

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales · Charity number 1112467

Details

Other names I & HC 2005

Status Registered

Legal form Charitable company

Company number [05577965](#)

Registered 2005-12-09

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

Contact

Address The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Phone 02085699200

Email info@iahcharity.org.uk

Website www.iahcharity.org.uk

Activities

Objects: 4. THE PURPOSES OF THE CHARITY ('THE OBJECTS') ARE RESTRICTED SPECIFICALLY TO THE FOLLOWING: 4.1 TO RELIEVE THE NEED OF PERSONS IN NECESSITOUS CIRCUMSTANCES BY THE PROVISION OF ACCOMMODATION, IN PARTICULAR BUT NOT LIMITED TO: 4.1.1 IN RELATION TO ALMSHOUSES TRANSFERRED FROM OR HELD ON TRUST FOR THE ISLEWORTH AND HOUNSLOW CHARITY, ACCOMMODATION FOR PERSONS OF GOOD CHARACTER WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSIONERS) HAVE BEEN RESIDENT IN THE LONDON BOROUGH OF HOUNSLOW FOR NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF APPOINTMENT WITH A PREFERENCE FOR SUCH PERSONS WHO HAVE SO RESIDED IN THE AREA OF THE ANCIENT PARISH OF ISLEWORTH AND: 4.1.1.1 IN SELECTING NEW RESIDENTS FOR INGRAM'S ALMSHOUSES, PREFERENCE SHALL BE GIVEN TO SINGLE WOMEN AND SINGLE MEN, WHETHER SPINSTERS OR BACHELORS, WIDOWS OR WIDOWERS, SEPARATED OR DIVORCED; 4.1.1.2 IN SELECTING NEW RESIDENTS FOR TOLSON HOUSE PREFERENCE FOR 13 OF THE UNITS SHALL BE GIVEN TO SINGLE WOMEN AND SINGLE MEN, WHETHER SPINSTERS OR BACHELORS, WIDOWS OR WIDOWERS, SEPARATED OR DIVORCED OF NOT LESS THAN 55 YEARS OF AGE AND FOR 7 OF THE UNITS PREFERENCE SHALL BE GIVEN TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 55 YEARS OF AGE WHERE THEY CAN HAVE SOME OF THEIR BELONGINGS AND HUSBAND AND WIFE SHALL NOT BE SEPARATED; FOR TWO WHEELCHAIR ACCESSIBLE 2-BED FLATS PREFERENCE WILL BE GIVEN TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OR SINGLE PEOPLE IN WHEELCHAIRS OF NOT LESS THAN 50 YEARS OF AGE; FOR THE REMAINING TWO 2-BED FLATS, PREFERENCE WILL BE GIVEN TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 55 YEARS OF AGE OR TO A SINGLE PERSON OF NOT LESS THAN 55 YEARS OF AGE WHOSE SON OR DAUGHTER LIVES IN AS THEIR CARER, AS LONG AS THE CARER IS NOT LESS THAN 40 YEARS OF AGE; 4.1.1.3 IN SELECTING NEW RESIDENTS FOR BUTLER'S ALMSHOUSES PREFERENCE SHALL BE GIVEN TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 60 YEARS OF AGE; 4.1.1.4 IN SELECTING NEW RESIDENTS FOR SERMON'S ALMSHOUSES PREFERENCE SHALL BE GIVEN TO WOMEN OF NOT LESS THAN 50 YEARS OF AGE FOR ALMSHOUSES 1-6, TO MEN AND WOMEN AND MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 50 YEARS OF AGE FOR ALMSHOUSES 7 AND 8 AND TO SINGLE MEN AND WOMEN, WHETHER SPINSTERS OR BACHELORS, WIDOWS OR WIDOWERS, SEPARATED OR DIVORCED OF NOT LESS THAN 50 YEARS OF AGE FOR ALMSHOUSE 9; 4.1.1.5 IN SELECTING NEW RESIDENTS FOR THE 26 ALMSHOUSES AT RAYBELL COURT PREFERENCE SHALL BE GIVEN AS FOLLOWS: (A) TO WOMEN OF NOT LESS THAN 50 YEARS OF AGE FOR FIVE SUCH ALMSHOUSES; (B) TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 50 YEARS OF AGE FOR TWO SUCH ALMSHOUSES; (C) TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS OF NOT LESS THAN 60 YEARS OF AGE FOR TWO SUCH ALMSHOUSES; AND (D) TO SINGLE MEN AND WOMEN, WHETHER SPINSTERS OR BACHELORS, WIDOWS OR WIDOWERS, SEPARATED OR DIVORCED OF NOT LESS THAN 50 YEARS OF AGE FOR 1ST FLOOR ALMSHOUSES AND NOT LESS THAN 55 YEARS OF AGE FOR GROUND FLOOR ALMSHOUSES; 4.1.1.6 IN SELECTING NEW RESIDENTS FOR PRIORY COURT, PREFERENCE SHALL BE GIVEN TO MARRIED COUPLES OR THOSE IN CIVIL PARTNERSHIPS AND SINGLE WOMEN AND SINGLE MEN, WHETHER SPINSTER OR BACHELORS, WIDOWS OR WIDOWERS, SEPARATED OR DIVORCED OF NOT LESS THAN 55 YEARS OF AGE; AND 4.1.2 IN THE CASE OF ANY OTHER PROPERTY THAT THE CHARITY MAY OWN FROM TIME TO TIME, ACCOMMODATION FOR THOSE IN NEED, HARDSHIP OR DISTRESS BY REASON OF AGE, POVERTY, DISABILITY OR ANY OTHER REASON; 4.2 THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OWNED OR HELD ON TRUST BY THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME; AND 4.3 THE RELIEF IN NEED, HARDSHIP OR DISTRESS EITHER GENERALLY OR INDIVIDUALLY OF PERSONS RESIDENT IN THE LONDON BOROUGH OF

Activities: Affordable Accommodation / Social Housing and grant giving

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** IN THE PARISH OF ISLEWORTH AND SURROUNDING AREAS IN THE LONDON BOROUGH OF HOUNSLOW.
- Hounslow

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£1,035,105	£856,169	£15,093,134	3
2023-12-31	£976,504	£767,435	£14,256,047	3
2022-12-31	£751,917	£615,212	£12,995,256	2
2021-12-31	£722,678	£532,856	£13,156,321	2
2020-12-31	£722,921	£576,085	£11,927,271	2

Trustees

Name	Role	Appointed
-- LINDA ANNE GREEN		2023-03-22
ANGELA CARROLL		2023-03-22
Anthony William Hutchinson		2025-07-31
CHRISTOPHER LUCY		2023-03-22
CLLR ANTONIOS LOUKI		2023-03-22
John Tippins		2023-03-22
PAUL TURNER		2023-03-22
PETER GEORGE DODKINS		2023-03-22
RONALD JOHN BARTHOLOMEW		2023-03-22
Rev David COKAYNE		2023-09-28
Rev William Gill		2025-07-31
SHIRLEY SYLVESTER		2023-03-22
Samantha Emma Christie		2025-07-31

Linked charities

- ISLEWORTH & HOUNSLOW CHARITY (1112467-1)
- ELIZABETH BLACKSHAW (1112467-10)
- MARY QUAIFE (1112467-11)
- ELIZABETH LUTWYCHE (1112467-12)
- HENRY FRYER (1112467-13)
- THOMAS WHIPHAM'S COMPENSATION MONEY (1112467-14)
- THE POOR'S LAND (1112467-15)
- THE ALMHOUSES (INCLUDING THE CHURCH LANDS) (1112467-16)
- THE PARTHENIA HAYBURN TRUST (1112467-2)
- THE CHISWICK PAROCHIAL CHARITIES (1112467-3)
- SARAH SERMON (1112467-4)
- SARAH WILHELMINA BRANDE (1112467-5)
- EDWARD WAISTELL OR WARSTELL (1112467-6)
- CHARLES WHITTINGHAM (1112467-7)
- DAVID GOODSMAN (1112467-8)
- ANNA MARIA REYNOLDS (1112467-9)

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales - Charity number 1112467

Accounts

Isleworth & Hounslow Charity Limited
Consolidated Financial Statements
Year Ended 31 December 2024

Homes England registration number: 4675

Company registration number: 05577965

Charity registration number: 1112467

Isleworth & Hounslow Charity Limited

Financial Statements

Year Ended 31 December 2024

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Isleworth & Hounslow Charity Limited

Charity Information

Year Ended 31 December 2024

Trustees and Directors

Mr R J Bartholomew – Chair
Mr D G Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Rev D Cokayne
Mr P G Dodkins
Mrs L A Green
Councillor T Louki
Mr C S Lucy
Ms S Sylvester
Dr J Tippins
Mr P Turner

Secretary and General Manager

Mr A Brooks

Registered office and place of business

The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Auditor

Azets Audit Services
2nd Floor Regis House
45 King William Street
London
EC4R 9AN

Bankers

Barclays Bank PLC
210 High Street
Hounslow
TW3 1DL

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2024

The Trustees (who are also the directors of the group for the purposes of the Companies Act) of Isleworth & Hounslow Charity Limited and Chiswick Parochial Charity ("the Group") present their report, and the audited financial statements of the Group for the year ended 31 December 2024.

Members of the board

The Trustees who have served during the year were as follows:

Mr R J Bartholomew – Chair
Mr D G Woods – Vice-Chair
Ms H Davidson – Treasurer
Rev D Cokayne
Ms A Carroll
Mr P G Dodkins
Mrs L A Green
Councillor T Louki
Mr C S Lucy
Rev D MacLure (resigned 28 March 2024)
Ms S Sylvester
Dr J Tippins
Mr P Turner

Review of the business and business model

The Trustees consider the performance of the Group, in providing homes for those of modest income, to be satisfactory and have made special efforts to ensure the provision of support for those of their residents who sometimes face difficult circumstances. The grant-giving budget decreased in current year from £17,404 to £5,502.

Objectives and strategies for achieving those objectives

The Group's main objects comprise the provision of affordable housing in cases of need. It is a registered charity (Charity Number: 1112467) and also a company limited by guarantee (Company Number: 05577965). The Group is also a member of The Almshouse Association (Number 524) and is registered with Homes England (Number 4675) and is a Registered Provider of Social Housing.

It provides residential accommodation in 99 units, collecting maintenance and heating contributions from residents and maintaining its stock of affordable housing in good repair. It makes charitable donations to individuals in need and other charitable organisations supporting people in need in the London Borough of Hounslow.

Principal risks and uncertainties

The key risks that may prevent the Group from achieving its objectives are considered and reviewed periodically by the General Manager and the Board. The likelihood and impact of risks is assessed, and plans are put in place to mitigate those risks considered to be the most likely.

The key risks are:

- trustees/staff engage in fraudulent activity;
- that the Group has gaps in its health and safety practices;
- major operational failure; and
- failure to comply with regulations.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2024

Main trends and factors underlying the development, performance and position of the Group

The main trends are year-on-year reductions in public sector spending, partly due to cost of living crises and a continued demand for the Group's accommodation. The Group has been well-governed with continued high attendance at meetings and formal review of a variety of policies.

The linking of the CPC into the target operating model structure by IAHC has been a methodical and smooth transition which has achieved both IAHC Strategic plan, by increasing stock by 19 properties, and by providing security and stability to the beneficiaries at Whittingham Court as running costs become streamlined, and overview by IAHC experienced personnel to provide a more robust compliance regime and deliver longer term planning objectives. These wider plans include initial boiler upgrades, and the development and prioritising a 5 year plan from a stock condition survey.

Analysis using financial and non-financial key performance indicators

The financial statements show an operating surplus for the year of £254,065 (2023: £653,142). The Trustees consider this to be a satisfactory outcome.

During the year, the Group's quoted investments have increased in value by 5.8% (2023: 11.4%). As a result of the operating surplus and increase in the value of investments, the overall surplus for the year was £837,087 (2023 – £1,260,791). The Groups' funds at the year-end were £15,093,134 (2023 - £14,256,047).

Future prospects and developments

The Charity refreshed its 5-year strategy in 2024, with the main objective being to increase the amount of current accommodation of 99 units to more than 120 units by 2029, to be achieved by redeveloping its land in Hounslow. In addition, this 5-year strategy outlines an updated asset management policy using Stock Condition Surveys to identify, maintain and improve sustainably the existing properties to the highest standards possible.

The Charity will continue providing well-being checks, visits and phone calls along with a range of social activities to increase the resident experience and keep residents physically, mentally and socially active.

Assessment of how the Charity is achieving value for money

The Group's approach to Value for Money is to ensure that we continue to provide affordable housing. The properties are maintained, and contribution levels are kept below the cap enforced by the Regulator of Social Housing.

Charitable donations are made to residents of the London Borough of Hounslow after an assessment by the Trustees to ensure relief is provided to those who need it.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2024

The following are Value for Money metrics as required by the Value for Money Standard issued by the Regulator of Social Housing:

Metric	2024 value	2023 value
Reinvestment	0.00%	0.00%
New supply (Social housing units)	0%	0%
New supply (Non-social housing units)	0%	0%
Gearing	(20.95%)	(14.59%)
EBITDA MRI interest cover	3,671%	3,110%
Headline social housing cost	£1,275	£1,053
Operating margin (Social housing lettings)	48.89%	42.45%
Operating margin (Overall)	23.10%	20.61%
Return on capital employed	1.45%	1.18%

Assessment of compliance with the Governance and Financial Viability Standard

We are pleased to report that the Group is meeting the Governance and Financial Viability Standard.

Reserves Policy

The Trustees have considered their policy regarding Reserves. The Group's main activity has been the provision of affordable housing in cases of need. It is a Group of Social Housing and continues to be regulated by the Regulator of Social Housing.

It continues to fulfil the functions of a Registered Provider of Social Housing and, as such, maintains specific other designated reserves for cyclical maintenance and extraordinary repairs and annual transfers are made to such reserves in line with recommendations of the Regulator of Social Housing. Transfers back from these reserves are then made to match expenditure charged in the Income and Expenditure Account.

Monies and quoted investments from the John Fielder Haden Trust were transferred into the Group during 2012 and are classified as Restricted Funds.

The group also maintains revenue reserves. In order to continue and expand its main activities, in 2024/25 the Group's intention is to continue to invest and spend to increasing, maintaining and improving its current housing stock. It does not undertake fund raising activities and therefore, to provide sufficient sums to meet future expenditure, its policy is to maintain high levels of revenue reserves generated from reinvestment of annual surpluses from regular revenues and the strategic use of grant applications to help aid funding for the redevelopment of land in Hounslow.

Finally, revaluation reserves are maintained in accordance with generally accepted accounting principles to reflect the difference between the market value and book value of investments and housing property. When such assets are realised to generate funds for future investment, amounts will be transferred from these reserves to revenue reserves. The value of each reserve as at 31 December 2024 is disclosed on page 13.

The Charity's target level of free reserves is three months of expenditure, approximately £235,000 (2023 - £116,000) plus a budgeted amount being held for identified capital projects, totalling £Nil (2023 - £390,000). At the year end, the Group held free reserves of £760,087 (2023 - £1,269,940), which is above the target level.

Code of governance

The Charity is constituted as a company limited by guarantee and is therefore governed by a Memorandum and Articles of Association. It was incorporated on 29 September 2005 and, in October 2006; it acquired the assets of Isleworth & Hounslow Charity and has taken over its activities. In January 2008 the Charity took over the Parthenia Hayburn Trust (previously managed by London Borough of Hounslow). In February 2023, The Charity linked with Chiswick Parochial Charities and has taken over its activities.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2024

The Group is managed by its Board of Trustees and had a staff team of three during the year. They consisted of the General Manager and the Almshouse Officer and the Gardener. The General Manager is responsible for the day-to-day running of the Charity and reporting directly to the Board of Trustees. He is also responsible for the development and governance of the Group, the administration of the Group and housing management, ensuring that the Group's buildings are maintained and invested in and oversees day-to-day repairs. The Almshouse Officer is responsible for regularly visiting all the residents who live in the Groups properties, assisting in dealing with particular issues that may arise, and carrying out general duties in the office.

Two ex-officio Trustees – present incumbents of the benefices of All Saints' Church Isleworth and St John the Baptist Church Isleworth – have unlimited terms of appointment. All other appointed Trustees also serve a term of four years. New Trustees undergo an induction with the General Manager which would comprise details of organisational roles and responsibilities as well as legal roles and responsibilities.

Reference to Trustees' annual review of internal control

The Trustees are responsible for the control of financial affairs of the Group and its internal financial control. Day to day responsibilities for administering financial functions are vested in the General Manager and he reports regularly to the Trustees on financial matters. A financial risk assessment has been carried out by the Trustees, who are satisfied there are sufficient financial controls in place to minimise any future potential risk to the assets of the Group. Financial procedures were reviewed with enhancements added to maintain robustness of current operating practices of an enlarged group, but were not finalised and signed off, but anticipate and expect these to implement by end of 2025. Current ongoing activities of the Group are funded from existing current incoming resources, mostly in the form of contributions from existing housing properties and investment income. Where new projects are undertaken, funding consideration is given to each project individually. The Group has reserves, but as a provider of social housing, it will also seek grant funding and loan funding as necessary and where appropriate.

Public benefit statement

The Trustees have given due consideration to the Charity Commission published guidance on the public benefit requirement. They will continue to relieve the need of people in necessitous circumstances by the provision of accommodation and the relief in need, hardship or distress of other people resident in the London Borough of Hounslow.

Policy for setting key management remuneration

The Group has a Human Resources Committee whose responsibility is to review and agree remuneration levels for personnel. The Committee's decisions are subsequently submitted to the board of Trustees for information.

Financial instruments

The key financial instruments included in the financial statements are a portfolio of listed investments held at fair value and loans secured on certain housing properties.

Investment strategy and performance

The Group's investments are managed by multiple Investment and Fund Managers and are spread across a wide range of investment products, to diversify risk and maintain a well-balanced portfolio. Separate funds are held by CCLA, M&G and Ruffer.

Investment performance across all areas continues to be buffeted by current geo-political headwinds. In the year to Dec 2024, overall performance was up 5.4% contributing (£457K), with a low performance from Ruffers of -3.9% (-£39K) and a high of 8% (£253K) with M&G, with CCLA performance of 5.7% (£243k).

However, since Dec24, the quarter to Mar25 shows a 6.4% (£63k) increase under Ruffers, whilst M&G posted a 1.2% increase (£42K) and CCLA showing a loss of 3.3% (-£151K).

With the current volatile and changeable conditions, the investment strategy of monitoring performance closely continues to prevail.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2024

Trustees' responsibilities

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

Company and charity law and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

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

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the group 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 group's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the group's auditors are aware of that information.

In approving the Trustees' Report, we have taken advantage of the small company provisions in the Companies Act 2006 to not include a Strategic Report, in our capacity as group directors.

Approved on behalf of the Board on 1st August 2025 by:

Signature R J. Bartholomew
R Bartholomew, Trustee Director

Signature P Turner
P Turner, Trustee Director

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2024

Opinion

We have audited the financial statements of Isleworth & Hounslow Charity Limited ("the parent charitable company") and its subsidiaries for the year ended 31 December 2024 which comprise the Consolidated Statement of Comprehensive Income, the Consolidated and Company Balance Sheets, the Consolidated and Company Statements of Changes in Reserves, the Consolidated Statement of Cash Flows and notes to the financial statements, including 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 charitable group's and parent charitable company's affairs as at 31 December 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 charitable group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group'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.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2024

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities set out on page 6, the trustees (who are also the directors of the charitable group for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

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 auditors report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2024

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the group through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of 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. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charitable group's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable group's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable group and the charitable group's members as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Rebecca Boys (Senior Statutory Auditor)
For and on behalf of Azets Audit Services
Statutory Auditor and Chartered Accountants
2nd Floor Regis House
45 King William Street
London
EC4R 9AN

Date 15 August 2025

Isleworth & Hounslow Charity Limited

Consolidated Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 December 2024

	Note	2024 £	2023 £
Turnover	2,3	1,099,936	1,410,141
Income from charitable activities		1,099,936	953,561
Value of assets acquired on consolidation	22	-	456,580
Total Turnover		1,099,936	1,410,141
Cost of sales		<u>470,272</u>	<u>510,211</u>
Gross surplus		629,664	899,930
Administrative expenditure		<u>375,599</u>	<u>246,788</u>
Operating surplus		254,065	653,142
Income from fixed asset investments		31,215	21,199
Interest receivable and similar income	6	5,991	3,482
Interest payable and similar charges	6	(10,298)	(10,436)
Movement in fair value of financial instruments	7	479,114	593,404
Movement in fair value of investment properties	7	<u>77,000</u>	<u>-</u>
Surplus on ordinary activities for the year before tax		837,087	1,260,791
Tax on surplus on ordinary activities	10	-	-
Surplus for the year after tax		837,087	1,260,791
Total comprehensive income for the year		837,087	1,260,791
Net income resources from charitable activities		837,087	804,211
Value of assets acquired on consolidation		-	456,580
Net income Resources		837,087	1,260,791

On behalf of the Board

R. S. Bartholomew

R Bartholomew, Trustee Director

P. Turner

P Turner, Trustee Director

Date *1st August* 2025

Isleworth & Hounslow Charity Limited

Consolidated Balance sheet

Year Ended 31 December 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	11,12	6,884,328	6,967,621
Investments	13	9,242,421	8,732,768
		16,126,749	15,700,389
Current assets			
Debtors	14	52,324	79,756
Cash at bank and in hand		1,438,835	1,031,812
		1,491,159	1,111,568
Creditors: amounts falling due within one year	15	132,230	124,413
Net current assets		1,358,929	987,155
Total assets less current liabilities		17,485,678	16,687,544
Creditors: amounts falling due after more than one year	16	2,392,544	2,431,497
Total net assets		15,093,134	14,256,047
Reserves			
Income and expenditure reserve	18	7,332,032	7,048,058
Revaluation reserve	18	7,431,160	6,913,054
Restricted reserves	18	329,942	294,935
Total reserves		15,093,134	14,256,047

The financial statements were approved and authorised for issue by the Trustees on 1st August 2025

Signed on behalf of the board

R. J. Bartholomew
R Bartholomew, Trustee Director

P. Turner
P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Company Balance sheet

Year Ended 31 December 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	11,12	6,604,463	6,687,756
Investments	13	8,927,366	8,450,194
		<u>15,531,829</u>	<u>15,137,950</u>
Current assets			
Debtors	14	37,756	79,645
Cash at bank and in hand		1,426,902	1,019,080
		<u>1,464,658</u>	<u>1,098,725</u>
Creditors: amounts falling due within one year	15	120,831	94,385
		<u>1,343,827</u>	<u>1,004,340</u>
Net current assets			
		<u>16,875,656</u>	<u>16,142,290</u>
Total assets less current liabilities			
Creditors: amounts falling due after more than one year	16	2,276,806	2,313,359
		<u>14,598,850</u>	<u>13,828,931</u>
Total net assets			
Reserves			
Income and expenditure reserve	18	7,091,544	6,842,257
Revaluation reserve	18	7,431,160	6,913,054
Restricted reserve	18	76,146	73,620
		<u>14,598,850</u>	<u>13,828,931</u>
Total reserves			

The financial statements were approved and authorised for issue by the Trustees on 1st August 2025

Signed on behalf of the board

R. S. Bartholomew
R Bartholomew, Trustee Director

P. Turner
P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited
Consolidated Statement of Changes in Reserves
Year Ended 31 December 2024

	Income and expenditure reserve	Revaluation reserve	Restricted reserve (I&H)	Restricted reserve - repairs	Restricted reserve - ERF	Restricted reserve - Whittingham	Restricted reserve - Hopkins Morris	Restricted reserve (CPC)	Total
	£	£	£	£	£	£	£	£	£
At 1 January 2024	7,048,058	6,913,054	73,620	86,677	22,124	42,951	53,096	16,467	14,256,047
Surplus for the year	837,087	-	-	-	-	-	-	-	837,087
Total									
comprehensive	7,885,145	6,913,054	73,620	86,677	22,124	42,951	53,096	16,467	15,093,134
income									
Transfers (note 18)	(553,113)	518,106	2,526	-	8,308	-	5,116	19,057	-
At 31 December 2024	7,332,032	7,431,160	76,146	86,677	30,432	42,951	58,212	35,524	15,093,134

Isleworth & Hounslow Charity Limited
Consolidated Statement of Changes in Reserves
Year Ended 31 December 2024

	Income and expenditure reserve	Revaluation reserve	Restricted reserve (I&H)	Restricted reserve - repairs	Restricted reserve - ERF	Restricted reserve - Whittingham	Restricted reserve - Hopkins Morris	Restricted reserve (CPC)	Total
	£	£	£	£	£	£	£	£	£
At 1 January 2023	6,593,701	6,336,260	65,295	-	-	-	-	-	12,995,256
Surplus for the year	1,042,990	-	-	86,677	18,305	42,951	50,744	19,124	1,260,791
Total									
comprehensive	7,636,691	6,336,260	65,295	86,677	18,305	42,951	50,744	19,124	14,256,047
income									
Transfers (note 18)	(588,633)	576,794	8,325	-	3,819	-	2,352	(2,657)	-
At 31 December									
2023	7,048,058	6,913,054	73,620	86,677	22,124	42,951	53,096	16,467	14,256,047

Isleworth & Hounslow Charity Limited

Company Statement of Changes in Reserves

Year Ended 31 December 2024

	Income and expenditure reserve £	Revaluation reserve £	Restricted reserve £	Total £
At 1 January 2024	6,842,257	6,913,054	73,620	13,828,931
Surplus for the year	769,919	-	-	769,919
Total comprehensive income	7,612,176	6,913,054	73,620	14,598,850
Transfers (note 18)	(520,632)	518,106	2,526	-
At 31 December 2024	7,091,544	7,431,160	76,146	14,598,850

At 1 January 2023	6,593,701	6,336,260	65,295	12,995,256
Surplus for the year	833,675	-	-	833,675
Total comprehensive income	7,427,376	6,336,260	65,295	13,828,931
Transfers (note 18)	(585,119)	576,794	8,325	-
At 31 December 2023	6,842,257	6,913,054	73,620	13,828,931

Isleworth & Hounslow Charity Limited
Consolidated Statement of Cash Flows
Year Ended 31 December 2024

		2024	2023
	Note	£	£
Cash flow from operating activities	19	412,247	272,232
Net cash flow from operating activities		412,247	272,232
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(419)	(105)
Acquisition of linked charity		-	40,859
Dividends received		676	-
Interest received		5,991	3,482
Net cash flow from investing activities		6,248	44,236
Cash flow from financing activities			
Repayment of long term loans		(1,174)	(1,055)
Interest paid		(10,298)	(10,436)
Net cash flow from financing activities		(11,472)	(11,491)
Net increase in cash and cash equivalents		407,023	304,977
Cash and cash equivalents at 1 January 2024		1,031,812	726,835
Cash and cash equivalents at 31 December 2024		1,438,835	1,031,812
Cash and cash equivalents consists of:			
Cash at bank and in hand		1,438,835	1,031,812
Cash and cash equivalents at 31 December 2024		1,438,835	1,031,812

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

1 Summary of significant accounting policies

(a) General information and basis of preparation

Isleworth & Hounslow Charity Limited ("the Charity") is a charitable company, limited by guarantee, incorporated in England and Wales and a private charity of social housing in the United Kingdom.

The Group consists of Isleworth & Hounslow Charity linked with Chiswick Parochial Charities ("CPC").

The address of the registered office is given on page 1 of these financial statements. The nature of the Group's operations and principal activities are to provide affordable housing in cases of need.

The Group constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Charity.

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

The financial statement consolidates the results of the Charitable Company and its linked charity Chiswick Parochial Charity on a line by line basis. All financial statements are made up to the 31 December 2024.

A separate Statement of Comprehensive Income is not presented for the Charitable Company itself in accordance with the exemptions afforded by section 408 of the Companies Act 2006.

(b) Going concern

The financial statements have been prepared on the going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising the financial statements.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

(c) Tangible fixed assets

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

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	not depreciated
Housing properties - structure	1% - 1.5%
Housing properties – other components	2% - 10%
Housing properties – furniture, fixtures and fittings	25%
Office equipment	25%

Housing properties under construction are not depreciated until they are in use.

The freehold property within CPC is stated at cost less provision for any permanent diminution in value. No depreciation is provided because, in the opinion of the Trustees, the property is maintained to such a standard that its estimated residual value is not less than cost and therefore no material depreciation charge arises.

Major components of housing properties, such as lifts and warden alarm systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in housing properties.

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

(d) Investment properties

The Charity owns land for investment from which rental income is derived. The land was originally donated and is carried at fair value with any revaluation gains recognised within the Statement of Comprehensive Income.

No depreciation or amortisation is provided in respect of freehold investment properties.

(e) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

(f) Investments

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

(g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

(h) Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Charity, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

(i) Provisions

Provisions are recognised when the Charity has an obligation at the Balance Sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(j) Value Added Tax

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Comprehensive Income.

(k) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (Local Authorities) and Homes England.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

(l) Government grants

Government grants, from Local Authorities are received in respect of capital expenditure. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

(m) Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Employer contributions are made to personal pension schemes for two employees of the Charity, and these are charged in the Statement of Comprehensive Income as they accrue.

(n) 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. During 2012 the Charity acquired the John Fielder Haden Trust, and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the Statement of Comprehensive Income and then a transfer to restricted reserves is made as appropriate.

(o) Judgements and key sources of estimation uncertainty

The following are the significant management judgements made in applying the accounting policies of the Charity that have the most significant effect on the financial statements:

Housing properties in tangible fixed assets are valued at deemed cost as at 1 January 2014.

Investment properties are carried at fair value. The Trustees have used valuation techniques such as income yield to determine the carrying value of the investment properties; The approach to testing impairment of social housing portfolio is set out in section (g) above.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

2 Consolidated social housing turnover and costs

	2024	2023
	£	£
Income		
Maintenance contributions receivable	754,141	720,171
Service charges receivable	165,924	140,248
	920,065	860,419
Less: Operating expenditure		
Routine maintenance	126,233	104,295
Depreciation of housing properties	160,586	161,195
Other costs	183,452	229,644
	449,793	365,285
Operating and net surplus from social housing activities	449,793	365,285
Void losses	7,307	19,475
Amortised government grants	37,648	37,048

3 Turnover

	2024	2023
	£	£
Contributions (Housing accommodation)	950,406	877,992
Ground rents (non-housing accommodation)	18,156	19,006
Rental income from non-social housing property	29,337	54,825
Value of assets acquired on linking of charity	-	456,580
Donations and other income	102,037	1,738
	1,099,936	1,410,141

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

4 Parent charity income and expenditure account

The Charity has taken the exemption under section 408 of the Companies Act 2006 not to present its income and expenditure accounts as part of these financial statements. The Charity's total income for the year was £940,044 (2023: £813,208) and its surplus for the financial year was £769,918 (2023: £833,675).

5 Accommodation owned and in management

The Group owns 99 units (2023: 99) that are used to provide affordable housing in cases of need.

Properties managed by agents

The Group owns 1 (2023: 1) property comprising 13 units (2023: 13) that is managed on its behalf, under a leasing agreement, by Notting Hill Genesis.

6 Interest and other finance income and charges

a) Interest receivable and similar income

	2024 £	2023 £
Bank interest receivable	5,991	3,482

b) Interest payable and similar charges

	2024 £	2023 £
Bank and other loans	10,298	10,436

7 Consolidated surplus on ordinary activities

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

	2024 £	2023 £
Auditor's remuneration (including expenses and benefits in kind)	18,900	16,285
Auditor's remuneration (including expenses and benefits in kind) for non-audit services	48,808	27,305
Depreciation of tangible fixed assets	160,712	161,502
Contributions to defined contribution pension schemes	10,002	8,099
Government grants	(37,648)	(37,048)
(Surplus) on fair value movement of investments	(479,114)	(593,404)
Revaluation movement on investment property	(77,000)	-

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

8 Board and key management personnel remuneration

The Trustees consider themselves and the General Manager to be key management personnel.

The total remuneration for key management personnel, including employer's pension contributions and employer's national insurance contributions, amounted to £90,407 (2023 - £78,698). No remuneration was received by trustees or non-executive board members.

During the year there was a Trustees' annual dinner costing £1,309 (2023 - £1,003). Expenses of £Nil (2023: £5) were reimbursed to no (2023: one) trustee.

9 Group staff costs

The average monthly number of employees, including members of the executive team, during the year was as follows:

	2024 Number	2023 Number
Management and administration	1	1
Housing, support and care	2	2
	3	3

The average number of employees, including members of the management team, calculated on a full time equivalent was 3 employees (2023 – 3) on the basis of a 35 hour week.

The aggregate remuneration of such employees was as follows:

	2024 £	2023 £
Wages and salaries	138,535	132,445
Social security	5,558	12,386
Other pension costs	10,002	8,099
	154,095	152,930

1 employee (2023: 1) received employee benefits (excluding employer's pension contributions and employer's national insurance contributions) exceeding £60,000. The employee benefits fell within the following band: £80,001 to £90,000 (2023: One person in band £60,001 to £70,000).

The Registered Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the year was £10,002 (2023 - £8,099). Employer contributions of 8% are made on behalf of 2 (2023: 2) of the employees.

No special pensions arrangements have been made for the General Manager.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

10 Tax

Isleworth & Hounslow Charity Limited is a registered Charity and, therefore, is not liable to income tax or corporation tax on income or gains derived from its charitable activities as they fall within the various exemptions available to registered charities.

11 Tangible fixed assets – housing properties

	Group housing properties for letting	Company housing properties for letting £
Cost:		
At 1 January 2024	8,173,465	7,893,600
Additions	-	-
At 31 December 2024	8,173,465	7,893,600
Depreciation:		
At 1 January 2024	1,754,242	1,754,242
Charge for year	160,480	160,480
At 31 December 2024	1,914,722	1,914,722
Net book value:		
At 31 December 2024	6,258,743	5,978,878
At 31 December 2023	6,419,223	6,139,358

The net book value of land and buildings comprised:

	2024 £	Group 2023 £	2024 £	Company 2023 £
Land and buildings:				
Freehold	6,258,743	6,419,223	5,978,878	6,139,358

Social housing properties with a net book value of £948,267 (2023 - £980,066) have been pledged as security for liabilities of the Charity. These assets have restricted title.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

12 Group & company tangible fixed assets – other

	Investment properties	Fixtures and fittings	Computer and office equipment	Total
	£	£	£	£
Cost or valuation:				
At 1 January 2024	548,000	24,328	16,709	589,037
Additions	-	-	419	419
Gain/(loss) on revaluation	77,000	-	-	77,000
At 31 December 2024	625,000	24,328	17,128	666,456
Depreciation:				
At 1 January 2024	-	24,103	16,536	40,639
Charge for the year	-	106	126	232
At 31 December 2024	-	24,209	16,662	40,871
Carrying amount:				
At 31 December 2024	625,000	119	466	625,585
At 31 December 2023	548,000	225	173	548,398

The net book value of land and buildings comprised:

	2024 £	2023 £
Investment properties:		
Freehold	625,000	548,000

Tangible fixed assets held at valuation

Investment properties

The land included in Investment properties was independently valued at £520,000 in May 2016 on the basis of market value for existing use by Perry Hill Chartered Surveyors. The land included within Investment properties was independently valued at £610,000 as at 31 December 2024 on the basis of market value for existing use by Winfields Chartered Surveyors. The Trustees consider the appropriate valuation at 31 December 2024 to be £625,000, based on the site's current rental value. The land was originally donated.

Details of leasing arrangements relating to investment properties are provided in note 16.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

13 Fixed asset investments

	Group listed Investments £	Company listed investments £
Cost or valuation		
At 1 January 2024	8,732,768	8,450,194
Additions	30,539	30,539
Revaluation	479,114	446,633
At 31 December 2024	9,242,421	8,927,366
Impairment		
At 1 January 2024 and 31 December 2024	-	-
Carrying amount:		
At 31 December 2024	9,242,421	8,927,366
At 31 December 2023	8,732,768	8,450,194

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

14 Debtors

	2024 £	Group 2023 £	2024 £	Company 2023 £
Trade debtors (gross social housing rent arrears)	26,127	17,914	15,625	6,948
Other debtors	26,197	61,842	22,131	56,621
Amounts owed by linked charity	-	-	-	16,076
	52,324	79,756	37,756	79,645

15 Creditors: amounts falling due within one year

	2024 £	Group 2023 £	2024 £	Company 2023 £
Trade creditors	3,938	-	3,938	-
Bank and other loans	1,277	1,146	1,277	1,146
Rents paid in advance	36,161	5,530	27,744	5,530
Government grants	37,646	37,646	35,247	35,247
Accruals and deferred income	53,208	80,091	45,548	52,462
Amounts owed to linked charity	-	-	7,077	-
	132,230	124,413	120,831	94,385

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

16 Creditors: amounts falling due after more than one year

	2024 £	Group 2023 £	2024 £	Company 2023 £
Bank and other loans	92,977	94,282	92,977	94,282
Government grants	2,299,567	2,337,215	2,183,829	2,219,077
	2,392,544	2,431,497	2,276,806	2,313,359

Other loans totalling £94,254 (2023 - £95,428) are secured by the properties in respect of which monies were advanced.

Interest on the Raybell Court loan, advanced by Orchardbrook Limited, is being charged at 10.875%. Capital repayments on this loan are being made biannually.

Other loans include aggregate amounts of £84,977 (2023 - £86,352) which fall due after five years and which are payable by instalments.

17 Group & Company Leases Operating leases - lessor

Operating leases primarily relate to a lease taken on Farnells by Notting Hill Genesis and a lease on the investment property by a nursery.

Total future minimum lease income receivable under non-cancellable operating leases is as follows:

	2024 £	2023 £
Not later than one year	68,825	68,825
Later than one and not later than five years	251,967	265,967
Later than five years	155,337	210,162
	476,129	544,954

18 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. A transfer is made from the income and expenditure reserve to the revaluation reserve and the restricted reserve for the market revaluation gains or losses.

b) Revaluation reserve

The revaluation reserve represents the valuation in 1982 of the land and buildings acquired from other Charities and the cumulative effect of market revaluations of the quoted investments.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

18 Reserves (continued)

c) Restricted

Restricted funds represent monies and quoted investments transferred from the John Fielder Haden Trust, and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick.

19 Reconciliation of operating (deficit)/surplus to cash flow from operating activities

	2024 £	2023 £
Surplus for the year	837,087	1,260,791
Net assets acquired on linking of CPC	-	(456,580)
Interest payable	10,298	10,436
Interest received	(5,991)	(3,482)
Depreciation and impairment of tangible fixed assets	160,712	161,502
(Gains) on investments	(479,114)	(593,404)
(Gains) on revaluation of investment property	(77,000)	-
Decrease/(Increase) in trade and other debtors	27,432	(34,778)
Increase/(Decrease) in trade and other creditors	7,686	(14,006)
Investment income reinvested	(30,539)	(21,199)
Dividends received	(676)	-
Government grants utilised in the year	(37,648)	(37,048)
Net cash flow from operating activities	412,247	272,232

20 Analysis of change in net funds/(debt)

Group	2023 £	Cash flows £	2024 £
Cash at bank and in hand	1,031,812	407,023	1,438,835
Debt due within one year	(1,146)	(131)	(1,277)
Debt due after more than one year	(94,282)	1,305	(92,977)
	936,384	408,197	1,344,581

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

21 Financial instruments

The carrying amounts of Charity's financial instruments are as follows:

	2024 £	Group 2023 £	2024 £	Company 2023 £
<i>Financial assets</i>				
Measured at fair value through the statement of comprehensive income:				
- Investment property (note 12)	625,000	548,000	625,000	548,000
- Fixed asset listed investments (note 13)	9,242,421	8,732,768	8,927,365	8,450,194
	9,867,421	9,280,768	9,552,365	8,998,194
<i>Financial liabilities</i>				
Measured at amortised cost				
- Other loans (notes 15-16)	94,254	95,428	94,254	95,428

The income, expenses, net gains and net losses attributable the Charity's financial instruments are summarised as follows:

	2024 £	Group 2023 £	2024 £	Company 2023 £
<i>Income and expense</i>				
Financial assets measured at fair value through the statement of comprehensive income	66,543	79,506	65,844	79,506
Financial liabilities measured at amortised cost	(10,298)	(10,436)	(10,294)	(10,436)
<i>Net gains and losses (including changes in fair value)</i>				
Financial assets measured at fair value through the statement of comprehensive income:				
Listed investments	479,114	593,404	523,632	588,096
Investment property	77,000	-	-	-

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2024

22 Linking of Chiswick Parochial Charity

On 16th February 2023, the Charity linked with Chiswick Parochial Charity, which is a registered charity. Their activities include the provision of comfortable, affordable housing for eligible people living within the London Borough of Hounslow.

The costs of linking was £nil and the value of net assets acquired are shown as income in the year totalling £456,580.

The net assets acquired as at 16th February 2023 are as follows:

	2023
	£
Fixed Assets	
Tangible assets	279,865
Investments	277,433
Current assets	
Trade debtors	9,455
Other debtors	2,334
Cash at bank and in hand	40,859
Creditors: amount falling due within one year	
Accruals and other creditors	(30,404)
Rents paid in advance	(625)
Development creditors	(2,399)
Creditors: amount falling due after more than one year	
Development creditors	(119,938)
	456,580

23 Related party transactions

During the year, Isleworth and Hounslow made payments of £173,531 (2023: £71,919) and received receipts of £165,200 (2023: £55,844) on behalf of Chiswick Parochial Charity. During the year, CPC made payments of £31,484 (2023: £nil) on behalf of Isleworth and Hounslow.

As at 31 December 2024, Isleworth and Hounslow owed £7,077 (2023: £16,076 owed by Chiswick Parochial Charity to Isleworth and Hounslow) to Chiswick Parochial Charity.

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales - Charity number 1112467

Accounts

Isleworth & Hounslow Charity Limited
Consolidated Financial Statements
Year Ended 31 December 2023

Homes England registration number: 4675

Company registration number: 05577965

Charity registration number: 1112467

Isleworth & Hounslow Charity Limited

Financial Statements

Year Ended 31 December 2023

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Isleworth & Hounslow Charity Limited

Charity Information

Year Ended 31 December 2023

Trustees and Directors

Mr R J Bartholomew – Chair
Mr D G Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Rev D Cockayne
Mr P G Dodkins
Mrs L A Green
Councillor T Louki
Mr C S Lucy
Ms S Sylvester
Dr J Tippins
Mr P Turner

Secretary and General Manager

Mr A Brooks

Registered office and place of business

The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Auditor

Azets Audit Services
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Bankers

Barclays Bank PLC
210 High Street
Hounslow
TW3 1DL

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2023

The Trustees (who are also the directors of the group for the purposes of the Companies Act) of Isleworth & Hounslow Charity Limited and Chiswick Parochial Charity ("the Group") present their report, and the audited financial statements of the Group for the year ended 31 December 2023.

Members of the board

The Trustees who have served during the year were as follows:

Mr R J Bartholomew – Chair
Mr D G Woods – Vice-Chair
Ms H Davidson – Treasurer
Rev D Cockayne (appointed 28 September 2023)
Ms A Carroll
Mr P G Dodkins
Mrs L A Green
Councillor T Louki
Mr C S Lucy
Rev D Maclure (resigned 28 March 2024)
Ms S Sylvester
Dr J Tippins
Mr P Turner

In 2017 the Government introduced new regulations requiring a limit upon Local Authority Influence of Registered Providers of Social Housing: The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017. As a result, in early 2018 the Group agreed with Hounslow Council the removal of all their nomination rights to the Board. This did not affect any actual appointments.

Review of the business and business model

The Trustees consider the performance of the Group, in providing homes for those of modest income, to be satisfactory and have made special efforts to ensure the provision of support for those of their residents who sometimes face difficult circumstances. The grant-giving budget was increased from £9,447 to £17,404.

Objectives and strategies for achieving those objectives

The Group's main objects comprise the provision of affordable housing in cases of need. It is a registered charity (Charity Number: 1112467) and also a company limited by guarantee (Company Number: 05577965). The Group is also a member of The Almshouse Association (Number 524) and is registered with Homes England (Number 4675) and is a Registered Provider of Social Housing.

It provides residential accommodation in 99 units, collecting maintenance and heating contributions from residents and maintaining its stock of affordable housing in good repair. It makes charitable donations to individuals in need and other charitable organisations supporting people in need in the London Borough of Hounslow.

Principal risks and uncertainties

The key risks that may prevent the Group from achieving its objectives are considered and reviewed periodically by the General Manager and the Board. The likelihood and impact of risks is assessed, and plans are put in place to mitigate those risks considered to be the most likely.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2023

Principal risks and uncertainties (continued)

The key risks are:

- trustees/staff engage in fraudulent activity;
- that the Group has gaps in its health and safety practices;
- major operational failure; and
- failure to comply with regulations.

Main trends and factors underlying the development, performance and position of the Group

The main trends are year-on-year reductions in public sector spending, partly due to cost of living crises and a continued demand for the Group's accommodation. The Group has been well-governed with continued high attendance at meetings and formal review of a variety of policies.

The linking of the CPC into the target operating model structure by IAHC has been a methodical and smooth transition which has achieved both IAHC Strategic plan, by increasing stock by 19 properties, and by providing security and stability to the beneficiaries at Whittingham Court as running costs become streamlined, and overview by IAHC experienced personnel to provide a more robust compliance regime and deliver longer term planning objectives. These wider plans include initial boiler upgrades, and the development and prioritising a 5 year plan from a stock condition survey.

Analysis using financial and non-financial key performance indicators

The financial statements show an operating surplus for the year of £653,142 (2022: surplus £150,458). The Trustees consider this to be a satisfactory outcome.

During the year, the Group's quoted investments have increased in value by 11.4% (2022: 3.9% decrease). As a result of the operating surplus and increase in the value of investments, the overall surplus for the year was £1,260,791 (2022 - deficit of £161,065). The Groups' funds at the year-end were £14,256,047 (2022 - £12,995,256).

Future prospects and developments

The Charity refreshed its 5-year strategy in 2018, with the main objective being to increase the amount of accommodation offered to more than 100 units by 2023 and this is being achieved by the amalgamation of Chiswick Parochial Charity ("CPC") within the Charity by February 2023. This 5-year strategy also outlines an updated asset management policy which ensures that The Charity's commitment to maintaining the existing properties to the highest standards possible is sustained.

The Charity will continue to develop and keep under review how it is helping residents, who may be experiencing social isolation. Through the range of activities on offer for residents, the aim is to keep residents physically, mentally and socially active, by weekly well-being checks both by visiting and by phone calls.

Assessment of how the Charity is achieving value for money

The Group's approach to Value for Money is to ensure that we continue to provide affordable housing. The properties are maintained, and contribution levels are kept below the cap enforced by the Regulator of Social Housing.

Charitable donations are made to residents of the London Borough of Hounslow after an assessment by the Trustees to ensure relief is provided to those who need it.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2023

The following are Value for Money metrics as required by the Value for Money Standard issued by the Regulator of Social Housing:

Metric	2023 value	2022 value
Reinvestment	0.00%	0.46%
New supply (Social housing units)	0%	0%
New supply (Non-social housing units)	0%	0%
Gearing	(14.59%)	(10%)
EBITDA MRI interest cover	3,110%	2,269%
Headline social housing cost	£1,053	£1,702
Operating margin (Social housing lettings)	42.45%	34.41%
Operating margin (Overall)	20.61%	19.93%
Return on capital employed	1.18%	0.98%

Assessment of compliance with the Governance and Financial Viability Standard

We are pleased to report that the Group is meeting the Governance and Financial Viability Standard.

Reserves Policy

The Trustees have considered their policy regarding Reserves. The Group's main activity has been the provision of affordable housing in cases of need. It is a Group of Social Housing and continues to be regulated by the Regulator of Social Housing.

It continues to fulfil the functions of a Registered Provider of Social Housing and, as such, maintains specific other designated reserves for cyclical maintenance and extraordinary repairs and annual transfers are made to such reserves in line with recommendations of the Regulator of Social Housing. Transfers back from these reserves are then made to match expenditure charged in the Income and Expenditure Account.

Monies and quoted investments from the John Fielder Haden Trust were transferred into the Group during 2012 and are classified as Restricted Funds.

The Group also maintains revenue reserves. In order to continue and expand its main activities, in 2023/24 the Group's intention is to spend substantial sums, particularly on maintaining or improving its housing stock. It does not undertake fund raising activities and therefore, to provide sufficient sums to meet future expenditure, its policy is to maintain high levels of revenue reserves generated from reinvestment of annual surpluses from regular revenues. Covid influenced the Reserves calculation, as the planned expenditure was postponed/delayed due to variants of Covid. We expect there to be minimal disruption from 2023, we have since commissioned stock condition surveys, commencing from 2024.

Finally, revaluation reserves are maintained in accordance with generally accepted accounting principles to reflect the difference between the market value and book value of investments and housing property. When such assets are realised to generate funds for future investment, amounts will be transferred from these reserves to revenue reserves. The value of each reserve as at 31 December 2023 is disclosed on page 13.

The Charity's target level of free reserves is three months of expenditure, approximately £116,000 (2022 - £115,000) plus a budgeted amount being held for identified capital projects, totalling £390,000 (2022 - £390,000). At the year end, the Group held free reserves of £1,269,940, which is above the target level.

Code of governance

The Charity is constituted as a company limited by guarantee and is therefore governed by a Memorandum and Articles of Association. It was incorporated on 29 September 2005 and, in October 2006; it acquired the assets of Isleworth & Hounslow Charity and has taken over its activities. In January 2008 the Charity took over the Parthenia Hayburn Trust (previously managed by London Borough of Hounslow). In February 2023, The Charity linked with Chiswick Parochial Charities and has taken over its activities.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2023

The Group is managed by its Board of Trustees and had a staff team of two during the year. They consisted of the General Manager and the Almshouse Officer. The General Manager is responsible for the day-to-day running of the Charity and reporting directly to the Board of Trustees. He is also responsible for the development and governance of the Group, the administration of the Group and housing management, ensuring that the Group's buildings are maintained and invested in and oversees day-to-day repairs. The Almshouse Officer is responsible for regularly visiting all the residents who live in the Groups properties, assisting in dealing with particular issues that may arise, and carrying out general duties in the office.

Two ex-officio Trustees – present incumbents of the benefices of All Saints' Church Isleworth and St John the Baptist Church Isleworth – have unlimited terms of appointment. All other appointed Trustees also serve a term of four years. New Trustees undergo an induction with the General Manager which would comprise details of organisational roles and responsibilities as well as legal roles and responsibilities.

Reference to Trustees' annual review of internal control

The Trustees are responsible for the control of financial affairs of the Group and its internal financial control. Day to day responsibilities for administering financial functions are vested in the General Manager and he reports regularly to the Trustees on financial matters. A financial risk assessment has been carried out by the Trustees, who are satisfied there are sufficient financial controls in place to minimise any future potential risk to the assets of the Group. Financial procedures were reviewed and amended in September 2018 and will be revisited in 2024. Current ongoing activities of the Group are funded from existing current incoming resources, mostly in the form of contributions from existing housing properties and investment income. Where new projects are undertaken, funding consideration is given to each project individually. The Group has reserves, but as a provider of social housing, it will also seek grant funding and loan funding as necessary and where appropriate.

Public benefit statement

The Trustees have given due consideration to the Charity Commission published guidance on the public benefit requirement. They will continue to relieve the need of people in necessitous circumstances by the provision of accommodation and the relief in need, hardship or distress of other people resident in the London Borough of Hounslow.

Policy for setting key management remuneration

The Group has a Human Resources Committee whose responsibility is to review and agree remuneration levels for personnel. The Committee's decisions are subsequently submitted to the board of Trustees for information.

Financial instruments

The key financial instruments included in the financial statements are a portfolio of listed investments held at fair value and loans secured on certain housing properties.

Investment strategy and performance

The Group's investments are managed by multiple Investment and Fund Managers and are spread across a wide range of investment products, to diversify risk and maintain a well-balanced portfolio. Separate funds are held by CCLA, M&G and Ruffer.

The Charity has benchmarked investment performance in the year against a number of other providers and although overall performance is broadly in line with UK equities over the last 12 months at 7.4% and outperforms most other measures, i.e. holding cash, inflation (CPI) and Bonds.

However, there is room to challenge the performance of Ruffers which has had a sub-standard performance since December 2022, achieving a loss of £73k, however since December 2018 it has gained a modest 23.9% (£273k). The portfolio value should have increased by £442k since December 2018 using the lower performance of 38.7% obtained by M&G over the comparable period.

In the same period CCLA since December 2018 to December 2023 has increased its portfolio value by 60.4% (£1.610m) and likewise M&G has gained 38.7% (£880k). In the year to December 2023, both funds made 13.2% (£498k) and 6.2% (£185k) respectively, whilst Ruffers managed a loss of 5.2% (£73k).

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2023

Trustees' responsibilities

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

Company and charity law and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

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

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the group 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 group's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the group's auditors are aware of that information.

In approving the Trustees' Report, we have taken advantage of the small company provisions in the Companies Act 2006 to not include a Strategic Report, in our capacity as group directors.

Approved on behalf of the Board on 20th September 2024 by:

Signature R.S. Bartholomew
R Bartholomew, Trustee Director

Signature P. Turner
P Turner, Trustee Director

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2023

Opinion

We have audited the financial statements of Isleworth & Hounslow Charity Limited ("the parent charitable company") and its subsidiaries for the year ended 31 December 2023 which comprise the Consolidated Statement of Comprehensive Income, the Consolidated and Company Balance Sheets, the Consolidated and Company Statements of Changes in Reserves, the Consolidated Statement of Cash Flows and notes to the financial statements, including 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 charitable group's and parent charitable company's affairs as at 31 December 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 charitable group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group'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.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2023

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities set out on pages 5 and 6, the trustees (who are also the directors of the charitable group for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

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 auditors report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2023

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the group through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of 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. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charitable group's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable group's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable group and the charitable group's members as a body, for our audit work, for this report, or for the opinions we have formed.

Paul Creasey (Senior Statutory Auditor)
For and on behalf of Azets Audit Services
Statutory Auditor and Chartered Accountants
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Date 2024

Isleworth & Hounslow Charity Limited

Consolidated Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 December 2023

	Note	2023 £	2022 £
Turnover	2,3	1,410,141	754,854
Income from charitable activities		953,561	754,854
Value of assets acquired on consolidation		456,580	-
Total Turnover		1,410,141	754,854
Cost of sales		510,211	422,481
Gross surplus		899,930	332,373
Administrative expenditure		246,788	181,915
Operating surplus		653,142	150,458
Income from fixed asset investments		21,199	14,829
Interest receivable and similar income	6	3,482	300
Interest payable and similar charges	6	(10,436)	(10,816)
Movement in fair value of financial instruments	7	593,404	(315,836)
Surplus/(deficit) on ordinary activities for the year before tax		1,260,791	(161,065)
Tax on surplus/(deficit) on ordinary activities	10	-	-
Surplus/(deficit) for the year after tax		1,260,791	(161,065)
Total comprehensive income/(expenditure) for the year		1,260,791	(161,065)
Net income/(outgoing) resources from charitable activities		804,211	(161,065)
Value of assets acquired on consolidation		456,580	-
Net income/(outgoing) Resources		1,260,791	(161,065)

On behalf of the Board

R. S. Bartholomew

R Bartholomew, Trustee Director

P Turner, Trustee Director

Date *20/9/2024* 2024

Isleworth & Hounslow Charity Limited

Consolidated Balance sheet

Year Ended 31 December 2023

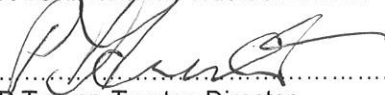
	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	11,12	6,967,621	6,849,153
Investments	13	8,732,768	7,840,712
		15,700,389	14,689,865
Current assets			
Debtors	14	79,756	33,210
Cash at bank and in hand		1,031,812	726,835
		1,111,568	760,045
Creditors: amounts falling due within one year	15	124,413	104,903
Net current assets		987,155	655,142
Total assets less current liabilities		16,687,544	15,345,007
Creditors: amounts falling due after more than one year	16	2,431,497	2,349,751
Total net assets		14,256,047	12,995,256
Reserves			
Income and expenditure reserve	18	7,048,058	6,593,701
Revaluation reserve	18	6,913,054	6,336,260
Restricted reserve	18	294,935	65,295
Total reserves		14,256,047	12,995,256

The financial statements were approved and authorised for issue by the Trustees on 2024

Signed on behalf of the board



R Bartholomew, Trustee Director



P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Company Balance sheet

Year Ended 31 December 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	11,12	6,687,756	6,849,153
Investments	13	8,450,194	7,840,712
		15,137,950	14,689,865
Current assets			
Debtors	14	79,645	33,210
Cash at bank and in hand		1,019,080	726,835
		1,098,725	760,045
Creditors: amounts falling due within one year	15	94,385	104,903
Net current assets		1,004,340	655,142
Total assets less current liabilities		16,142,290	15,345,007
Creditors: amounts falling due after more than one year	16	2,313,359	2,349,751
Total net assets		13,828,931	12,995,256
Reserves			
Income and expenditure reserve	18	6,842,257	6,593,701
Revaluation reserve	18	6,913,054	6,336,260
Restricted reserve	18	73,620	65,295
Total reserves		13,828,931	12,995,256

The financial statements were approved and authorised for issue by the Trustees on 2024

Signed on behalf of the board

R. J. Bartholomew

R Bartholomew, Trustee Director

P. Turner

P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Consolidated Statement of Changes in Reserves

Year Ended 31 December 2023

	Income and expenditure reserve	Revaluation reserve	Restricted reserve (I&H)	Restricted reserve - repairs	Restricted reserve - ERF	Restricted reserve - Whittingham	Restricted reserve - Hopkins Morris	Restricted reserve (CPC)	Total
	£	£	£	£	£	£	£	£	£
At 1 January 2023	6,593,701	6,336,260	65,295	-	-	-	-	-	12,995,256
Surplus for the year	1,042,990	-	-	86,677	18,305	42,951	50,744	19,124	1,260,791
Total comprehensive income	7,636,691	6,336,260	65,295	86,677	18,305	42,951	50,744	19,124	14,256,047
Transfers (note 18)	(588,633)	576,794	8,325	-	3,819	-	2,352	(2,657)	-
At 31 December 2023	7,048,058	6,913,054	73,620	86,677	22,124	42,951	53,096	16,467	14,266,047

Isleworth & Hounslow Charity Limited

Consolidated Statement of Changes in Reserves

Year Ended 31 December 2023

	Income and expenditure reserve	Revaluation reserve	Restricted reserve (I&H)	Restricted reserve - repairs	Restricted reserve - ERF	Restricted reserve - Whittingham	Restricted reserve - Hopkins Morris	Restricted reserve (CPC)	Total
	£	£	£	£	£	£	£	£	£
At 1 January 2022	6,435,859	6,643,018	77,444	-	-	-	-	-	13,156,321
(Deficit) for the year	(161,065)	-	-	-	-	-	-	-	(161,065)
Total comprehensive income	6,274,794	6,643,018	77,444	-	-	-	-	-	12,995,256
Transfers (note 18)	318,907	(306,758)	(12,149)	-	-	-	-	-	-
At 31 December 2022	6,593,701	6,336,260	65,295	-	-	-	-	-	12,995,256

Isleworth & Hounslow Charity Limited

Company Statement of Changes in Reserves

Year Ended 31 December 2023

	Income and expenditure reserve £	Revaluation reserve £	Restricted reserve £	Total £
At 1 January 2023	6,593,701	6,336,260	65,295	12,995,256
Surplus for the year	833,675	-	-	833,675
Total comprehensive income	7,427,376	6,336,260	65,295	13,828,931
Transfers (note 18)	(585,119)	576,794	8,325	-
At 31 December 2023	6,842,257	6,913,054	73,620	13,828,931

At 1 January 2022	6,435,859	6,643,018	77,444	13,156,321
(Deficit) for the year	(161,065)	-	-	(161,065)
Total comprehensive income	6,274,794	6,643,018	77,444	12,995,256
Transfers (note 18)	318,907	(306,758)	(12,149)	-
At 31 December 2022	6,593,701	6,336,260	65,295	12,995,256

Isleworth & Hounslow Charity Limited
Consolidated Statement of Cash Flows
Year Ended 31 December 2023

		2023	2022
	Note	£	£
Cash flow from operating activities	19	272,232	303,260
Net cash flow from operating activities		272,232	303,260
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(105)	(29,402)
Payments to acquire fixed assets investments		-	(14,829)
Acquisition of linked charity		40,859	-
Interest received		3,482	300
Net cash flow from investing activities		44,236	(43,931)
Cash flow from financing activities			
Repayment of long term loans		(1,055)	(17,632)
Interest paid		(10,436)	(10,816)
Net cash flow from financing activities		(11,491)	(28,448)
Net increase in cash and cash equivalents		304,977	230,881
Cash and cash equivalents at 1 January 2023		726,835	495,954
Cash and cash equivalents at 31 December 2023		1,031,812	726,835
Cash and cash equivalents consists of:			
Cash at bank and in hand		1,031,812	726,835
Cash and cash equivalents at 31 December 2023		1,031,812	726,835

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

1 Summary of significant accounting policies

(a) General information and basis of preparation

Isleworth & Hounslow Charity Limited ("the Charity") is a charitable company, limited by guarantee, incorporated in England and Wales and a private charity of social housing in the United Kingdom.

The Group consists of Isleworth & Hounslow Charity linked with Chiswick Parochial Charities ("CPC").

The address of the registered office is given on page 1 of these financial statements. The nature of the Group's operations and principal activities are to provide affordable housing in cases of need.

The Group constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Charity.

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

The financial statement consolidates the results of the Charitable Company and its linked charity Chiswick Parochial Charity on a line by line basis. All financial statements are made up to the 31 December 2023.

Chiswick Parochial Charity was linked into the Group from 15 February 2023 and therefore the 2022 accounts are not comparable.

A separate Statement of Comprehensive Income is not presented for the Charitable Company itself in accordance with the exemptions afforded by section 408 of the Companies Act 2006.

(b) Going concern

The financial statements have been prepared on the going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising the financial statements.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

(c) Tangible fixed assets

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

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	not depreciated
Housing properties - structure	1% - 1.5%
Housing properties – other components	2% - 10%
Housing properties – furniture, fixtures and fittings	25%
Office equipment	25%

Housing properties under construction are not depreciated until they are in use.

The freehold property within CPC is stated at cost less provision for any permanent diminution in value. No depreciation is provided because, in the option of the Trustees, the property is maintained to such a standard that its estimated residual value is not less than cost and therefore no material depreciation charge arises.

Major components of housing properties, such as lifts and warden alarm systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in housing properties.

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

(d) Investment properties

The Charity owns land for investment from which rental income is derived. The land was originally donated and is carried at fair value with any revaluation gains recognised within the Statement of Comprehensive Income.

No depreciation or amortisation is provided in respect of freehold investment properties.

(e) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

(f) Investments

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

(g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

(h) Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Charity, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

(i) Provisions

Provisions are recognised when the Charity has an obligation at the Balance Sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(j) Value Added Tax

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Comprehensive Income.

(k) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (Local Authorities) and Homes England.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

(l) Government grants

Government grants, from Local Authorities are received in respect of capital expenditure. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

(m) Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Employer contributions are made to personal pension schemes for the two employees of the Charity, and these are charged in the Statement of Comprehensive Income as they accrue.

(n) 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. During 2012 the Charity acquired the John Fielder-Haden Trust, and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the Statement of Comprehensive Income and then a transfer to restricted reserves is made as appropriate.

(o) Judgements and key sources of estimation uncertainty

The following are the significant management judgements made in applying the accounting policies of the Charity that have the most significant effect on the financial statements:

Housing properties in tangible fixed assets are valued at deemed cost as at 1 January 2014.

Investment properties are carried at fair value. The Trustees have used valuation techniques such as income yield to determine the carrying value of the investment properties; The approach to testing impairment of social housing portfolio is set out in section (g) above.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

2 Consolidated social housing turnover and costs

	2023	2022
	£	£
Income		
Maintenance contributions receivable	720,171	566,573
Service charges receivable	140,248	77,575
	860,419	644,148
Less: Operating expenditure		
Routine maintenance	104,295	107,056
Depreciation of housing properties	161,195	153,963
Other costs	229,644	158,462
	365,285	221,667
Operating and net surplus from social housing activities	365,285	221,667
	19,475	11,432
Void losses	19,475	11,432
Amortised government grants	37,048	35,247

3 Turnover

	2023	2022
	£	£
Contributions (Housing accommodation)	877,992	667,963
Ground rents (non-housing accommodation)	19,006	14,000
Rental income from non-social housing property	54,825	54,825
Value of assets acquired on linking of charity	456,580	-
Donations and other income	1,738	18,066
	1,410,141	754,854

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

4 Parent charity income and expenditure account

The Charity has taken the exemption under section 408 of the Companies Act 2006 not to present its income and expenditure accounts as part of these financial statements. The Charity's total income for the year was £813,208 (2022: £754,854) and its surplus for the financial year was £833,675 (2022: deficit of £161,065).

5 Accommodation owned and in management

The Group owns 99 units (2022: 80) that are used to provide affordable housing in cases of need.

Properties managed by agents

The Group owns 1 (2022: 1) property comprising 13 units (2022: 13) that is managed on its behalf, under a leasing agreement, by Notting Hill Genesis.

6 Interest and other finance income and charges

a) Interest receivable and similar income

	2023 £	2022 £
Bank interest receivable	3,482	300

b) Interest payable and similar charges

	2023 £	2022 £
Bank and other loans	10,436	10,816

7 Consolidated surplus/(deficit) on ordinary activities

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

	2023 £	2022 £
Auditor's remuneration (including expenses and benefits in kind)	16,285	10,800
Auditor's remuneration (including expenses and benefits in kind) for non-audit services	27,305	17,562
Depreciation of tangible fixed assets	161,502	158,956
Contributions to defined contribution pension schemes	8,099	8,184
Government grants	(37,048)	(35,247)
(Surplus)/deficit on fair value movement of investments	(593,404)	315,836

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

8 Board and key management personnel remuneration

The Trustees consider themselves and the General Manager to be key management personnel.

The total remuneration for key management personnel, including employer's pension contributions and employer's national insurance contributions, amounted to £78,698 (2022 - £81,963). No remuneration was received by trustees or non-executive board members.

During the year there was a Trustees' annual dinner costing £1,003 (2022 - £1,508). Expenses of £5 (2022: £353) were reimbursed to one (2022: one) trustee.

9 Group staff costs

The average monthly number of employees, including members of the executive team, during the year was as follows:

	2023 Number	2022 Number
Management and administration	1	1
Housing, support and care	2	1
	3	2

The average number of employees, including members of the management team, calculated on a full time equivalent was 3 employees (2022 – 2) on the basis of a 35 hour week.

The aggregate remuneration of such employees was as follows:

	2023 £	2022 £
Wages and salaries	132,445	102,294
Social security	12,386	7,238
Other pension costs	8,099	8,184
	152,930	117,716

1 employee (2022: 1) received employee benefits (excluding employer's pension contributions and employer's national insurance contributions) exceeding £60,000. The employee benefits fell within the following band: £60,001 to £70,000 (2022: £70,001 to £80,000).

The Registered Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the year was £8,099 (2022 - £8,184). Employer contributions of 8% are made on behalf of 2 (2022: 2) of the employees.

No special pensions arrangements have been made for the General Manager.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

10 Tax

Isleworth & Hounslow Charity Limited is a registered Charity and, therefore, is not liable to income tax or corporation tax on income or gains derived from its charitable activities as they fall within the various exemptions available to registered charities.

11 Tangible fixed assets – housing properties

	Group housing properties for letting	Company housing properties for letting £
Cost:		
At 1 January 2023	7,893,600	7,893,600
Additions – Linked Charity	279,865	-
At 31 December 2023	8,173,465	7,893,600
Depreciation:		
At 1 January 2023	1,593,198	1,593,198
Charge for year	161,044	161,044
At 31 December 2023	1,754,242	1,754,242
Net book value:		
At 31 December 2023	6,419,223	6,139,358
At 31 December 2022	6,300,402	6,300,402

The net book value of land and buildings comprised:

	2023 £	Group 2022 £	2023 £	Company 2022 £
Land and buildings:				
Freehold	6,419,223	6,300,402	6,139,358	6,300,402

Social housing properties with a net book value of £980,066 (2022 - £1,011,867) have been pledged as security for liabilities of the Charity. These assets have restricted title.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

12 Group & company tangible fixed assets – other

	Investment properties	Fixtures and fittings	Computer and office equipment	Total
	£	£	£	£
Cost or valuation:				
At 1 January 2023	548,000	24,328	16,604	588,932
Additions	-	-	105	105
At 31 December 2023	548,000	24,328	16,709	589,037
Depreciation:				
At 1 January 2023	-	23,952	16,229	40,181
Charge for the year	-	151	307	458
At 31 December 2023	-	24,103	16,536	40,639
Carrying amount:				
At 31 December 2023	548,000	225	173	548,398
At 31 December 2022	548,000	376	375	548,751

The net book value of land and buildings comprised:

	2023 £	2022 £
Investment properties:		
Freehold	548,000	548,000

Tangible fixed assets held at valuation

Investment properties

The land included in Investment properties was independently valued at £520,000 in May 2016 on the basis of market value for existing use by Perry Hill Chartered Surveyors. As at 31 December 2023, the Trustees consider the appropriate valuation to be £548,000. The land was originally donated.

Details of leasing arrangements relating to investment properties are provided in note 16.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

13 Fixed asset investments

	Group listed investments £	Company listed investments £
Cost or valuation		
At 1 January 2023	7,840,712	7,840,712
Additions	21,199	21,199
Additions – linked charities	277,266	-
Revaluation	593,591	588,283
At 31 December 2023	8,732,768	8,450,194
Impairment		
At 1 January 2023 and 31 December 2023	-	-
Carrying amount:		
At 31 December 2023	8,732,768	8,450,194
At 31 December 2022	7,840,712	7,840,712

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

14 Debtors

	2023 £	Group 2022 £	2023 £	Company 2022 £
Trade debtors (gross social housing rent arrears)	17,914	24,500	6,948	24,500
Other debtors	61,842	8,710	56,621	8,710
Amounts owed by linked charity	-	-	16,076	-
	79,756	33,210	79,645	33,210

15 Creditors: amounts falling due within one year

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank and other loans	1,146	1,057	1,146	1,057
Rents paid in advance	5,530	10,791	5,530	10,791
Government grants	37,646	35,247	35,247	35,247
Accruals and deferred income	80,091	57,808	52,462	57,808
	124,413	104,903	94,385	104,903

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

16 Creditors: amounts falling due after more than one year

	2023 £	Group 2022 £	2023 £	Company 2022 £
Bank and other loans	94,282	95,426	94,282	95,426
Government grants	2,337,215	2,254,325	2,219,077	2,254,325
	2,431,497	2,349,751	2,313,359	2,349,751

Other loans totalling £95,428 (2022 - £96,483) are secured by the properties in respect of which monies were advanced.

Interest on the loan to redevelop Tolson House, advanced by Charity Bank Limited, was charged at 6.5%. Capital repayments on this loan were made monthly until the final payment in May 2022. Interest on the Raybell Court loan, advanced by Orchardbrook Limited, is being charged at 10.875%. Capital repayments on this loan are being made biannually.

Other loans include aggregate amounts of £86,352 (2022 - £88,078) which fall due after five years and which are payable by instalments.

17 Group & Company Leases Operating leases - lessor

Operating leases primarily relate to a lease taken on Farnells by Notting Hill Genesis and a lease on the investment property by a nursery.

Total future minimum lease income receivable under non-cancellable operating leases is as follows:

	2023 £	2022 £
Not later than one year	68,825	68,825
Later than one and not later than five years	265,967	275,300
Later than five years	210,162	269,654
	544,954	613,779

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

18 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. A transfer is made from the income and expenditure reserve to the revaluation reserve and the restricted reserve for the market revaluation gains or losses.

b) Revaluation reserve

The revaluation reserve represents the valuation in 1982 of the land and buildings acquired from other Charities and the cumulative effect of market revaluations of the quoted investments.

c) Restricted

Restricted funds represent monies and quoted investments transferred from the John Fielder Haden Trust, and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick.

19 Reconciliation of operating (deficit)/surplus to cash flow from operating activities

	2023 £	2022 £
Surplus/(deficit) for the year	1,260,791	(161,065)
Net assets acquired on linking of CPC	(456,580)	-
Interest payable	10,436	10,816
Interest received	(3,482)	(300)
Depreciation and impairment of tangible fixed assets	161,502	158,956
(Gains)/losses on investments	(593,404)	315,836
(Increase) in trade and other debtors	(34,778)	(7,676)
(Decrease)/increase in trade and other creditors	(14,006)	21,940
Investment income reinvested	(21,199)	-
Government grants utilised in the year	(37,048)	(35,247)
Net cash flow from operating activities	272,232	303,260

20 Analysis of change in net funds/(debt)

Group	2022 £	Cash flows £	Linking of charity £	2023 £
Cash at bank and in hand	726,835	264,118	40,859	1,031,812
Debt due within one year	(1,057)	(89)	-	(1,146)
Debt due after more than one year	(95,426)	1,144	-	(94,282)
	630,352	265,173	40,859	936,384

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

21 Financial instruments

The carrying amounts of Charity's financial instruments are as follows:

	2023 £	Group 2022 £	2023 £	Company 2022 £
<i>Financial assets</i>				
Measured at fair value through the statement of comprehensive income:				
- Investment property (note 12)	548,000	548,000	548,000	548,000
- Fixed asset listed investments (note 13)	8,732,768	7,840,712	8,450,194	7,840,712
	9,280,768	8,388,712	8,998,194	8,388,712
<i>Financial liabilities</i>				
Measured at amortised cost				
- Other loans (notes 15-16)	95,428	96,483	95,428	96,483

The income, expenses, net gains and net losses attributable the Charity's financial instruments are summarised as follows:

	2023 £	Group 2022 £	2023 £	Company 2022 £
<i>Income and expense</i>				
Financial assets measured at fair value through the statement of comprehensive income	79,506	69,954	79,506	69,954
Financial liabilities measured at amortised cost	(10,436)	(10,816)	(10,436)	(10,816)
<i>Net gains and losses (including changes in fair value)</i>				
Financial assets measured at fair value through the statement of comprehensive income	593,404	(315,836)	588,096	(315,836)

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2023

22 Linking of Chiswick Parochial Charity

On 16th February 2023, the Charity linked with Chiswick Parochial Charity, which is a registered charity. Their activities include the provision of comfortable, affordable housing for eligible people living within the London Borough of Hounslow.

The costs of linking was £nil and the value of net assets acquired are shown as income in the year totalling £456,580.

The net assets acquired as at 16th February 2023 are as follows:

	2023 £
Fixed Assets	
Tangible assets	279,865
Investments	277,433
Current assets	
Trade debtors	9,455
Other debtors	2,334
Cash at bank and in hand	40,859
Creditors: amount falling due within one year	
Accruals and other creditors	(30,404)
Rents paid in advance	(625)
Development creditors	(2,399)
Creditors: amount falling due after more than one year	
Development creditors	(119,938)
	456,580

23 Related party transactions

During the year, Isleworth and Hounslow made payments of £71,919 (2022: £nil) and received receipts of £55,844 (2022: £nil) on behalf of Chiswick Parochial Charity. As at 31 December 2023, Chiswick Parochial Charity owes £16,076 (2022: £1,508) to Isleworth and Hounslow.

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales - Charity number 1112467

Accounts

Isleworth & Hounslow Charity Limited
Financial Statements
Year Ended 31 December 2022

Homes England registration number: 4675

Company registration number: 05577965

Charity registration number: 1112467

Isleworth & Hounslow Charity Limited

Financial Statements

Year Ended 31 December 2022

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Isleworth & Hounslow Charity Limited

Charity Information

Year Ended 31 December 2022

Trustees and Directors

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Mr C S Lucy
Rev D Maclure
Ms S Sylvester
Dr J Tippins
Mr P Turner

Secretary and General Manager

Mr A Brooks

Registered office and place of business

The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Auditor

Azets Audit Services
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Bankers

Barclays Bank PLC
210 High Street
Hounslow
TW3 1DL

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2022

The Trustees (who are also the directors of the company for the purposes of the Companies Act) of Isleworth & Hounslow Charity Limited ("the Charity") present their report, and the audited financial statements of the Charity for the year ended 31 December 2022.

Members of the board

The Trustees who have served during the year were as follows:

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Mr C S Lucy (appointed on 31 March 2022)
Rev D Maclure
Ms S Sylvester
Dr J Tippins
Mr P Turner
Rev A Walton (resigned 6 March 2022)

Review of the business and business model

The Trustees consider the performance of the Charity, in providing homes for those of modest income, to be satisfactory and have made special efforts to ensure the provision of support for those of their residents who sometimes face difficult circumstances. The grant-giving budget for 2022 was £30,000, of which £9,447 was awarded during the year. The remaining budget of £20,553 will be carried forward into 2023.

Objectives and strategies for achieving those objectives

The Charity's main objects comprise the provision of affordable housing in cases of need. It is a registered charity (Charity Number: 1112467) and also a company limited by guarantee (Company Number: 05577965). The Charity is also a member of The Almshouse Association (Number 524) and is registered with Homes England (Number 4675) and is a Registered Provider of Social Housing.

It provides residential accommodation in 80 units, collecting maintenance and heating contributions from residents and maintaining its stock of affordable housing in good repair. It makes charitable donations to individuals in need and other charitable organisations supporting people in need in the London Borough of Hounslow.

Principal risks and uncertainties

The key risks that may prevent the Charity from achieving its objectives are considered and reviewed periodically by the General Manager. The likelihood and impact of risks is assessed and plans are put in place to mitigate those risks considered to be the most likely.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2022

Principal risks and uncertainties (continued)

The key risks are:

- trustees/staff engage in fraudulent activity;
- that the Charity has gaps in its health and safety practices;
- the Charity is insufficiently insured;
- the Charity is not well governed;
- major operational failure; and
- failure to comply with regulations.

Main trends and factors underlying the development, performance and position of the Charity

The main trends are year-on-year reductions in public sector spending, partly due to cost of living crises and a continued demand for the Charity's accommodation. The Charity has been well-governed with continued high attendance at meetings and formal review of a variety of policies.

Analysis using financial and non-financial key performance indicators

The financial statements show an operating surplus for the year of £150,458 (2021: surplus £196,778). The Trustees consider this to be a satisfactory outcome.

During the year, the Charity's quoted investments have fallen in value by 3.9% (2021: 14.5% increase). As a result of the operating surplus and decrease in the value of investments, the overall deficit for the year was £161,065 (2021 - surplus £1,229,050). The Charity's funds at the year-end were £12,995,256 (2021 - £13,156,321).

Future prospects and developments

The Charity refreshed its 5-year strategy in 2018, with the main objective being to increase the amount of accommodation offered to more than 100 units by 2023 and this is being achieved by the amalgamation of Chicwick Parochial Charity ("CPC") within the Charity from February 2023. This 5-year strategy also outlines a updated asset management policy which ensures that The Charity's commitment to maintaining the existing properties to the highest standards possible is sustained.

The Charity will continue to develop and keep under review how it is helping residents, who may be experiencing social isolation. Through the range of activities on offer for residents, the aim is to keep residents physically, mentally and socially active, by weekly well-being checks both by visiting and by phone calls.

Assessment of how the Charity is achieving value for money

The Charity approach to Value for Money is to ensure that we continue to provide affordable housing. The properties are maintained and contribution levels are kept below the cap enforced by the Regulator of Social Housing.

Charitable donations are made to residents of the London Borough of Hounslow after an assessment by the Trustees to ensure relief is provided to those who need it.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2022

Assessment of how the Charity is achieving value for money (continued)

The following are Value for Money metrics as required by the Value for Money Standard issued by the Regulator of Social Housing:

Metric	2022 value	2021 value
Reinvestment	0.46%	1.24%
New supply (Social housing units)	0%	0%
New supply (Non-social housing units)	0%	0%
Gearing	(10%)	(5.94%)
EBITDA MRI interest cover	2,269%	1,819%
Headline social housing cost	£1,702	£2,330
Operating margin (Social housing lettings)	34.41%	42.28%
Operating margin (Overall)	19.93%	27.46%
Return on capital employed	0.98%	1.27%

Assessment of compliance with the Governance and Financial Viability Standard

We are pleased to report that the Charity is meeting the Governance and Financial Viability Standard.

Reserves Policy

The Trustees have considered their policy regarding Reserves. The Charity's main activity has been the provision of affordable housing in cases of need. It is a Charity of Social Housing and continues to be regulated by the Regulator of Social Housing.

It continues to fulfil the functions of a Registered Provider of Social Housing and, as such, maintains specific other designated reserves for cyclical maintenance and extraordinary repairs and annual transfers are made to such reserves in line with recommendations of the Regulator of Social Housing. Transfers back from these reserves are then made to match expenditure charged in the Income and Expenditure Account.

Monies and quoted investments from the John Fielder Haden Trust were transferred into the Charity during 2012 and are classified as Restricted Funds.

The Charity also maintains revenue reserves. In order to continue and expand its main activities, in 2023 the Charity will spend substantial sums, particularly on maintaining or improving its housing stock. It does not undertake fund raising activities and therefore, to provide sufficient sums to meet future expenditure, its policy is to maintain high levels of revenue reserves generated from reinvestment of annual surpluses from regular revenues. Covid influenced the Reserves calculation, as the planned expenditure was postponed/delayed due to variants of Covid. We expect there to be minimal disruption from 2023.

Finally, revaluation reserves are maintained in accordance with generally accepted accounting principles to reflect the difference between the market value and book value of investments and housing property. When such assets are realised to generate funds for future investment, amounts will be transferred from these reserves to revenue reserves. The value of each reserve as at 31 December 2022 is disclosed on page 12.

The Charity's target level of free reserves is three months of expenditure, approximately £115,000 (2021 - £121,000) plus a budgeted amount being held for identified capital projects, totalling £390,000 (2021 - £93,000). At the year end, the Charity held free reserves of £934,051, which is above the target level.

Code of governance

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association. It was incorporated on 29 September 2005 and, in October 2006; it acquired the assets of Isleworth & Hounslow Charity, and has taken over its activities. In January 2008 the Charity took over the Parthenia Hayburn Trust (previously managed by London Borough of Hounslow).

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2022

Code of governance (continued)

The Charity is managed by its Board of Trustees, and had a staff team of two during the year. They consisted of the General Manager and the Almshouse Officer. The General Manager is responsible for the day-to-day running of the Charity and reporting directly to the Board of Trustees. He is also responsible for the development and governance of the Charity, the administration of the Charity and housing management, ensuring that the Charity's buildings are maintained and invested in and oversees day-to-day repairs. The Almshouse Officer is responsible for regularly visiting all the residents who live in the Charity's properties, assisting in dealing with particular issues that may arise, and carrying out general duties in the office.

Two ex-officio Trustees – present incumbents of the benefices of All Saints' Church Isleworth and St John the Baptist Church Isleworth – have unlimited terms of appointment. All other appointed Trustees also serve a term of four years. New Trustees undergo an induction with the General Manager which would comprise details of organisational roles and responsibilities as well as legal roles and responsibilities.

Reference to Trustees' annual review of internal control

The Trustees are responsible for the control of financial affairs of the Charity and its internal financial control. Day to day responsibilities for administering financial functions are vested in the General Manager and he reports regularly to the Trustees on financial matters. A financial risk assessment has been carried out by the Trustees, who are satisfied there are sufficient financial controls in place to minimise any future potential risk to the assets of the Charity. Financial procedures were reviewed and amended in September 2018 and will be revisited in 2023. Current ongoing activities of the Charity are funded from existing current incoming resources, mostly in the form of contributions from existing housing properties and investment income. Where new projects are undertaken, funding consideration is given to each project individually. The Charity has reserves, but as a provider of social housing, it will also seek grant funding and loan funding as necessary and where appropriate.

Public benefit statement

The Trustees have given due consideration to the Charity Commission published guidance on the public benefit requirement. They will continue to relieve the need of people in necessitous circumstances by the provision of accommodation and the relief in need, hardship or distress of other people resident in the London Borough of Hounslow.

Policy for setting key management remuneration

The Charity has a Human Resources Committee whose responsibility is to review and agree remuneration levels for personnel. The Committee's decisions are subsequently submitted to the board of Trustees for information.

Financial instruments

The key financial instruments included in the financial statements are a portfolio of listed investments held at fair value and loans secured on certain housing properties.

Investment strategy and performance

The Charity's investments are managed by multiple Investment and Fund Managers and are spread across a wide range of investment products, to diversify risk and maintain a well-balanced portfolio. Separate funds are held by CCLA, M&G and Ruffer.

The Charity has benchmarked investment performance in the year against a number of other providers and although overall performance is underpar, under the prevailing geopolitical and economic landscape there is hesitancy to make changes to current investment portfolio and will continue to monitor and report closely. Investments went through different stages of performance throughout the year to finish up better in the last quarter, but not sufficiently to claw back all the losses incurred especially under CCLA which is 9.7% behind on a year-on-year basis (£406,000).

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2022

Trustees' responsibilities

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

Company and charity law and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

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

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company 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 company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

In approving the Trustees' Report, we have taken advantage of the small company provisions in the Companies Act 2006 to not include a Strategic Report, in our capacity as company directors.

Approved on behalf of the Board on..... May 2023 by:

Signature 
R Bartholomew, Trustee Director

Signature 
P Turner, Trustee Director

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2022

Opinion

We have audited the financial statements of Isleworth & Hounslow Charity Limited (the "charitable company") for the year ended 31 December 2022 which comprise the statement of comprehensive income (including the income and expenditure account, the balance sheet, the statement of changes in reserves, & the statement of cash flows) and notes to the financial statements, including 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 charitable company's affairs as at 31 December 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The 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.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2022

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

Matters on which we are required to report by exception

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

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

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

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities set out on page 6, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

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 auditors report.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2022

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of 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. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Paul Creasey (Senior Statutory Auditor)
For and on behalf of Azets Audit Services
Statutory Auditor and Chartered Accountants
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Date May 2023

Isleworth & Hounslow Charity Limited

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 December 2022

	Note	2022 £	2021 £
Turnover	2,3	754,854	716,563
Cost of sales		422,481	352,036
Gross surplus		332,373	364,527
Administrative expenditure		181,915	167,749
Operating surplus		150,458	196,778
Income from fixed asset investments	6	14,829	13,673
Interest receivable and similar income	5	300	24
Interest payable and similar charges	5	(10,816)	(13,071)
Movement in fair value of financial instruments	6,12	(315,836)	1,031,646
(Deficit)/surplus on ordinary activities for the year before tax		(161,065)	1,229,050
Tax on (deficit)/surplus on ordinary activities	9	-	-
(Deficit)/surplus for the year after tax		(161,065)	1,229,050
Total comprehensive (expenditure)/income for the year		(161,065)	1,229,050

On behalf of the Board


.....
R Bartholomew, Trustee Director


.....
P Turner, Trustee Director

Date:  May 2023

Isleworth & Hounslow Charity Limited

Balance sheet

Year Ended 31 December 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible fixed assets	10,11	6,849,153	6,978,707
Investments	12	7,840,712	8,141,719
		14,689,865	15,120,426
Current assets			
Debtors	13	33,210	25,534
Cash at bank and in hand		726,835	495,954
		760,045	521,488
Creditors: amounts falling due within one year	14	104,903	99,540
Net current assets		655,142	421,948
Total assets less current liabilities		15,345,007	15,542,374
Creditors: amounts falling due after more than one year	15	2,349,751	2,386,053
Total net assets		12,995,256	13,156,321
Reserves			
Income and expenditure reserve	17	6,593,701	6,435,859
Revaluation reserve	17	6,336,260	6,643,018
Restricted reserve	17	65,295	77,444
Total reserves		12,995,256	13,156,321

The financial statements were approved and authorised for issue by the Trustees on 25 May 2023

Signed on behalf of the board

R Bartholomew

R Bartholomew, Trustee Director

P Turner

P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Statement of Changes in Reserves

Year Ended 31 December 2022

	Income and expenditure reserve £	Revaluation reserve £	Restricted reserve £	Total £
At 1 January 2022	6,435,859	6,643,018	77,444	13,156,321
(Deficit) for the year	(161,065)	-	-	(161,065)
Total comprehensive income	6,274,794	6,643,018	77,444	12,995,256
Transfers (note 17)	318,907	(306,758)	(12,149)	-
At 31 December 2022	6,593,701	6,336,260	65,295	12,995,256
At 1 January 2021	6,235,935	5,625,027	66,309	11,927,271
Surplus for the year	1,229,050	-	-	1,229,050
Total comprehensive income	7,464,985	5,625,027	66,309	13,156,321
Transfers (note 17)	(1,029,126)	1,017,991	11,135	-
At 31 December 2021	6,435,859	6,643,018	77,444	13,156,321

Isleworth & Hounslow Charity Limited

Statement of Cash Flows

Year Ended 31 December 2022

		2022	2021
	Note	£	£
Cash flow from operating activities	18	303,260	329,397
Net cash flow from operating activities		303,260	329,397
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(29,402)	(79,410)
Payments to acquire fixed assets investments		(14,829)	(13,673)
Interest received		300	24
Net cash flow from investing activities		(43,931)	(93,059)
Cash flow from financing activities			
Repayment of long term loans		(17,632)	(39,116)
Interest paid		(10,816)	(13,071)
Net cash flow from financing activities		(28,448)	(52,187)
Net increase in cash and cash equivalents		230,881	184,151
Cash and cash equivalents at 1 January 2022		495,954	311,803
Cash and cash equivalents at 31 December 2022		726,835	495,954
Cash and cash equivalents consists of:			
Cash at bank and in hand		726,835	495,954
Cash and cash equivalents at 31 December 2022		726,835	495,954

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

1 Summary of significant accounting policies

(a) General information and basis of preparation

Isleworth & Hounslow Charity Limited ("the Charity") is a charitable company, limited by guarantee, incorporated in England and Wales and a private charity of social housing in the United Kingdom. The address of the registered office is given on page 1 of these financial statements. The nature of the Charity's operations and principal activities are to provide affordable housing in cases of need.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Charity.

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

(b) Going concern

The financial statements have been prepared on the going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising the financial statements.

(c) Tangible fixed assets

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

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	not depreciated
Housing properties - structure	1% - 1.5%
Housing properties – other components	2% - 10%
Housing properties – furniture, fixtures and fittings	25%
Office equipment	25%

Housing properties under construction are not depreciated until they are in use.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

(c) Tangible fixed assets (continued)

Major components of housing properties, such as lifts and warden alarm systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in housing properties.

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

(d) Investment properties

The Charity owns land for investment from which rental income is derived. The land was originally donated and is carried at fair value with any revaluation gains recognised within the Statement of Comprehensive Income.

No depreciation or amortisation is provided in respect of freehold investment properties.

(e) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(f) Investments

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

(g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

(h) Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Charity, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

(i) Provisions

Provisions are recognised when the Charity has an obligation at the Balance Sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(j) Value Added Tax

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Comprehensive Income.

(k) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (Local Authorities) and Homes England.

(l) Government grants

Government grants, from Local Authorities are received in respect of capital expenditure. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

(m) Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Employer contributions are made to personal pension schemes for the two employees of the Charity, and these are charged in the Statement of Comprehensive Income as they accrue.

(n) 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. During 2012 the Charity acquired the John Fielder Haden Trust and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the Statement of Comprehensive Income and then a transfer to restricted reserves is made as appropriate.

(o) Judgements and key sources of estimation uncertainty

The following are the significant management judgements made in applying the accounting policies of the Charity that have the most significant effect on the financial statements:

Housing properties in tangible fixed assets are valued at deemed cost as at 1 January 2014.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

Investment properties are carried at fair value. The Trustees have used valuation techniques such as income yield to determine the carrying value of the investment properties; The approach to testing impairment of social housing portfolio is set out in section (g) above.

2 Social housing turnover and costs

	2022	2021
	£	£
Income		
Maintenance contributions receivable	566,573	544,650
Service charges receivable	77,575	65,210
	644,148	609,860
Less: Operating expenditure		
Routine maintenance	107,056	106,973
Major works	-	-
Depreciation of housing properties	156,963	153,306
Other costs	158,462	91,757
Operating and net surplus from social housing activities	221,667	257,824
Void losses	11,432	4,928
Amortised government grants	35,247	35,247

3 Turnover

	2022	2021
	£	£
Contributions (Housing accommodation)	667,963	640,179
Ground rents (non-housing accommodation)	14,000	13,977
Rental income from non-social housing property	54,825	54,825
Donations and other income	18,066	7,582
	754,854	716,563

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

4 Accommodation owned and in management

The Charity owns 80 units (2021: 80) that are used to provide affordable housing in cases of need.

Properties managed by agents

The Charity owns 1 (2021: 1) property comprising 13 units (2021: 13) that is managed on its behalf, under a leasing agreement, by Notting Hill Genesis.

5 Interest and other finance income and charges

a) Interest receivable and similar income

	2022 £	2021 £
Bank interest receivable	300	24

b) Interest payable and similar charges

	2022 £	2021 £
Bank and other loans	10,816	13,071

6 (Deficit)/surplus on ordinary activities

(Deficit)/surplus on ordinary activities is stated after charging / (crediting):

	2022 £	2021 £
Auditor's remuneration (including expenses and benefits in kind)	10,800	10,200
Auditor's remuneration (including expenses and benefits in kind) for non-audit services	17,562	20,580
Depreciation of tangible fixed assets	158,956	155,674
Contributions to defined contribution pension schemes	8,184	7,170
Government grants	(35,247)	(35,247)
Deficit/(surplus) on fair value movement of investments	315,836	(1,031,646)

7 Board and key management personnel remuneration

The Trustees consider themselves and the General Manager to be key management personnel.

The total remuneration for key management personnel, including employer's pension contributions and employer's national insurance contributions, amounted to £81,963 (2021 - £68,692). No remuneration was received by trustees or non-executive board members.

During the year there was a Trustees' annual dinner costing £1,508 (2021 - £1,134) and a meeting costing £nil (2021 - £169). Expenses of £353 (2021: £nil) were reimbursed to one (2021: none) trustees.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

8 Staff costs

The average monthly number of employees, including members of the executive team, during the year was as follows:

	2022 Number	2021 Number
Management and administration	1	1
Housing, support and care	1	1
	2	2

The average number of employees, including members of the management team, calculated on a full time equivalent was 2 employees (2021 – 2) on the basis of a 35 hour week.

The aggregate remuneration of such employees was as follows:

	2022 £	2021 £
Wages and salaries	102,294	89,626
Social security	7,238	5,932
Other pension costs	8,184	7,170
	117,716	102,728

One employee received employee benefits (excluding employer's pension contributions and employer's national insurance contributions) exceeding £60,000 (2021: No employees received remuneration exceeding £60,000). The employee benefits fell within the following band: £70,001 to £80,000.

The Registered Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the year was £8,184 (2021 - £7,170). Employer contributions of 8% are made on behalf of all employees.

No special pensions arrangements have been made for the General Manager.

9 Tax

Isleworth & Hounslow Charity Limited is a registered Charity and, therefore, is not liable to income tax or corporation tax on income or gains derived from its charitable activities as they fall within the various exemptions available to registered charities.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

10 Tangible fixed assets – housing properties

	Housing properties for letting £	
Cost:		
At 1 January 2022		7,864,497
Additions		29,103
At 31 December 2022		7,893,600
Depreciation:		
At 1 January 2022		1,436,405
Charge for year		156,793
At 31 December 2022		1,593,198
Net book value:		
At 31 December 2022		6,300,402
At 31 December 2021		6,428,092
The net book value of land and buildings comprised:		
	2022 £	2021 £
Land and buildings:		
Freehold	6,300,402	6,428,092

Social housing properties with a net book value of £1,011,867 (2021 - £4,146,442) have been pledged as security for liabilities of the Charity. These assets have restricted title.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

11 Tangible fixed assets – other

	Investment properties	Fixtures and fittings	Computer and office equipment	Total
	£	£	£	£
Cost or valuation:				
At 1 January 2022	548,000	24,029	16,604	588,633
Additions	-	299	-	299
At 31 December 2022	548,000	24,328	16,604	588,932
Depreciation:				
At 1 January 2022	-	23,782	14,236	38,018
Charge for the year	-	170	1,993	2,163
At 31 December 2022	-	23,952	16,229	40,181
Carrying amount:				
At 31 December 2022	548,000	376	375	548,751
At 31 December 2021	548,000	247	2,368	550,615

The net book value of land and buildings comprised:

	2022 £	2021 £
Investment properties:		
Freehold	548,000	548,000

Tangible fixed assets held at valuation

Investment properties

The land included in Investment properties was independently valued at £520,000 in May 2016 on the basis of market value for existing use by Perry Hill Chartered Surveyors. As at 31 December 2022, the Trustees consider the appropriate valuation to be £548,000. The land was originally donated.

Details of leasing arrangements relating to investment properties are provided in note 16.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	8,141,719
Additions	14,829
Revaluation	(315,836)
At 31 December 2022	<u>7,840,712</u>
Impairment	
At 1 January 2022 and 31 December 2022	-
Carrying amount:	
At 31 December 2022	<u>7,840,712</u>
At 31 December 2021	<u>8,141,719</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

13 Debtors

	2022 £	2021 £
Trade debtors (gross social housing rent arrears)	24,500	10,500
Other debtors	8,710	15,034
	<u>33,210</u>	<u>25,534</u>

14 Creditors: amounts falling due within one year

	2022 £	2021 £
Bank and other loans	1,057	17,634
Rents paid in advance	10,791	6,479
Government grants	35,247	35,247
Accruals and deferred income	57,808	40,180
	<u>104,903</u>	<u>99,540</u>

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

15 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Bank and other loans	95,426	96,481
Government grants	2,254,325	2,289,572
	2,349,751	2,386,053

Other loans totalling £96,483 (2021 - £114,115) are secured by the properties in respect of which monies were advanced.

Interest on the loan to redevelop Tolson House, advanced by Charity Bank Limited, was charged at 6.5%. Capital repayments on this loan were made monthly until the final payment in May 2022. Interest on the Raybell Court loan, advanced by Orchardbrook Limited, is being charged at 10.875%. Capital repayments on this loan are being made biannually.

Other loans include aggregate amounts of £88,078 (2021 - £89,869) which fall due after five years and which are payable by instalments.

16 Leases Operating leases - lessor

Operating leases primarily relate to a lease taken on Farnells by Notting Hill Genesis and a lease on the investment property by a nursery.

Total future minimum lease income receivable under non-cancellable operating leases is as follows:

	2022 £	2021 £
Not later than one year	68,825	68,803
Later than one and not later than five years	275,300	275,212
Later than five years	269,654	338,449
	613,779	682,464

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

17 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. A transfer is made from the income and expenditure reserve to the revaluation reserve and the restricted reserve for the market revaluation gains or losses.

b) Revaluation reserve

The revaluation reserve represents the valuation in 1982 of the land and buildings acquired from other Charities and the cumulative effect of market revaluations of the quoted investments.

c) Restricted

Restricted funds represent monies and quoted investments transferred from the John Fielder Haden Trust, and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick.

18 Reconciliation of operating (deficit)/surplus to cash flow from operating activities

	2022 £	2021 £
(Deficit)/surplus for the year	(161,065)	1,229,050
Interest payable	10,816	13,071
Interest received	(300)	(24)
Depreciation and impairment of tangible fixed assets	158,956	155,674
Losses/(gains) on investments	315,836	(1,031,646)
(Increase) in trade and other debtors	(7,676)	(6,732)
Increase in trade and other creditors	21,940	5,251
Government grants utilised in the year	(35,247)	(35,247)
Net cash flow from operating activities	303,260	329,397

19 Analysis of change in net funds/(debt)

	2021 £	Cash flows £	2022 £
Cash at bank and in hand	495,954	230,881	726,835
Debt due within one year	(17,634)	16,577	(1,057)
Debt due after more than one year	(96,481)	1,055	(95,426)
	381,839	248,513	630,352

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

20 Related party transactions

During the year, the charity recharged employment costs of £18,046 to Chiswick Parochial Charity ("CPC"). J Tippins is a trustee of both organisations.

At the year end £1,508 was due from CPC to the charity.

21 Financial instruments

The carrying amounts of Charity's financial instruments are as follows:

	2022 £	2021 £
<i>Financial assets</i>		
Measured at fair value through the statement of comprehensive income:		
- Investment property (note 11)	548,000	548,000
- Fixed asset listed investments (note 12)	7,840,712	8,141,719
	<u>8,388,712</u>	<u>8,689,719</u>
<i>Financial liabilities</i>		
Measured at amortised cost		
- Other loans (notes 14-15)	96,483	114,115
	<u>96,483</u>	<u>114,115</u>

The income, expenses, net gains and net losses attributable the Charity's financial instruments are summarised as follows:

	2022 £	2021 £
<i>Income and expense</i>		
Financial assets measured at fair value through the statement of comprehensive income	69,954	68,522
Financial liabilities measured at amortised cost	(10,816)	(13,071)
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through the statement of comprehensive income	<u>(315,836)</u>	<u>1,031,646</u>

22 Events after the balance sheet date

On 16 February 2023, the Charity became the sole corporate trustee of Chiswick Parochial Charity ("CPC"), under a scheme issued by the Charity Commission for England and Wales.

Now that CPC is amalgamated with the Charity, trustees are currently undertaking a plan to integrate, streamline and harmonise its processes. The Charity has supported CPC by provision of support from Alan Brooks, General Manager, to manage the operational and administrative transition.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2022

22 Events after the balance sheet date (continued)

With the addition of CPC, IHC has met its 5-year strategy and strengthens IHC footprint and aligns its strategy of offering 100+ units. The goal is to amalgamate CPC into the framework structure and governance of IHC, whilst also providing the highest possible standards and maintain value for money services in the current uncertain economic climate.

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales - Charity number 1112467

Accounts

Isleworth & Hounslow Charity Limited
Financial Statements
Year Ended 31 December 2021

Homes England registration number: 4675

Company registration number: 05577965

Charity registration number: 1112467

Isleworth & Hounslow Charity Limited

Financial Statements

Year Ended 31 December 2021

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Isleworth & Hounslow Charity Limited

Charity Information

Year Ended 31 December 2021

Trustees and Directors

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Mr C S Lucy (Appointed 31 March 2022)
Rev D Maclure
Ms S Sylvester
Dr J Tippins
Mr P Turner
Rev A Walton (Resigned 6 March 2022)

Secretary and General Manager

Mr A Brooks

Registered office and place of business

The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Auditor

Azets Audit Services
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Bankers

Barclays Bank PLC
210 High Street
Hounslow
TW3 1DL

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2021

The Trustees (who are also the directors of the company for the purposes of the Companies Act) of Isleworth & Hounslow Charity Limited ("the Charity") present their report, and the audited financial statements of the Charity for the year ended 31 December 2021.

Members of the board

The Trustees who have served during the year were as follows:

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair
Ms H Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Mr C S Lucy (appointed 31 March 2022)
Rev D Maclure
Mr A McKendry (resigned on 27 May 2021)
Ms S Sylvester
Dr J Tippins
Mr P Turner
Rev A Walton (Resigned 6 March 2022)

In 2017 the Government introduced new regulations requiring a limit upon Local Authority Influence of Registered Providers of Social Housing: The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017. As a result, in early 2018 the Charity agreed with Hounslow Council the removal of all their nomination rights to the Board. This did not affect any actual appointments.

Review of the business and business model

The Trustees consider the performance of the Charity, in providing homes for those of modest income, to be satisfactory and have made special efforts to ensure the provision of support for those of their residents who sometimes face difficult circumstances. A programme of major building work at Raybell Court is ongoing and was postponed at Ingrams. The grant-giving budget remained at £30,000.

Objectives and strategies for achieving those objectives

The Charity's main objects comprise the provision of affordable housing in cases of need. It is a registered charity (Charity Number: 1112467) and also a company limited by guarantee (Company Number: 05577965). The Charity is also a member of The Almshouse Association (Number 524) and is registered with Homes England (Number 4675) and is a Registered Provider of Social Housing.

It provides residential accommodation in 80 units, collecting maintenance and heating contributions from residents and maintaining its stock of affordable housing in good repair. It makes charitable donations to individuals in need and other charitable organisations supporting people in need in the London Borough of Hounslow.

Principal risks and uncertainties

The key risks that may prevent the Charity from achieving its objectives are considered and reviewed periodically by the General Manager. The likelihood and impact of risks is assessed and plans are put in place to mitigate those risks considered to be the most likely.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2021

Principal risks and uncertainties (continued)

The key risks are:

- trustees/staff engage in fraudulent activity;
- that the Charity has gaps in its health and safety practices;
- the Charity is insufficiently insured;
- the Charity is not well governed;
- major operational failure; and
- failure to comply with regulations.

Main trends and factors underlying the development, performance and position of the Charity

The main trends are year-on-year reductions in public sector spending and a continued demand for the Charity's accommodation. The Charity has been well-governed with continued high attendance at meetings and formal review of a variety of policies.

Impact of Covid-19 on the Charity's operations

Following the lockdown due to Covid-19 and the continuing environment, the Charity has had to permanently flex its approach as "business as usual". It has, and will continue to support residents to check on their wellbeing and needs by contacting each Beneficiary twice per week by telephone and other electronic means and ensuring repairs continue as normal at residents properties and the Charity's sites. Staff are also attending the office for administrative purposes, on site contact for contractors and visiting residents, safely, for emergency and urgent matters. Asset management and the finances of the Charity have not been disrupted. The Charity's staff have continued to be resilient, adapt and adopt a regime of flexible remote working, and have ensured minimal disruption to the Charity's operations.

The trustees are confident that the Charity is financially resilient enough to weather the current situation and resume more normal operations when it is safe and appropriate to do so.

Analysis using financial and non-financial key performance indicators

The financial statements show an operating surplus for the year of £196,778 (2020: surplus £150,482). The Trustees consider this to be a satisfactory outcome.

During the year, the Charity's quoted investments have risen in value by 14.5% (2020: 5% increase). As a result of the operating surplus and increase in the value of investments, the overall surplus for the year was £1,229,050 (2020 - surplus £464,707). The Charity's funds at the year-end were £13,156,321 (2020 - £11,927,271).

Future prospects and developments

The Charity refreshed its 5-year strategy in 2018, with the main objective being to increase the amount of accommodation offered to more than 100 units by 2023. This 5-year strategy also outlines a updated asset management policy which ensures that The Charity's commitment to maintaining the existing properties to the highest standards possible is sustained.

IHC is in formal discussions to amalgamate CPC, by way of appointing IHC to become the sole corporate trustee and member and current expectations are that this would hope to be in place by end of 2022. As an interim, IHC is providing support by the provision of the services of the General Manger, Alan Brooks, to help facilitate the transition.

Assessment of how the Charity is achieving value for money

The Charity approach to Value for Money is to ensure that we continue to provide affordable housing. The properties are maintained and contribution levels are kept below the cap enforced by the Regulator of Social Housing.

Charitable donations are made to residents of the London Borough of Hounslow after an assessment by the Trustees to ensure relief is provided to those who need it.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2021

The following are Value for Money metrics as required by the Value for Money Standard issued by the Regulator of Social Housing:

Metric	2021 value	2020 value
Reinvestment	1.24%	0.20%
New supply (Social housing units)	0%	0%
New supply (Non-social housing units)	0%	0%
Gearing	(5.94%)	(2.44%)
EBITDA MRI interest cover	1,819%	1,645%
Headline social housing cost	£2,330	£1,786
Operating margin (Social housing lettings)	42.28%	39.54%
Operating margin (Overall)	27.46%	21.17%
Return on capital employed	1.27%	1.05%

Assessment of compliance with the Governance and Financial Viability Standard

We are pleased to report that the Charity is meeting the Governance and Financial Viability Standard.

Reserves Policy

The Trustees have considered their policy regarding Reserves. The Charity's main activity has been the provision of affordable housing in cases of need. It is a Charity of Social Housing and continues to be regulated by the Regulator of Social Housing.

It continues to fulfil the functions of a Registered Provider of Social Housing and, as such, maintains specific other designated reserves for cyclical maintenance and extraordinary repairs and annual transfers are made to such reserves in line with recommendations of the Regulator of Social Housing. Transfers back from these reserves are then made to match expenditure charged in the Income and Expenditure Account.

Monies and quoted investments from the John Fielder Haden Trust were transferred into the Charity during 2012 and are classified as Restricted Funds.

The Charity also maintains revenue reserves. In order to continue and expand its main activities, in 2022 (subject to COVID-19) the Charity will spend substantial sums, particularly on maintaining or improving its housing stock. It does not undertake fund raising activities and therefore, to provide sufficient sums to meet future expenditure, its policy is to maintain high levels of revenue reserves generated from reinvestment of annual surpluses from regular revenues. Covid influenced the Reserves calculation, as the planned expenditure may be postponed/delayed due to variants of Covid. We expect there to be minimal disruption from 2022.

Finally, revaluation reserves are maintained in accordance with generally accepted accounting principles to reflect the difference between the market value and book value of investments and housing property. When such assets are realised to generate funds for future investment, amounts will be transferred from these reserves to revenue reserves. The value of each reserve as at 31 December 2021 is disclosed on page 12.

The Charity's target level of free reserves is three months of expenditure, approximately £121,000 (2020 - £89,000) plus a budgeted amount being held for identified capital projects, totalling £93,000 (2020 - £200,000). At the year end, the Charity held free reserves of £646,655, which is above the target level.

Code of governance

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association. It was incorporated on 29 September 2005 and, in October 2006; it acquired the assets of Isleworth & Hounslow Charity, and has taken over its activities. In January 2008 the Charity took over the Parthenia Hayburn Trust (previously managed by London Borough of Hounslow).

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2021

The Charity is managed by its Board of Trustees, and had a staff team of two during the year. They consisted of the General Manager and the Almshouse Officer. The General Manager is responsible for the day-to-day running of the Charity and reporting directly to the Board of Trustees. He is also responsible for the development and governance of the Charity, the administration of the Charity and housing management, ensuring that the Charity's buildings are maintained and invested in and oversees day-to-day repairs. The Almshouse Officer is responsible for regularly visiting all the residents who live in the Charity's properties, assisting in dealing with particular issues that may arise, and carrying out general duties in the office.

Two ex-officio Trustees – present incumbents of the benefices of All Saints' Church Isleworth and St John the Baptist Church Isleworth – have unlimited terms of appointment. All other appointed Trustees also serve a term of four years. New Trustees undergo an induction with the General Manager which would comprise details of organisational roles and responsibilities as well as legal roles and responsibilities.

Reference to Trustees' annual review of internal control

The Trustees are responsible for the control of financial affairs of the Charity and its internal financial control. Day to day responsibilities for administering financial functions are vested in the General Manager and he reports regularly to the Trustees on financial matters. A financial risk assessment has been carried out by the Trustees, who are satisfied there are sufficient financial controls in place to minimise any future potential risk to the assets of the Charity. Financial procedures were reviewed and amended in September 2017. Current ongoing activities of the Charity are funded from existing current incoming resources, mostly in the form of contributions from existing housing properties and investment income. Where new projects are undertaken, funding consideration is given to each project individually. The Charity has reserves, but as a provider of social housing, it will also seek grant funding and loan funding as necessary and where appropriate.

Public benefit statement

The Trustees have given due consideration to the Charity Commission published guidance on the public benefit requirement. They will continue to relieve the need of people in necessitous circumstances by the provision of accommodation and the relief in need, hardship or distress of other people resident in the London Borough of Hounslow.

Policy for setting key management remuneration

The Charity has a Human Resources Committee whose responsibility is to review and agree remuneration levels for personnel. The Committee's decisions are subsequently submitted to the board of Trustees for information.

Financial instruments

The key financial instruments included in the financial statements are a portfolio of listed investments held at fair value and loans secured on certain housing properties.

Investment strategy and performance

The Charity's investments are managed by multiple Investment and Fund Managers and are spread across a wide range of investment products, to diversify risk and maintain a well-balanced portfolio. Separate funds are held by CCLA, M&G and Ruffer.

The Charity has benchmarked investment performance in the year against a number of other providers and was pleased with the performance achieved. Due to the impact of Covid on financial markets, investments went through different stages of performance throughout the year to finish up better in the last quarter. This was in line with our expectations of the Charity's three portfolios.

However, since 2021, ongoing future investment performance will be closely monitored and assessed as a result of the current uncertain geopolitical and economic factors, and expectations are that future performance will remain fluid in nature.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2021

Trustees' responsibilities

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

Company and charity law and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

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

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company 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 company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

In approving the Trustees' Report, we have taken advantage of the small company provisions in the Companies Act 2006 to not include a Strategic Report, in our capacity as company directors.

Approved on behalf of the Board on 28 July 2022 by:

Signature

R Bartholomew, Trustee Director



Signature

P Turner, Trustee Director



Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2021

Opinion

We have audited the financial statements of Isleworth & Hounslow Charity Limited for the year ended 31 December 2021 which comprise the Statement of Comprehensive Income (including the Income and Expenditure account), the Balance Sheet, the Statement of Changes in Reserves and the Statement of Cash Flows, and notes to the financial statements, including 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 charitable company's affairs as at 31 December 2021 and of its 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2021

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities set out on pages 5 and 6, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

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 auditors report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2021

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of 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. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Paul Creasey (Senior Statutory Auditor)
For and on behalf of Azets Audit Services
Statutory Auditor and Chartered Accountants
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

28 July 2022

Isleworth & Hounslow Charity Limited

Statement of Comprehensive Income (Including Income and Expenditure Account)

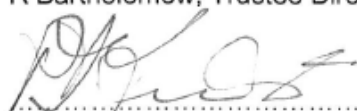
Year Ended 31 December 2021

	Note	2021 £	2020 £
Turnover	2,3	716,563	710,956
Cost of sales		352,036	375,002
Gross surplus		364,527	335,954
Administrative expenditure		167,749	185,472
Operating surplus		196,778	150,482
Income from fixed asset investments		13,673	11,957
Interest receivable and similar income	5	24	128
Interest payable and similar charges	5	(13,071)	(15,611)
Movement in fair value of financial instruments	6	1,031,646	317,751
Surplus on ordinary activities for the year before tax		1,229,050	464,707
Tax on surplus on ordinary activities	9	-	-
Surplus for the year after tax		1,229,050	464,707
Total comprehensive income for the year		1,229,050	464,707

On behalf of the Board



.....
R Bartholomew, Trustee Director



.....
P Turner, Trustee Director

28 July 2022

Isleworth & Hounslow Charity Limited

Balance sheet

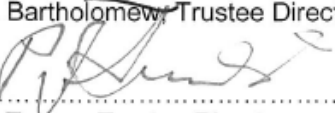
Year Ended 31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible fixed assets	10,11	6,978,707	7,054,971
Investments	12	8,141,719	7,096,400
		15,120,426	14,151,371
Current assets			
Debtors	13	25,534	18,802
Cash at bank and in hand		495,954	311,803
		521,488	330,605
Creditors: amounts falling due within one year	14	99,540	115,773
Net current assets		421,948	214,832
Total assets less current liabilities		15,542,374	14,366,203
Creditors: amounts falling due after more than one year	15	2,386,053	2,438,932
Total net assets		13,156,321	11,927,271
Reserves			
Income and expenditure reserve	17	6,435,859	6,235,935
Revaluation reserve	17	6,643,018	5,625,027
Restricted reserve	17	77,444	66,309
Total reserves		13,156,321	11,927,271

The financial statements were approved and authorised for issue by the Trustees on 28 July 2022

Signed on behalf of the board



 R Bartholomew, Trustee Director


 P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
 Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Statement of Changes in Reserves

Year Ended 31 December 2021

	Income and expenditure reserve £	Revaluation reserve £	Restricted reserve £	Total £
At 1 January 2021	6,235,935	5,625,027	66,309	11,927,271
Surplus for the year	1,229,050	-	-	1,229,050
Total comprehensive income	7,464,985	5,625,027	66,309	13,156,321
Transfers (note 17)	(1,029,126)	1,017,991	11,135	-
At 31 December 2021	6,435,859	6,643,018	77,444	13,156,321
At 1 January 2020	6,086,279	5,314,528	61,757	11,462,564
Surplus for the year	464,707	-	-	464,707
Total comprehensive income	6,550,986	5,314,528	61,757	11,927,271
Transfers (note 17)	(315,051)	310,499	4,552	-
At 31 December 2020	6,235,935	5,625,027	66,309	11,927,271

Isleworth & Hounslow Charity Limited

Statement of Cash Flows

Year Ended 31 December 2021

		2021	2020
	Note	£	£
Cash flow from operating activities	18	329,397	137,163
Net cash flow from operating activities		329,397	137,163
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(79,410)	(14,348)
Payments to acquire fixed assets investments		(13,673)	(11,962)
Interest received		24	128
Net cash flow from investing activities		(93,059)	(26,182)
Cash flow from financing activities			
Repayment of long term loans		(39,116)	(36,560)
Interest paid		(13,071)	(15,611)
Net cash flow from financing activities		(52,187)	(52,171)
Net increase in cash and cash equivalents		184,151	58,810
Cash and cash equivalents at 1 January 2021		311,803	252,993
Cash and cash equivalents at 31 December 2021		495,954	311,803
Cash and cash equivalents consists of:			
Cash at bank and in hand		495,954	311,803
Cash and cash equivalents at 31 December 2021		495,954	311,803

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

1 Summary of significant accounting policies

(a) General information and basis of preparation

Isleworth & Hounslow Charity Limited ("the Charity") is a charitable company, limited by guarantee, incorporated in England and Wales and a private charity of social housing in the United Kingdom. The address of the registered office is given on page 1 of these financial statements. The nature of the Charity's operations and principal activities are to provide affordable housing in cases of need.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Charity.

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

(b) Going concern

The financial statements have been prepared on the going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising the financial statements.

(c) Tangible fixed assets

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

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	not depreciated
Housing properties - structure	1% - 1.5%
Housing properties – other components	2% - 10%
Housing properties – furniture, fixtures and fittings	25%
Office equipment	25%

Housing properties under construction are not depreciated until they are in use.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

(c) Tangible fixed assets (continued)

Major components of housing properties, such as lifts and warden alarm systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in housing properties.

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

(d) Investment properties

The Charity owns land for investment from which rental income is derived. The land was originally donated and is carried at fair value with any revaluation gains recognised within the Statement of Comprehensive Income.

No depreciation or amortisation is provided in respect of freehold investment properties.

(e) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(f) Investments

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

(g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

(h) Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Charity, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

(i) Provisions

Provisions are recognised when the Charity has an obligation at the Balance Sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(j) Value Added Tax

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Comprehensive Income.

(k) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (Local Authorities) and Homes England.

(l) Government grants

Government grants, from Local Authorities are received in respect of capital expenditure. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

(m) Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Employer contributions are made to personal pension schemes for the two employees of the Charity, and these are charged in the Statement of Comprehensive Income as they accrue.

(n) 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. During 2012 the Charity acquired the John Fielder Haden Trust and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the Statement of Comprehensive Income and then a transfer to restricted reserves is made as appropriate.

(o) Judgements and key sources of estimation uncertainty

The following are the significant management judgements made in applying the accounting policies of the Charity that have the most significant effect on the financial statements:

Housing properties in tangible fixed assets are valued at deemed cost as at 1 January 2014.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

Investment properties are carried at fair value. The Trustees have used valuation techniques such as income yield to determine the carrying value of the investment properties; The approach to testing impairment of social housing portfolio is set out in section (g) above.

2 Social housing turnover and costs

	2021	2020
	£	£
Income		
Maintenance contributions receivable	544,650	560,485
Service charges receivable	65,210	59,790
	609,860	620,275
Less: Operating expenditure		
Routine maintenance	106,973	119,388
Major works	-	10,242
Depreciation of housing properties	153,306	151,783
Other costs	91,757	93,589
Operating and net surplus from social housing activities	257,824	245,273
Void losses	4,928	13,334
Amortised government grants	35,247	35,247

3 Turnover

	2021	2020
	£	£
Contributions (Housing accommodation)	640,179	642,188
Ground rents (non-housing accommodation)	13,977	13,823
Rental income from non-social housing property	54,825	54,825
Donations and other income	7,582	120
	716,563	710,956

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

4 Accommodation owned and in management

The Charity owns 80 units (2020: 80) that are used to provide affordable housing in cases of need.

Properties managed by agents

The Charity owns 1 (2020: 1) property comprising 13 units (2020: 13) that is managed on its behalf, under a leasing agreement, by Notting Hill Genesis.

5 Interest and other finance income and charges

a) Interest receivable and similar income

	2021 £	2020 £
Bank interest receivable	24	128

b) Interest payable and similar charges

	2021 £	2020 £
Bank and other loans	13,071	15,611

6 Surplus/(deficit) on ordinary activities

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

	2021 £	2020 £
Auditor's remuneration (including expenses and benefits in kind)	10,200	8,910
Auditor's remuneration (including expenses and benefits in kind) for non-audit services	20,580	20,640
Depreciation of tangible fixed assets	155,674	154,622
Contributions to defined contribution pension schemes	7,170	9,495
Government grants	(35,247)	(35,247)
Surplus on fair value movement of investments	(1,031,646)	(317,751)

7 Board and key management personnel remuneration

The Trustees consider themselves and the General Manager to be key management personnel.

The total remuneration for key management personnel including employer's pension contributions amounted to £68,692 (2020 - £79,651). No remuneration was received by trustees or non-executive board members.

During the year there was a Trustees' annual dinner and a meeting costing £1,134 (2020 - £nil) and £169 (2020 - £nil) respectively and no reimbursed travel expenses on behalf of the Charity (2020 - £nil).

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

8 Staff costs

The average monthly number of employees, including members of the executive team, during the year was as follows:

	2021 Number	2020 Number
Management and administration	1	1
Housing, support and care	1	1
	2	2

The average number of employees, including members of the management team, calculated on a full time equivalent was 2 employees (2020 – 2) on the basis of a 35 hour week.

The aggregate remuneration of such employees was as follows:

	2021 £	2020 £
Wages and salaries	89,626	117,409
Social security	5,932	9,662
Other pension costs	7,170	9,495
	102,728	136,566

There were no employees who received more than £60,000 as their employment package.

The Registered Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the year was £7,170 (2020 - £9,495). Employer contributions of 8% are made on behalf of all employees.

No special pensions arrangements have been made for the General Manager.

9 Tax

Isleworth & Hounslow Charity Limited is a registered Charity and, therefore, is not liable to income tax or corporation tax on income or gains derived from its charitable activities as they fall within the various exemptions available to registered charities.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

10 Tangible fixed assets – housing properties

	Housing properties for letting £	
Cost:		
At 1 January 2021		7,785,087
Additions		79,410
At 31 December 2021		7,864,497
Depreciation:		
At 1 January 2021		1,283,775
Charge for year		152,630
At 31 December 2021		1,436,405
Net book value:		
At 31 December 2021		6,428,092
At 31 December 2020		6,501,312
The net book value of land and buildings comprised:		
	2021	2020
	£	£
Land and buildings:		
Freehold	6,428,092	6,501,312

Social housing properties with a net book value of £4,146,442 (2020 - £4,141,150) have been pledged as security for liabilities of the Charity. These assets have restricted title.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

11 Tangible fixed assets – other

	Investment properties	Fixtures and fittings	Computer and office equipment	Total
	£	£	£	£
Cost or valuation:				
At 1 January 2021	548,000	24,029	16,604	588,633
Revaluation	-	-	-	-
At 31 December 2021	548,000	24,029	16,604	588,633
Depreciation:				
At 1 January 2021	-	23,106	11,868	34,974
Charge for the year	-	676	2,368	3,044
At 31 December 2021	-	23,782	14,236	38,018
Carrying amount:				
At 31 December 2021	548,000	247	2,368	550,615
At 31 December 2020	548,000	923	4,736	553,659

The net book value of land and buildings comprised:

	2021 £	2020 £
Investment properties:		
Freehold	548,000	548,000

Tangible fixed assets held at valuation

Investment properties

The land included in Investment properties was independently valued at £520,000 in May 2016 on the basis of market value for existing use by Perry Hill Chartered Surveyors. As at 31 December 2021, the Trustees consider the appropriate valuation to be £548,000. The land was originally donated.

Details of leasing arrangements relating to investment properties are provided in note 16.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2021	7,096,400
Additions	13,673
Revaluation	1,031,646
At 31 December 2021	8,141,719
Impairment	
At 1 January 2021 and 31 December 2021	-
Carrying amount:	
At 31 December 2021	8,141,719
At 31 December 2020	7,096,400

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

13 Debtors

	2021 £	2020 £
Trade debtors (gross social housing rent arrears)	10,500	9,712
Other debtors	15,034	9,090
	25,534	18,802

14 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank and other loans	17,634	39,118
Rents paid in advance	6,479	3,478
Government grants	35,247	35,247
Accruals and deferred income	40,180	37,930
	99,540	115,773

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

15 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Bank and other loans	96,481	114,113
Government grants	2,289,572	2,324,819
	2,386,053	2,438,932

Other loans totalling £114,115 (2020 - £153,231) are secured by the properties in respect of which monies were advanced.

Interest on the loan to redevelop Tolson House, advanced by Charity Bank Limited, is being charged at 6.5%. Capital repayments on this loan are being made monthly and finish in May 2022. Interest on the Raybell Court loan, advanced by Orchardbrook Limited, is being charged at 10.875%. Capital repayments on this loan are being made biannually.

Other loans include aggregate amounts of £89,869 (2020 - £91,481) which fall due after five years and which are payable by instalments.

16 Leases Operating leases - lessor

Operating leases primarily relate to a lease taken on Farnells by Notting Hill Genesis and a lease on the Hounslow Heath site, held as an investment property.

Total future minimum lease income receivable under non-cancellable operating leases is as follows:

	2021 £	2020 £
Not later than one year	68,803	68,648
Later than one and not later than five years	275,212	274,592
Later than five years	338,449	406,891
	682,464	750,131

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

17 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. A transfer is made from the income and expenditure reserve to the revaluation reserve and the restricted reserve for the market revaluation gains or losses.

b) Revaluation reserve

The revaluation reserve represents the valuation in 1982 of the land and buildings acquired from other Charities and the cumulative effect of market revaluations of the quoted investments.

c) Restricted

Restricted funds represent monies and quoted investments transferred from the John Fielder Haden Trust. and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick.

18 Reconciliation of operating surplus to cash flow from operating activities

	2021 £	2020 £
Surplus for the year	1,229,050	464,707
Interest payable	13,071	15,611
Interest received	(24)	(128)
Depreciation and impairment of tangible fixed assets	155,674	154,621
Gains on investments	(1,031,646)	(317,751)
(Increase) / decrease in trade and other debtors	(6,732)	14,479
Increase / (decrease) in trade and other creditors	5,251	(159,129)
Government grants utilised in the year	(35,247)	(35,247)
Net cash flow from operating activities	329,397	137,163

19 Analysis of change in net funds/(debt)

	2020 £	Cash flows £	2021 £
Cash at bank and in hand	311,803	184,151	495,954
Debt due within one year	(39,118)	21,484	(17,634)
Debt due after more than one year	(114,113)	17,632	(96,481)
	158,572	223,267	381,839

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2021

20 Related party transactions

There were no related party transactions in the year to 31 December 2021 (2020 - £2,250).

21 Financial instruments

The carrying amounts of Charity's financial instruments are as follows:

	2021 £	2020 £
<i>Financial assets</i>		
Measured at fair value through the statement of comprehensive income:		
- Investment property (note 11)	548,000	548,000
- Fixed asset listed investments (note 12)	8,141,719	7,096,400
	<u>8,689,719</u>	<u>7,644,400</u>
<i>Financial liabilities</i>		
Measured at amortised cost		
- Other loans (notes 14-15)	114,115	153,231
	<u>114,115</u>	<u>153,231</u>

The income, expenses, net gains and net losses attributable the Charity's financial instruments are summarised as follows:

	2021 £	2020 £
<i>Income and expense</i>		
Financial assets measured at fair value through the statement of comprehensive income	68,522	66,910
Financial liabilities measured at amortised cost	(13,071)	(15,611)
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through the statement of comprehensive income	<u>1,031,646</u>	<u>317,751</u>

22 Events after the balance sheet date

The Charity is in formal discussions with Chiswick Parochial Charity ("CPC"), with a plan to integrate, simplify, streamline and harmonise its processes to ensure CPC's future viability. The preferred route is for CPC to appoint IHC to become the sole corporate trustee and member and current timeline is for this to be in place by end of 2022. In the interim, IHC has supported CPC by provision of support from Alan Brooks, General Manager, to manage the operational and administrative transition.

With the addition of CPC, this allows IHC to meet its 5-year strategy and strengthens IHC footprint and aligns its strategy of offering 100+ units. The goal is to amalgamate CPC into the framework structure and governance of IHC, whilst also providing the highest possible standards and maintain value for money services in the current uncertain economic climate.

ISLEWORTH & HOUNSLOW CHARITY LIMITED

England & Wales - Charity number 1112467

Accounts

Isleworth & Hounslow Charity Limited
Financial Statements
Year Ended 31 December 2020

Homes England registration number: 4675

Company registration number: 05577965

Charity registration number: 1112467

Isleworth & Hounslow Charity Limited

Financial Statements

Year Ended 31 December 2020

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Isleworth & Hounslow Charity Limited

Charity Information

Year Ended 31 December 2020

Trustees and Directors

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair
Ms Helena Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Rev D Maclure
Mr A McKendry
Ms S Sylvester
Dr J Tippins
Mr P Turner
Rev A Walton

Secretary and General Manager

Mr A Brooks (appointed as Secretary on 1 October 2020)

Registered office and place of business

The Office
Tolson House
Parthenia Drive
Isleworth
TW7 6GT

Auditor

Azets Audit Services
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

Bankers

Barclays Bank PLC
210 High Street
Hounslow
TW3 1DL

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2020

The Trustees (who are also the directors of the company for the purposes of the Companies Act) of Isleworth & Hounslow Charity Limited ("the Charity") present their report, and the audited financial statements of the Charity for the year ended 31 December 2020.

Members of the board

The Trustees who have served during the year were as follows:

Mr R Bartholomew – Chair
Mr D Woods – Vice-Chair (elected in May 2020)
Miss E Cartwright – Vice-Chair (resigned on 31 January 2020)
Ms Helena Davidson – Treasurer
Ms A Carroll
Mr P G Dodkins
Mrs L Green
Councillor T Louki
Rev D Maclure
Mr A McKendry
Ms S Sylvester
Dr J Tippins
Mr P Turner
Rev A Walton

In 2017 the Government introduced new regulations requiring a limit upon Local Authority Influence of Registered Providers of Social Housing: The Regulation of Social Housing (Influence of Local Authorities) (England) Regulations 2017. As a result, in early 2018 the Charity agreed with Hounslow Council the removal of all their nomination rights to the Board. This did not affect any actual appointments.

Review of the business and business model

The Trustees consider the performance of the Charity, in providing homes for those of modest income, to be satisfactory and have made special efforts to ensure the provision of support for those of their residents who sometimes face difficult circumstances. A programme of major building work at Raybell Court and Tolson House was postponed. The grant-giving budget remained at £30,000.

Objectives and strategies for achieving those objectives

The Charity's main objects comprise the provision of affordable housing in cases of need. It is a registered charity (Charity Number: 1112467) and also a company limited by guarantee (Company Number: 05577965). The Charity is also a member of The Almshouse Association (Number 524) and is registered with Homes England (Number 4675) and is a Registered Provider of Social Housing.

It provides residential accommodation in 80 units, collecting maintenance and heating contributions from residents and maintaining its stock of affordable housing in good repair. It makes charitable donations to individuals in need and other charitable organisations supporting people in need in the London Borough of Hounslow.

Principal risks and uncertainties

The key risks that may prevent the Charity from achieving its objectives are considered and reviewed periodically by the General Manager. The likelihood and impact of risks is assessed and plans are put in place to mitigate those risks considered to be the most likely.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2020

Principal risks and uncertainties (continued)

The key risks are:

- trustees/staff engage in fraudulent activity;
- that the Charity has gaps in its health and safety practices;
- the Charity is insufficiently insured;
- the Charity is not well governed;
- major operational failure; and
- failure to comply with regulations.

Main trends and factors underlying the development, performance and position of the Charity

The main trends are year-on-year reductions in public sector spending and a continued demand for the Charity's accommodation. The Charity has been well-governed with continued high attendance at meetings and formal review of a variety of policies.

Impact of Covid-19 on the Charity's operations

Following the lockdown due to Covid-19, the Charity has operated a 'business as usual' approach. It has continued to support residents to check on their wellbeing and needs by contacting each Beneficiary twice per week by telephone and other electronic means and ensuring repairs continue as normal at residents properties and the Charity's sites. Asset management and the finances of the Charity have not been disrupted. The Charity's staff have continued to work from home, and have adapted some processes to ensure minimal disruption to the Charity's operations.

The trustees are confident that the Charity is financially resilient enough to weather the current situation and resume more normal operations when it is safe and appropriate to do so.

Analysis using financial and non-financial key performance indicators

The financial statements show an operating surplus for the year of £150,482 (2019: deficit £15,579). The Trustees consider this to be a satisfactory outcome.

During the year, the Charity's quoted investments have risen in value by 5% (2019: 17% increase). As a result of the operating surplus and increase in the value of investments, the overall surplus for the year was £464,707 (2019 - surplus £1,047,423). The Charity's funds at the year-end were £11,927,271 (2019 - £11,462,564).

Future prospects and developments

The Charity refreshed its 5-year strategy in 2018, with the main objective being to increase the amount of accommodation offered to more than 100 units by 2023. This 5-year strategy also outlines a updated asset management policy which ensures that The Charity's commitment to maintaining the existing properties to the highest standards possible is sustained.

The Charity will continue to develop and keep under review how it is helping residents, who may be experiencing social isolation. Through the range of activities on offer for residents, the aim is to keep residents physically, mentally and socially active.

Assessment of how the Charity is achieving value for money

The Charity approach to Value for Money is to ensure that we continue to provide affordable housing. The properties are maintained and contribution levels are kept below the cap enforced by the Regulator of Social Housing.

Charitable donations are made to residents of the London Borough of Hounslow after an assessment by the Trustees to ensure relief is provided to those who need it.

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2020

The following are Value for Money metrics as required by the Value for Money Standard issued by the Regulator of Social Housing:

Metric	2020 value	2019 value
Reinvestment	0.20%	6.52%
New supply (Social housing units)	0%	0%
New supply (Non-social housing units)	0%	0%
Gearing	(2.44%)	(0.95%)
EBITDA MRI interest cover	1,645%	(1,856%)
Headline social housing cost	£1,786	£9,015
Operating margin (Social housing lettings)	39.54%	1.42%
Operating margin (Overall)	21.17%	(2.34%)
Return on capital employed	1.05%	(0.11%)

Assessment of compliance with the Governance and Financial Viability Standard

We are pleased to report that the Charity is meeting the Governance and Financial Viability Standard.

Reserves Policy

The Trustees have considered their policy regarding Reserves. The Charity's main activity has been the provision of affordable housing in cases of need. It is a Charity of Social Housing and continues to be regulated by the Regulator of Social Housing.

It continues to fulfil the functions of a Registered Provider of Social Housing and, as such, maintains specific other designated reserves for cyclical maintenance and extraordinary repairs and annual transfers are made to such reserves in line with recommendations of the Regulator of Social Housing. Transfers back from these reserves are then made to match expenditure charged in the Income and Expenditure Account.

Monies and quoted investments from the John Fielder Haden Trust were transferred into the Charity during 2012 and are classified as Restricted Funds.

The Charity also maintains revenue reserves. In order to continue and expand its main activities, in 2021 (subject to COVID-19) the Charity will spend substantial sums, particularly on maintaining or improving its housing stock. It does not undertake fund raising activities and therefore, to provide sufficient sums to meet future expenditure, its policy is to maintain high levels of revenue reserves generated from reinvestment of annual surpluses from regular revenues.

Finally, revaluation reserves are maintained in accordance with generally accepted accounting principles to reflect the difference between the market value and book value of investments and housing property. When such assets are realised to generate funds for future investment, amounts will be transferred from these reserves to revenue reserves. The value of each reserve as at 31 December 2020 is disclosed on page 12.

The Charity's target level of free reserves is three months of expenditure, approximately £89,000 plus a budgeted amount being held for identified capital projects, totalling £200,000. At the year end, the Charity held free reserves of £370,467, which is above the target level.

Code of governance

The Charity is constituted as a company limited by guarantee, and is therefore governed by a Memorandum and Articles of Association. It was incorporated on 29 September 2005 and, in October 2006; it acquired the assets of Isleworth & Hounslow Charity, and has taken over its activities. In January 2008 the Charity took over the Parthenia Hayburn Trust (previously managed by London Borough of Hounslow).

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2020

The Charity is managed by its Board of Trustees, and had a staff team of two during the year. They consisted of the General Manager and the Almshouse Officer. The General Manager is responsible for the day-to-day running of the Charity and reporting directly to the Board of Trustees. He is also responsible for the development and governance of the Charity, the administration of the Charity and housing management, ensuring that the Charity's buildings are maintained and invested in and oversees day-to-day repairs. The Almshouse Officer is responsible for regularly visiting all the residents who live in the Charity's properties, assisting in dealing with particular issues that may arise, and carrying out general duties in the office.

Two ex-officio Trustees – present incumbents of the benefices of All Saints' Church Isleworth and St John the Baptist Church Isleworth – have unlimited terms of appointment. All other appointed Trustees also serve a term of four years. New Trustees undergo an induction with the General Manager which would comprise details of organisational roles and responsibilities as well as legal roles and responsibilities.

Reference to Trustees' annual review of internal control

The Trustees are responsible for the control of financial affairs of the Charity and its internal financial control. Day to day responsibilities for administering financial functions are vested in the General Manager and he reports regularly to the Trustees on financial matters. A financial risk assessment has been carried out by the Trustees, who are satisfied there are sufficient financial controls in place to minimise any future potential risk to the assets of the Charity. Financial procedures were reviewed and amended in September 2017. Current ongoing activities of the Charity are funded from existing current incoming resources, mostly in the form of contributions from existing housing properties and investment income. Where new projects are undertaken, funding consideration is given to each project individually. The Charity has reserves, but as a provider of social housing, it will also seek grant funding and loan funding as necessary and where appropriate.

Public benefit statement

The Trustees have given due consideration to the Charity Commission published guidance on the public benefit requirement. They will continue to relieve the need of people in necessitous circumstances by the provision of accommodation and the relief in need, hardship or distress of other people resident in the London Borough of Hounslow.

Policy for setting key management remuneration

The Charity has a Human Resources Committee whose responsibility is to review and agree remuneration levels for personnel. The Committee's decisions are subsequently submitted to the board of Trustees for information.

Financial instruments

The key financial instruments included in the financial statements are a portfolio of listed investments held at fair value and loans secured on certain housing properties.

Investment strategy and performance

The Charity's investments are managed by multiple Investment and Fund Managers and are spread across a wide range of investment products, to diversify risk and maintain a well-balanced portfolio. Separate funds are held by CCLA, M&G and Ruffer.

The Charity has benchmarked investment performance in the year against a number of other providers and was pleased with the performance achieved. Due to the impact of Covid on financial markets, investments went through different stages of performance throughout the year to finish up better in the last quarter. This was in line with our expectations of the Charity's three portfolios.

Trustees' responsibilities

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

Company and charity law and registered social housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

Isleworth & Hounslow Charity Limited

Trustees' Report

Year Ended 31 December 2020

- 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 Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company 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:

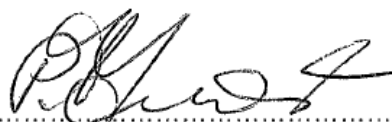
- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

In approving the Trustees' Report, we have taken advantage of the small company provisions in the Companies Act 2006 to not include a Strategic Report, in our capacity as company directors.

Approved on behalf of the Board on 29 July 2021 by:



Signature
R Bartholomew, Trustee Director



Signature
P Turner, Trustee Director

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2020

Opinion

We have audited the financial statements of Isleworth & Hounslow Charity Limited for the year ended 31 December 2020 which comprise the statement of comprehensive income (including the income and expenditure account) and notes to the financial statements, including 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 charitable company's affairs as at 31 December 2020 and of its 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2020

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

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

As explained more fully in the Statement of Trustees Responsibilities set out on pages 5 and 6, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

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 auditors report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

Isleworth & Hounslow Charity Limited

Independent Auditor's Report

Year Ended 31 December 2020

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of 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. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

Paul Creasey (Senior Statutory Auditor)
For and on behalf of Azets Audit Services
Statutory Auditor and Chartered Accountants
Gladstone House
77 – 79 High Street
Egham
Surrey
TW20 9HY

29 July 2021

Isleworth & Hounslow Charity Limited

Statement of Comprehensive Income (Including Income and Expenditure Account)

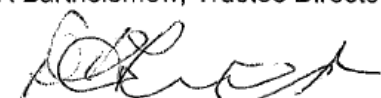
Year Ended 31 December 2020

	Note	2020 £	2019 £
Turnover	2,3	710,956	666,006
Cost of sales		375,002	557,156
Gross surplus		335,954	108,850
Administrative expenditure		185,472	124,429
Operating surplus/(deficit)		150,482	(15,579)
Income from fixed asset investments		11,957	22,107
Interest receivable and similar income	5	128	379
Interest payable and similar charges	5	(15,611)	(17,900)
Movement in fair value of financial instruments	6	317,751	1,058,416
Surplus on ordinary activities for the year before tax		464,707	1,047,423
Tax on surplus on ordinary activities	9	-	-
Surplus for the year after tax		464,707	1,047,423
Total comprehensive income for the year		464,707	1,047,423

On behalf of the Board



.....
R Bartholomew, Trustee Director



.....
P Turner, Trustee Director

29 July 2021

Isleworth & Hounslow Charity Limited

Balance sheet

Year Ended 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible fixed assets	10,11	7,054,971	7,195,245
Investments	12	7,096,400	6,766,687
		14,151,371	13,961,932
Current assets			
Debtors	13	18,802	33,281
Cash at bank and in hand		311,803	252,993
		330,605	286,274
Creditors: amounts falling due within one year	14	115,773	272,349
Net current assets		214,832	13,925
Total assets less current liabilities		14,366,203	13,975,857
Creditors: amounts falling due after more than one year	15	2,438,932	2,513,293
Total net assets		11,927,271	11,462,564
Reserves			
Income and expenditure reserve	17	6,235,935	6,086,279
Revaluation reserve	17	5,625,027	5,314,528
Restricted reserve	17	66,309	61,757
Total reserves		11,927,271	11,462,564

The financial statements were approved and authorised for issue by the Trustees on 29 July 2021

Signed on behalf of the board



R Bartholomew, Trustee Director



P Turner, Trustee Director

The accompanying notes form an integral part of these financial statements.
Company Registration Number: 05577965

Isleworth & Hounslow Charity Limited

Statement of Changes in Reserves

Year Ended 31 December 2020

	Income and expenditure reserve £	Revaluation reserve £	Restricted reserve £	Total £
At 1 January 2020	6,086,279	5,314,528	61,757	11,462,564
Surplus for the year	464,707	-	-	464,707
Total comprehensive income	6,550,986	5,314,528	61,757	11,927,271
Transfers (note 17)	(315,051)	310,499	4,552	-
At 31 December 2020	6,235,935	5,625,027	66,309	11,927,271
At 1 January 2019	6,064,186	4,299,918	51,037	10,415,141
Surplus for the year	1,047,423	-	-	1,047,423
Total comprehensive income	7,111,609	4,299,918	51,037	11,462,564
Transfers (note 17)	(1,043,352)	1,032,632	10,720	-
Release of realised gain	18,022	(18,022)	-	-
At 31 December 2019	6,086,279	5,314,528	61,757	11,462,564

Isleworth & Hounslow Charity Limited

Statement of Cash Flows

Year Ended 31 December 2020

		2020	2019
	Note	£	£
Cash flow from operating activities	18	137,163	593,778
Net cash flow from operating activities		137,163	593,778
Cash flow from investing activities			
Payments to acquire tangible fixed assets		(14,348)	(433,647)
Payments to acquire fixed assets investments		(11,962)	(22,107)
Interest received		128	379
Net cash flow from investing activities		(26,182)	(455,375)
Cash flow from financing activities			
Repayment of long term loans		(36,560)	(34,254)
Interest paid		(15,611)	(17,900)
Net cash flow from financing activities		(52,171)	(52,154)
Net increase in cash and cash equivalents		58,810	86,249
Cash and cash equivalents at 1 January 2020		252,993	166,744
Cash and cash equivalents at 31 December 2020		311,803	252,993
Cash and cash equivalents consists of:			
Cash at bank and in hand		311,803	252,993
Cash and cash equivalents at 31 December 2020		311,803	252,993

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

1 Summary of significant accounting policies

(a) General information and basis of preparation

Isleworth & Hounslow Charity Limited ("the Charity") is a charitable company, limited by guarantee, incorporated in England and Wales and a private charity of social housing in the United Kingdom. The address of the registered office is given on page 1 of these financial statements. The nature of the Charity's operations and principal activities are to provide affordable housing in cases of need.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice for Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Charity.

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

(b) Going concern

The financial statements have been prepared on the going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising the financial statements.

(c) Tangible fixed assets

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

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	not depreciated
Housing properties - structure	1% - 1.5%
Housing properties – other components	2% - 10%
Housing properties – furniture, fixtures and fittings	25%
Office equipment	25%

Housing properties under construction are not depreciated until they are in use.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

(c) Tangible fixed assets (continued)

Major components of housing properties, such as lifts and warden alarm systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in housing properties.

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

(d) Investment properties

The Charity owns land for investment from which rental income is derived. The land was originally donated and is carried at fair value with any revaluation gains recognised within the Statement of Comprehensive Income.

No depreciation or amortisation is provided in respect of freehold investment properties.

(e) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(f) Investments

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

(g) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

(h) Impairment

Housing properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the asset's carrying amount to its recoverable amount. Where the carrying amount of an asset is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount, this is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised as expenditure in Statement of Comprehensive Income. Where an asset is currently deemed not to be providing service potential to the Charity, its recoverable amount is its fair value less costs to sell.

Other assets are reviewed for impairment if there is an indication that impairment may have occurred.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

(i) Provisions

Provisions are recognised when the Charity has an obligation at the Balance Sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(j) Value Added Tax

Value Added Tax is not recoverable by the Charity, and as such is included in the relevant costs in the Statement of Comprehensive Income.

(k) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (Local Authorities) and Homes England.

(l) Government grants

Government grants, from Local Authorities are received in respect of capital expenditure. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

(m) Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Employer contributions are made to personal pension schemes for the three employees of the Charity, and these are charged in the Statement of Comprehensive Income as they accrue.

(n) 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. During 2012 the Charity acquired the John Fielder Haden Trust and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the Statement of Comprehensive Income and then a transfer to restricted reserves is made as appropriate.

(o) Judgements and key sources of estimation uncertainty

The following are the significant management judgements made in applying the accounting policies of the Charity that have the most significant effect on the financial statements:

Housing properties in tangible fixed assets are valued at deemed cost as at 1 January 2014.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

Investment properties are carried at fair value. The Trustees have used valuation techniques such as income yield to determine the carrying value of the investment properties; The approach to testing impairment of social housing portfolio is set out in section (g) above.

2 Social housing turnover and costs

	2020	2019
	£	£
Income		
Maintenance contributions receivable	560,485	512,234
Service charges receivable	59,790	52,928
	620,275	565,162
Less: Operating expenditure		
Routine maintenance	119,388	114,002
Major works	10,242	174,649
Depreciation of housing properties	151,783	151,362
Other costs	93,589	117,143
Operating and net surplus from social housing activities	245,273	8,006
Void losses	13,334	6,227
Amortised government grants	35,247	38,567

3 Turnover

	2020	2019
	£	£
Contributions (Housing accommodation)	642,188	597,502
Ground rents (non-housing accommodation)	13,823	13,559
Rental income from non-social housing property	54,825	54,825
Donations and other income	120	120
	710,956	666,006

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

4 Accommodation owned and in management

The Charity owns 80 units (2019: 80) that are used to provide affordable housing in cases of need.

Properties managed by agents

The Charity owns 1 (2019: 1) property comprising 13 units (2019: 13) that is managed on its behalf, under a leasing agreement, by Notting Hill Genesis.

5 Interest and other finance income and charges

a) Interest receivable and similar income

	2020 £	2019 £
Bank interest receivable	128	379

b) Interest payable and similar charges

	2020 £	2019 £
Bank and other loans	15,611	17,900

6 Surplus/(deficit) on ordinary activities

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

	2020 £	2019 £
Auditor's remuneration (including expenses and benefits in kind)	8,910	9,012
Auditor's remuneration (including expenses and benefits in kind) for non-audit services	20,640	20,040
Depreciation of tangible fixed assets	154,622	154,214
Contributions to defined contribution pension schemes	9,495	7,351
Government grants	(35,247)	(38,567)
Surplus on fair value movement of investments	(317,751)	(1,058,416)

7 Board and key management personnel remuneration

The Trustees consider themselves and the General Manager to be key management personnel.

The total remuneration for key management personnel including employer's pension contributions amounted to £79,651 (2019 - £58,674). No remuneration was received by trustees or non-executive board members.

During the year there was no Trustees' annual dinner (2019 - £960) and no reimbursed travel expenses on behalf of the Charity (2019 - £20).

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

8 Staff costs

The average monthly number of employees, including members of the executive team, during the year was as follows:

	2020 Number	2019 Number
Management and administration	1	1
Housing, support and care	1	1
Building management	-	1
	2	3

The average number of employees, including members of the management team, calculated on a full time equivalent was 2 employees (2019 – 2) on the basis of a 35 hour week.

The aggregate remuneration of such employees was as follows:

	2020 £	2019 £
Wages and salaries	117,409	89,127
Social security	9,662	6,264
Other pension costs	9,495	7,351
	136,566	102,742

One employee received more than £60,000 as their employment package. During the year, Trustees agreed to back-date salary increases to the previous period.

The Registered Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the year was £9,495 (2019 - £7,351). Employer contributions of 8% are made on behalf of all employees.

No special pensions arrangements have been made for the General Manager.

9 Tax

Isleworth & Hounslow Charity Limited is a registered Charity and, therefore, is not liable to income tax or corporation tax on income or gains derived from its charitable activities as they fall within the various exemptions available to registered charities.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

10 Tangible fixed assets – housing properties

	Housing properties for letting £	
Cost:		
At 1 January 2020		7,771,851
Additions		13,236
At 31 December 2020		7,785,087
Depreciation:		
At 1 January 2020		1,133,575
Charge for year		150,200
At 31 December 2020		1,283,775
Net book value:		
At 31 December 2020		6,501,312
At 31 December 2019		6,638,276
The net book value of land and buildings comprised:		
	2020	2019
	£	£
Land and buildings:		
Freehold	6,501,312	6,638,276

Social housing properties with a net book value of £4,141,150 (2019 - £4,199,602) have been pledged as security for liabilities of the Charity. These assets have restricted title.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

11 Tangible fixed assets – other

	Investment properties	Fixtures and fittings	Computer and office equipment	Total
	£	£	£	£
Cost or valuation:				
At 1 January 2020	548,000	23,780	15,741	587,521
Additions	-	249	863	1,112
Revaluation	-	-	-	-
At 31 December 2020	548,000	24,029	16,604	588,633
Depreciation:				
At 1 January 2020	-	21,523	9,029	30,552
Charge for the year	-	1,583	2,839	4,422
At 31 December 2020	-	23,106	11,868	34,974
Carrying amount:				
At 31 December 2020	548,000	923	4,736	553,659
At 31 December 2019	548,000	2,257	6,712	556,969

The net book value of land and buildings comprised:

	2020 £	2019 £
Investment properties:		
Freehold	548,000	548,000

Tangible fixed assets held at valuation

Investment properties

The land included in Investment properties was independently valued at £520,000 in May 2016 on the basis of market value for existing use by Perry Hill Chartered Surveyors. As at 31 December 2020, the Trustees consider the appropriate valuation to be £548,000. The land was originally donated.

Details of leasing arrangements relating to investment properties are provided in note 16.

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2020	6,766,687
Additions	11,962
Revaluation	317,751
At 31 December 2020	7,096,400
Impairment	
At 1 January 2020 and 31 December 2020	-
Carrying amount:	
At 31 December 2020	7,096,400
At 31 December 2019	6,766,687

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the Balance Sheet date.

13 Debtors

	2020 £	2019 £
Trade debtors (gross social housing rent arrears)	9,712	25,791
Less: provision for doubtful debt	-	(698)
Other debtors	9,090	8,188
	18,802	33,281

14 Creditors: amounts falling due within one year

	2020 £	2019 £
Bank and other loans	39,118	36,565
Rents paid in advance	3,478	11,356
Government grants	35,247	35,247
Accruals and deferred income	37,930	189,181
	115,773	272,349

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

15 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Bank and other loans	114,113	153,227
Government grants	2,324,819	2,360,066
	2,438,932	2,513,293

Other loans totalling £153,231 (2019 - £189,792) are secured by the properties in respect of which monies were advanced.

Interest on the loan to redevelop Tolson House, advanced by Charity Bank Limited, is being charged at 6.5%. Capital repayments on this loan are being made monthly. Interest on the Raybell Court loan, advanced by Orchardbrook Limited, is being charged at 10.875%. Capital repayments on this loan are being made biannually.

Other loans include aggregate amounts of £91,481 (2019 - £94,240) which fall due after five years and which are payable by instalments.

16 Leases Operating leases - lessor

Operating leases primarily relate to a lease taken on Farnells by Notting Hill Genesis and a lease on the investment property by a nursery.

Total future minimum lease income receivable under non-cancellable operating leases is as follows:

	2020 £	2019 £
Not later than one year	68,648	68,384
Later than one and not later than five years	274,592	273,536
Later than five years	406,891	424,452
	750,131	766,372

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

17 Reserves

a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. A transfer is made from the income and expenditure reserve to the revaluation reserve and the restricted reserve for the market revaluation gains or losses.

b) Revaluation reserve

The revaluation reserve represents the valuation in 1982 of the land and buildings acquired from other Charities and the cumulative effect of market revaluations of the quoted investments.

c) Restricted

Restricted funds represent monies and quoted investments transferred from the John Fielder Haden Trust. and this comprises the only restricted fund. This fund may be used to benefit residents of Isleworth, who are in need and who are sick.

18 Reconciliation of operating (deficit)/surplus to cash flow from operating activities

	2020 £	2019 £
Surplus/(deficit) for the year	464,707	1,047,423
Interest payable	15,611	17,900
Interest received	(128)	(379)
Depreciation and impairment of tangible fixed assets	154,621	154,214
Gains on investments	(317,751)	(1,058,416)
Proceeds on sale of listed investments	-	400,000
(Increase) / decrease in trade and other debtors	14,479	(21,345)
Increase / (decrease) in trade and other creditors	(159,129)	92,948
Government grants utilised in the year	(35,247)	(38,567)
Net cash flow from operating activities	137,163	593,778

19 Analysis of change in net funds/(debt)

	2019 £	Cash flows £	2020 £
Cash at bank and in hand	252,993	58,810	311,803
Debt due within one year	(36,565)	(2,553)	(39,118)
Debt due after more than one year	(153,227)	39,114	(114,113)
	63,201	95,371	158,572

Isleworth & Hounslow Charity Limited

Notes to the Financial Statements

Year Ended 31 December 2020

20 Related party transactions

During the year a grant for £2,520 was awarded to Ivybridgelink, a company of which the trustee L Green is a director.

There were no other related party transactions in the year to 31 December 2020

21 Financial instruments

The carrying amounts of Charity's financial instruments are as follows:

	2020 £	2019 £
<i>Financial assets</i>		
Measured at fair value through the statement of comprehensive income:		
- Investment property (note 11)	548,000	548,000
- Fixed asset listed investments (note 12)	7,096,400	6,766,687
	<u>7,644,400</u>	<u>7,314,687</u>
<i>Financial liabilities</i>		
Measured at amortised cost		
- Other loans (notes 14-15)	153,231	189,792
	<u>153,231</u>	<u>189,792</u>

The income, expenses, net gains and net losses attributable the Charity's financial instruments are summarised as follows:

	2020 £	2019 £
<i>Income and expense</i>		
Financial assets measured at fair value through the statement of comprehensive income	66,910	77,311
Financial liabilities measured at amortised cost	(15,611)	(17,900)
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through the statement of comprehensive income	<u>317,751</u>	<u>1,058,416</u>