

**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  
2<sup>nd</sup> 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](http://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  
2<sup>nd</sup> 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 £
<b>Turnover</b>	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
<b>Total Turnover</b>		<b>1,099,936</b>	<b>1,410,141</b>
Cost of sales		<u>470,272</u>	<u>510,211</u>
<b>Gross surplus</b>		<b>629,664</b>	<b>899,930</b>
Administrative expenditure		<u>375,599</u>	<u>246,788</u>
<b>Operating surplus</b>		<b>254,065</b>	<b>653,142</b>
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>
<b>Surplus on ordinary activities for the year before tax</b>		<b>837,087</b>	<b>1,260,791</b>
Tax on surplus on ordinary activities	10	-	-
<b>Surplus for the year after tax</b>		<b>837,087</b>	<b>1,260,791</b>
<b>Total comprehensive income for the year</b>		<b>837,087</b>	<b>1,260,791</b>
Net income resources from charitable activities		837,087	804,211
Value of assets acquired on consolidation		-	456,580
<b>Net income Resources</b>		<b>837,087</b>	<b>1,260,791</b>

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 £
<b>Fixed assets</b>			
Tangible fixed assets	11,12	6,884,328	6,967,621
Investments	13	9,242,421	8,732,768
		<b>16,126,749</b>	<b>15,700,389</b>
<b>Current assets</b>			
Debtors	14	52,324	79,756
Cash at bank and in hand		1,438,835	1,031,812
		<b>1,491,159</b>	<b>1,111,568</b>
<b>Creditors: amounts falling due within one year</b>	15	<b>132,230</b>	<b>124,413</b>
<b>Net current assets</b>		<b>1,358,929</b>	<b>987,155</b>
<b>Total assets less current liabilities</b>		<b>17,485,678</b>	<b>16,687,544</b>
<b>Creditors: amounts falling due after more than one year</b>	16	<b>2,392,544</b>	<b>2,431,497</b>
<b>Total net assets</b>		<b>15,093,134</b>	<b>14,256,047</b>
<b>Reserves</b>			
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
<b>Total reserves</b>		<b>15,093,134</b>	<b>14,256,047</b>

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 £
<b>Fixed assets</b>			
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>
<b>Current assets</b>			
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>
<b>Creditors: amounts falling due within one year</b>	15	120,831	94,385
		<u>1,343,827</u>	<u>1,004,340</u>
<b>Net current assets</b>			
		<u>16,875,656</u>	<u>16,142,290</u>
<b>Total assets less current liabilities</b>			
<b>Creditors: amounts falling due after more than one year</b>	16	2,276,806	2,313,359
		<u>14,598,850</u>	<u>13,828,931</u>
<b>Total net assets</b>			
<b>Reserves</b>			
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>
<b>Total reserves</b>			

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
	£	£	£	£	£	£	£	£	£
<b>At 1 January 2024</b>	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
<b>Total</b>									
<b>comprehensive</b>	7,885,145	6,913,054	73,620	86,677	22,124	42,951	53,096	16,467	15,093,134
<b>income</b>									
Transfers (note 18)	(553,113)	518,106	2,526	-	8,308	-	5,116	19,057	-
<b>At 31 December 2024</b>	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
	£	£	£	£	£	£	£	£	£
<b>At 1 January 2023</b>	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
<b>Total</b>									
<b>comprehensive</b>	7,636,691	6,336,260	65,295	86,677	18,305	42,951	50,744	19,124	14,256,047
<b>income</b>									
Transfers (note 18)	(588,633)	576,794	8,325	-	3,819	-	2,352	(2,657)	-
<b>At 31 December</b>									
<b>2023</b>	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 £
<b>At 1 January 2024</b>	6,842,257	6,913,054	73,620	<b>13,828,931</b>
Surplus for the year	769,919	-	-	<b>769,919</b>
<b>Total comprehensive income</b>	<b>7,612,176</b>	<b>6,913,054</b>	<b>73,620</b>	<b>14,598,850</b>
Transfers (note 18)	(520,632)	518,106	2,526	-
<b>At 31 December 2024</b>	<b>7,091,544</b>	<b>7,431,160</b>	<b>76,146</b>	<b>14,598,850</b>

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

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

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

# **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**

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

**3 Turnover**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Contributions (Housing accommodation)	<b>950,406</b>	877,992
Ground rents (non-housing accommodation)	<b>18,156</b>	19,006
Rental income from non-social housing property	<b>29,337</b>	54,825
Value of assets acquired on linking of charity	<b>-</b>	456,580
Donations and other income	<b>102,037</b>	1,738
	<b>1,099,936</b>	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
	<hr/>	<hr/>
	3	3
	<hr/>	<hr/>

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
	<hr/>	<hr/>
	154,095	152,930
	<hr/>	<hr/>

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	<b>8,173,465</b>	<b>7,893,600</b>
Depreciation:		
At 1 January 2024	1,754,242	1,754,242
Charge for year	160,480	160,480
At 31 December 2024	<b>1,914,722</b>	<b>1,914,722</b>
Net book value:		
At 31 December 2024	<b>6,258,743</b>	<b>5,978,878</b>
At 31 December 2023	<b>6,419,223</b>	<b>6,139,358</b>

The net book value of land and buildings comprised:

	2024 £	Group 2023 £	2024 £	Company 2023 £
Land and buildings:				
Freehold	<b>6,258,743</b>	6,419,223	<b>5,978,878</b>	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
	<b>2,392,544</b>	<b>2,431,497</b>	<b>2,276,806</b>	<b>2,313,359</b>

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
	<b>476,129</b>	<b>544,954</b>

### 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 £
<b>Surplus for the year</b>	<b>837,087</b>	<b>1,260,791</b>
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)
<b>Net cash flow from operating activities</b>	<b>412,247</b>	<b>272,232</b>

#### 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)
	<b>936,384</b>	<b>408,197</b>	<b>1,344,581</b>

# 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
	<b>9,867,421</b>	<b>9,280,768</b>	<b>9,552,365</b>	<b>8,998,194</b>
<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 16<sup>th</sup> 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 16<sup>th</sup> February 2023 are as follows:

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

#### 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.