees (2020: 2), as defined on the company information page.

The Chief Executive is an ordinary member of the RP's defined contribution pension scheme. No enhanced or special terms apply. There are no additional pension arrangements. The aggregate contribution made by the RP and its subsidiaries was £1k (2020: £1k) in addition to the personal contributions of the Chief Executive. The Board of Trustees (Directors) received no expenses or remuneration in the year.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

9. EMPLOYEE INFORMATION

	2021	2020
The average number of persons employed during the year expressed in full time equivalents was:		
Administration staff	164	164
Housing development staff	1	1

	£k	£k
Staff costs (including members of the Board)		
Wages and salaries	2,750	3,098
Social Security costs	179	215
Other pension costs	46	92
	2,975	3,405

	2021	2020
The of number of staff employed during the year expressed in full time equivalents whose remuneration payable (including compensation for loss of office) fell within the following bands:		
£60,001 - £70,000	1	1

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

Current tax

The RP is a registered charity and no provision is considered necessary for taxation. Goodwin Community Trading has a retained loss which is exempt from taxation under the provisions of the Income and Corporation Taxes Act 2000. Goodwin Community Housing has non-taxable income in the period.

Deferred tax

There is no deferred tax liability in Goodwin Community Housing (2020: £138k) relating to potential tax on the value of the land and buildings.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

11. TANGIBLE FIXED ASSETS HOUSING PROPERTIES – GROUP and COMPANY

	Properties for social housing lettings	Total
	£k	£k
Cost or valuation		
At 31 March 2020	6,855	6,855
At 31 March 2021	6,855	6,855
Depreciation and impairment		
At 31 March 2020	2,487	2,487
Charge for year - impairment	-	-
Transfer to current assets	-	-
At 31 March 2021	2,487	2,487
Net book value		
At 31 March 2020	4,368	4,368
At 31 March 2021	4,368	4,368

The company only housing properties consist of the properties for social housing lettings with a Net Book Value of £4,368k (2020: £4,368k).
All social housing is wholly owned by Goodwin Development Trust.
During the year, the non-social housing properties were put up for sale, and as such, sold.

12. OTHER TANGIBLE FIXED ASSETS – GROUP and COMPANY

	Land and buildings	Fixtures and fittings	Motor vehicles	Total
Cost	£k	£k	£k	£k
At 31 March 2020	10,848	197	70	11,115
Additions	-	-	71	71
Disposals	(253)	(184)	(38)	(475)
At 31 March 2021	10,595	13	103	10,711
Depreciation and impairment				
At 31 March 2020	5,395	197	68	5,660
Charge for the year – depreciation	138	-	21	159
Disposals	(125)	(184)	(38)	(347)
At 31 March 2021	5,408	13	51	5,472
Net book value				
At 31 March 2020	5,453	-	2	5,455
At 31 March 2021	5,187	-	52	5,239

The net book value of land and buildings at 31 March 2021 comprised:

	£k
Freehold	2,266
Long leasehold	2,921

The cost of depreciable assets included in land and buildings at 31 March 2021 was £10,595k
Included in the total net book value of tangible fixed assets held at 31 March 2021 was £nil in respect of assets held under finance leases and hire purchase contracts.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

13. DEBTORS – ALL RECEIVABLE WITHIN ONE YEAR

	Company		Group	
	2021	2020	2021	2020
	£k	£k	£k	£k
Trade debtors	145	253	145	254
Prepayments and accrued income	343	312	355	312
Amounts owed from group undertakings	121	2	1	2
	609	567	501	568

14. CASH

	Company		Group	
	2021	2020	2021	2020
	£k	£k	£k	£k
Cash at bank and in hand	584	94	961	10
Loans due within one year	(139)	(383)	(139)	(627)
Loans due after one year	(2,623)	(2,561)	(2,623)	(2,561)
	(2,178)	(2,850)	(1,801)	(3,178)

15. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Company		Group	
	2021	2020	2021	2020
	£k	£k	£k	£k
Loans and overdrafts	139	383	139	627
Trade creditors	172	311	172	318
Other tax and social security	45	48	45	48
Accruals and deferred income	1093	633	1108	646
VAT	426	12	426	12
	1,875	1,386	1,890	1,653

Loans and overdrafts please see note 16 for securities.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

16. CREDITORS - AMOUNTS FALLING DUE AFTER ONE YEAR

	Company		Group	
	2021 £k	2020 £k	2021 £k	2020 £k
Loans and overdrafts	2,623	2,561	2,623	2,561
	2,623	2,561	2,623	2,561

The bank overdraft is secured by a group-wide debenture. An unlimited intercompany composite guarantee by and between each of the borrowers, Goodwin Development Trust, Goodwin Community Trading and Goodwin Community Housing exists.

The Group loans figure comprises: £93,750 from Handelsbanken, repayable over 6 years, secured on a small portfolio of residential properties, and £2,668,473 from Hull City Council, secured on the leasehold interest in the Hugh Webster site, and repayable over 30 years.

17. CALLED UP SHARE CAPITAL

The RP is limited by guarantee and has no equity or non-equity share capital: Members of the RP guarantee to contribute a maximum of £1 should there be a call on their guarantee.

18. RESTRICTED RESERVES – Group & Company

	Fund at 31st March 2020 £k	Incoming Resources £k	Resources Expended £k	Fund at 31st March 2021 £k
Fixed Assets	1,487		(12)	1,476
Asda Fareshare	-	2	(2)	-
Fit & Fed	-	10	(10)	-
Thornton Befriending	-	18	(18)	-
Military Work Club	-	82	(82)	-
MVC Coordinator	-	27	(27)	-
BBO	-	81	(80)	-
AMIF Therapy	-	50	(50)	-
Armed Forces Covenant	-	13	(13)	
CLLD	-	92	(92)	-
Do It Aug 18	-	202	(202)	-
CILM Aug 18	-	138	(138)	-
Youth Music	-	6	(6)	-
ACE Youth takeover	-	35	(35)	-
Fareshare CILM	-	17	(17)	-
Estate of all Nations – Power to Change	-	50	(50)	-
Living Room – National Lottery	-	83	(83)	-
Creative People and Places – Ph 2	-	326	(326)	-
	1,487	1,232	(1,243)	1,476

Designated reserve:
During a previous year, the group disposed of Kingfisher Rise, which resulted in a Recycled Capital Grant Fund (RCGF) balance of £110k, which is held as a designated reserve. There are no amounts of RCGF which are more than three years old where a repayment may be required.

Notes to the Financial Statements for the year ended 31 March 2021 Continued

19. PENSION COSTS

The RP operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the RP in an independently administered fund. The pension cost charge represents contributions payable by the RP to the fund and amounted to £46k (2020 £92k). Contributions totalling £nil (2020 £nil) were payable to the fund at the year-end and are included in creditors.

20. RELATED PARTY TRANSACTIONS

At the date of these financial statements no Board and Committee members were tenants / shared owners of RP properties.
There have been no related party transactions which would require disclosure.

21. GROUP AND RELATED UNDERTAKINGS

During the period ended 31 March 2021 the RP had the following related and associated undertakings

Name	Relationship*	Status	Registered by Social Housing Regulator
Goodwin Community Trading Ltd	100% Subsidiary	Trading company	Non-regulated
Goodwin Community Housing Ltd	100% Subsidiary	Trading company	Non-regulated

The RP's Board confirm that the company has no ultimate parent undertaking.