

WESSMAPS HOUSING TRUST
TRUSTEES REPORT
2022

1. The Structure, Governance and Management of the Charity

The Governance of management of the charity is as follows: Three Trustees and the Chief Executive officer who shall automatically ("ex officio") be a charity trustee, for as long as he or she holds that office.

Edwin Cooke – (Chairman)

Linda Cooke – (HR/Finance)

Diana Leahy – (Governance)

Mrs Jane Lockey – (Chief Executive Officer)

The Board appointed Rowles & Co as the Charities Accountants to oversee the Charities financial affairs during this accounting period:

1st April 2021 – 31st March 2022.

2. ACHIEVEMENT AND PERFORMANCE The objects of the CIO are:

Charitable activities

The principal objectives of the CIO are the relief of financial hardship amongst disadvantaged people for the public benefit by providing services to, in particular but not exclusively, disabled and vulnerable people living and working in Hampshire, Dorset, Wiltshire, The Isle of Wight, Berkshire, West Sussex, Southampton and Portsmouth through the provision of supported housing that enables disadvantaged people to live within the community; enabling them to financially meet housing costs; enabling fair access to private rental housing provisions; providing access to interest free loans to fund housing deposits and home set up costs; the provision of additional housing management services all of which such persons could not afford through lack of means.

3. PUBLIC BENEFIT

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance

published by the Charity Commission in deciding what activities the charity should undertake.

4. ACHIEVMENTS AND PERFORMANCE

At the beginning of the financial year, Wessmaps Housing Trust maintained one hundred and sixty three tenancies providing housing support to people across with the different local authorities. WHT has increased the tenancy portfolio to one hundred and ninety-one, providing twenty eight new additional tenancies and additional support to new tenants. During the year, Wessmaps Housing Trust has maintained the existing service of providing affordable housing and support to vulnerable people within Hampshire. Whilst we have not extended working relationships with any new local authorities, we continue to develop our existing partnerships with Southampton City Council and Hampshire County Council on developing additional services to generate more affordable housing and greater choice for independent living throughout Hampshire.

5. FINANCIAL REVIEW

Incoming resources totalled £535,667 (Previously: £370,657) for the period and resources expended were £459,558 (Previously: £311,806) giving a surplus of £76,109 (Previously: surplus £58,851) for the period.

The finances of the Charity were reviewed by the Trustees during this period of accounting. No anomalies were brought to the attention of the Board or reported at this time.

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR
ENDED 31 MARCH 2022
FOR
WESSMAPS HOUSING TRUST**

**ROWLES & CO
UNIT 104
SOLENT BUSINESS CENTRE
MILLBROOK ROAD WEST
SOUTHAMPTON
SO15 0HW**

WESSMAPS HOUSING TRUST
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FOR THE YEAR ENDED 31 MARCH 2022

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The trustees present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal objectives of the CIO are the relief of financial hardship amongst disadvantaged people for the public benefit by providing services to, in particular but not exclusively, disabled and vulnerable people living and working in Hampshire, Dorset, Wiltshire, The Isle of Wight, Berkshire, West Sussex, Southampton and Portsmouth through the provision of supported housing that enables disadvantaged people to live within the community; enabling them to financially meet housing costs; enabling fair access to private rental housing provisions; providing access to interest free loans to fund housing deposits and home set up costs; the provision of additional housing management services all of which such persons could not afford through lack of means.

Public benefit

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to guidance published by the Charity Commission in deciding what activities the charity should undertake.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

At the beginning of the financial year, Wessmaps Housing Trust maintained one hundred and sixty three tenancies providing housing support to people across with the different local authorities. WHT has increased the tenancy portfolio to one hundred and ninety one, providing twenty eight new additional tenancies and additional support to new tenants.

During the year, Wessmaps Housing Trust has maintained the existing service of providing affordable housing and support to vulnerable people within Hampshire.

Whilst we have not extended working relationships with any new local authorities we continue to develop our existing partnerships with Southampton City Council and Hampshire County Council on developing additional services to generate more affordable housing and greater choice for independent living throughout Hampshire.

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Incoming resources totalled £535,667 (Prev: £370,657) for the period and resources expended were £459,558 (Prev: £311,806) giving a surplus of £76,109 (Prev: surplus £58,851) for the period.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

The Trustees aim to ensure that sufficient reserves are held for the purpose for ensuring the continuation of the services and activities of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT**Governing document**

The charity is governed by a constitution adopted on 13 March 2014. The Governance and management of the charity is as follows. Three Trustees and the Chief Executive officer whom shall automatically ("ex officio") be a charity trustee, for as long as he or she holds that office.

Mrs Linda Cooke - (HR/Finance)

Mrs Diana Leahy - (Commercial)

Mrs Jane Lockey - (CEO)

Overall management of the charity is the responsibility of the trustees who are elected and co-opted under the terms of the constitution. Day to day project activity is managed and carried out by its paid staff.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered company number

CE001071 (England and Wales)

Registered Charity number

1156164

Registered Office

903 Solent Business Centre

343 Millbrook Road West

Southampton

Hampshire

SO15 0HW

Trustees

Mrs L Cooke

E V Cooke

Mrs D. Leahy

Independent Examiner

Rowles and co

Unit 104 Solent Business Centre

Millbrook Road West

Southampton

SO15 0HW

Approved by order of the board of trustees onAnd signed on its behalf by:

.....
D Leahy – Trustee

Independent examiner's report to the trustees of Wessmaps Housing Trust ("the Company")
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

In connection with my examination, no matter has come to my attention to indicate that:

- accounting records have not been kept in accordance with section 386 of the Companies Act 2006;
- the accounts do not accord with such records;
- where accounts are prepared on an accruals basis, whether they fail to comply with relevant accounting requirements under section 396 of the Companies Act 2006, or are not consistent with the Charities SORP (FRS102);
- any matter which the examiner believes should be drawn to the attention of the reader to gain a proper understanding of the accounts.

.....
Rowles and Co
Unit 104 Solent Business Centre
Millbrook Road West
Southampton
SO15 0HW

Date.....

	Notes	Unrestricted Fund £	Restricted Fund £	2022 Total Funds £	2021 Total Funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Property Management		-	536,200	536,200	370,595
Investment income	2	-	533	533	62
Total		-	535,667	535,667	370,657
EXPENDITURE ON					
Raising funds		-	43,405	43,405	24,170
Charitable activities	4				
Property Management		-	413,978	413,978	283,755
Governance Costs		-	2,175	2,175	3,881
Total		-	459,558	459,558	311,806
NET INCOME(EXPENDITURE)		-	76,109	76,109	58,851
RECONCILIATION OF FUNDS					
Total funds brought forward		-	125,958	125,958	67,107
TOTAL FUNDS CARRIED FORWARD		-	202,067	202,067	125,958

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities

	Notes	Unrestricted Fund £	Restricted Fund £	2022 Total Funds £	2021 Total Funds £
FIXED ASSETS					
Tangible assets	10	-	24,800	24,800	30,747
CURRENT ASSETS					
Debtors	11	-	389,285	389,285	220,229
Cash in hand		-	130,127	130,127	161,615
		<u>-</u>	<u>519,412</u>	<u>519,412</u>	<u>381,844</u>
CREDITORS					
Amounts falling due within one year	12	-	342,145	342,145	286,633
NET CURRENT ASSETS		<u>-</u>	<u>177,267</u>	<u>177,267</u>	<u>95,211</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		-	202,067	202,067	125,958
NET ASSETS		<u>-</u>	<u>202,067</u>	<u>202,067</u>	<u>125,958</u>
FUNDS	13				
Restricted funds				202,067	125,958
TOTAL FUNDS				<u>202,067</u>	<u>125,958</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

ensuring that the charitable company keeps accounting records that comply with Section 386 and 387 of the Companies Act 2006 and

preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charity company.

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

The financial statements were approved by the Board of Trustees onand were signed on its behalf by:

.....
D Leahy – Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost of convention.

The financial statements are prepared in sterling, which is the financial currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

There have been no transitional adjustments.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Governance Costs

Governance costs are included in the Statement of Financial Activities on an accrual basis, exclusive of Value Added Tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Computer Equipment	- 33% straight line
Motor Vehicles	- 20% straight line

All assets costing more than £400 are capitalised.

Taxation

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

1. ACCOUNTING POLICIES – continued

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2022 £	2021 £
Bank interest	533	62

3. INCOME FROM CHARITABLE ACTIVITIES

		2022 £	2021 £
Management fees	Activity		
JRS Grants/Employment Allowance	Property Management	494,623	358,358
Property management Fees	Property Management	37,968	-
Other income	Property Management	3,609	2,237
		-	10,000
		<u>536,200</u>	<u>370,595</u>

4. CHARITABLE ACTIVITIES COSTS

	Support costs (see note 5) £	Totals 2022 £
Property Management	413,978	413,978
Governance Costs	2,175	2,175
	<u>416,153</u>	<u>416,153</u>

5. SUPPORT COSTS

	Management £	Other £	Governance Costs £	Totals £
Property Management	413,978	-	-	413,978
Governance Costs	-	-	2,175	2,175
	<u>413,978</u>	<u>-</u>	<u>2,175</u>	<u>416,153</u>

6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022 £	2021 £
Depreciation—owned assets	<u>8,903</u>	<u>8,487</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees Expenses

There were no trustees' expenses paid for the year-ended 31 March 2022, the same for the year ended 31 March 2021.

8. STAFFING

The average monthly number of employees during the year was as follows:

	2022 No.	2021 No.
Administration	13	11

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Fund £	Restricted Fund £	Total Funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Property Management	-	370,595	370,595
Investment Income	-	62	62
TOTAL	-	370,657	370,657
EXPENDITURE ON			
Charitable activities			
Property Management	-	283,755	283,755
Other trading activities	-	24,170	24,170
Interest payable	-	-	-
Governance Costs	-	3,881	3,881
TOTAL	-	311,806	311,806
NET INCOME/(EXPENDITURE)	-	58,851	58,851
RECONCILIATION OF FUNDS			
Total Funds brought forward	-	67,107	67,107
TOTAL FUNDS CARRIED FORWARD	-	125,958	125,958

10. TANGIBLE FIXED ASSETS

	Motor Vehicles £	Computer Equipment £	Total £
COST			
At 1 April 2021	24,500	17,058	41,558
Additions	-	2,956	2,956
At 31 March 2022	24,500	20,014	44,514
DEPRECIATION			
At 1 April 2021	3,388	7,423	10,811
Charge for year	4,900	4,003	8,903
At 31 March 2022	8,288	11,426	19,714
NET BOOK VALUE			
At 31 March 2022	16,212	8,588	24,800
At 31 MARCH 2021	21,112	9,635	30,747

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade Debtors	240,180	179,773
Other Debtors	149,105	40,456
	<u>389,285</u>	<u>220,229</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade Creditors	2,710	25,056
Social Security and other taxes	7,053	11,419
Other Creditors	327,782	270,696
Accrued expenses	4,600	2,300
	<u>342,145</u>	<u>286,633</u>

13. MOVEMENT OF FUNDS

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Un Restricted funds	-	-	-
Restricted funds	125,958	76,109	202,067
TOTAL FUNDS	125,958	76,109	202,067

Net movement in funds, included in the above are as follows:

	Incoming Resources £	Resources Expended £	Movement in funds £
Un Restricted funds	-	-	-
Restricted funds	535,667	(459,558)	76,109
TOTAL FUNDS	535,667	(459,558)	76,109

Comparatives for movement in funds

	At 1.4.20 £	Movement in funds £	At 31.3.21 £
Un Restricted funds	-	-	-
Restricted funds	67,107	58,851	125,958
TOTAL FUNDS	67,107	58,851	125,958

Comparative net movement in funds, included in the above are as follows:

	Incoming Resources £	Resources Expended £	Movement in funds £
Restricted funds	-	-	-
Restricted funds	370,657	(311,806)	58,851
TOTAL FUNDS	370,657	(311,806)	58,851

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

WESSMAPS HOUSING TRUST
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

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	2022	2021
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Bank interest	533	62
Charitable activities		
Management Fees	494,623	358,358
JRS Grants/Employment Allowance	37,968	-
Property management Fees	3,609	2,237
Other Income	-	10,000
Total Incoming resources	535,667	370,657
EXPENDITURE		
Other trading activities		
Void Rent	43,405	24,170
Service Charge costs	-	-
	43,405	24,170
Support Costs		
Management		
Wages	318,413	221,170
Social Security	26,195	13,353
Pensions	9,691	1,750
Rent	9,477	8,498
Insurance	260	1,503
Telephone	2,796	2,012
Postage and stationery	2,060	1,735
Sundries	1,079	-
Computer and software	6,071	4,293
Rates and water	802	667
Professional Fees	4,639	7,119
Premises Expenses	286	-
Bank Charges	165	113
Depreciation of tangible assets	8,903	8,487
Travel and subsistence	10,643	4,162
Motor costs	12,498	8,893
Advertising	-	-
Other		
Interest payable	-	-
Governance Costs		
Accountancy and legal fees	2,175	3,881
	416,153	287,636
Total Resources expended	459,558	311,806
Net (expenditure)Income	76,109	58,851

**REPORT OF THE TRUSTEES AND
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Objectives and aims

The principal objectives of the CIO are the relief of financial hardship amongst disadvantaged people for the public benefit by providing services to, in particular but not exclusively, disabled and vulnerable people living and working in Hampshire, Dorset, Wiltshire, The Isle of Wight, Berkshire, West Sussex, Southampton and Portsmouth through the provision of supported housing that enables disadvantaged people to live within the community; enabling them to financially meet housing costs; enabling fair access to private rental housing provisions; providing access to interest free loans to fund housing deposits and home set up costs; the provision of additional housing management services all of which such persons could not afford through lack of means.

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Trustees

Mrs L Cooke

E V Cooke

Mrs D. Leahy

Independent Examiner

Rowles and co

Unit 104 Solent Business Centre

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Approved by order of the board of trustees onAnd signed on its behalf by:

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D Leahy – Trustee

Independent examiner's report to the trustees of Wessmaps Housing Trust ("the Company")
I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

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

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

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TOTAL FUNDS CARRIED FORWARD		<u>-</u>	<u>202,067</u>	<u>202,067</u>	<u>125,958</u>

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The financial statements were approved by the Board of Trustees onand were signed on its behalf by:

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D Leahy – Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006 . The financial statements have been prepared under the historical cost of convention.

The financial statements are prepared in sterling, which is the financial currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

There have been no transitional adjustments.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Governance Costs

Governance costs are included in the Statement of Financial Activities on an accrual basis, exclusive of Value Added Tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Computer Equipment	- 33% straight line
Motor Vehicles	- 20% straight line

All assets costing more than £400 are capitalised.

Taxation

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

1. ACCOUNTING POLICIES – continued

Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. INVESTMENT INCOME

	2022 £	2021 £
Bank interest	533	62

3. INCOME FROM CHARITABLE ACTIVITIES

		2022 £	2021 £
Management fees	Activity		
JRS Grants/Employment Allowance	Property Management	494,623	358,358
Property management Fees	Property Management	37,968	-
Other income	Property Management	3,609	2,237
		-	10,000
		<u>536,200</u>	<u>370,595</u>

4. CHARITABLE ACTIVITIES COSTS

	Support costs (see note 5) £	Totals 2022 £
Property Management	413,978	413,978
Governance Costs	2,175	2,175
	<u>416,153</u>	<u>416,153</u>

5. SUPPORT COSTS

	Management £	Other £	Governance Costs £	Totals £
Property Management	413,978	-	-	413,978
Governance Costs	-	-	2,175	2,175
	<u>413,978</u>	<u>-</u>	<u>2,175</u>	<u>416,153</u>

6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022 £	2021 £
Depreciation—owned assets	<u>8,903</u>	<u>8,487</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees Expenses

There were no trustees' expenses paid for the year-ended 31 March 2022, the same for the year ended 31 March 2021.

8. STAFFING

The average monthly number of employees during the year was as follows:

	2022 No.	2021 No.
Administration	13	11

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted Fund £	Restricted Fund £	Total Funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Property Management	-	370,595	370,595
Investment Income	-	62	62
TOTAL	-	370,657	370,657
EXPENDITURE ON			
Charitable activities			
Property Management	-	283,755	283,755
Other trading activities	-	24,170	24,170
Interest payable	-	-	-
Governance Costs	-	3,881	3,881
TOTAL	-	311,806	311,806
NET INCOME/(EXPENDITURE)	-	58,851	58,851
RECONCILIATION OF FUNDS			
Total Funds brought forward	-	67,107	67,107
TOTAL FUNDS CARRIED FORWARD	-	125,958	125,958

10. TANGIBLE FIXED ASSETS

	Motor Vehicles £	Computer Equipment £	Total £
COST			
At 1 April 2021	24,500	17,058	41,558
Additions	-	2,956	2,956
At 31 March 2022	24,500	20,014	44,514
DEPRECIATION			
At 1 April 2021	3,388	7,423	10,811
Charge for year	4,900	4,003	8,903
At 31 March 2022	8,288	11,426	19,714
NET BOOK VALUE			
At 31 March 2022	16,212	8,588	24,800
At 31 MARCH 2021	21,112	9,635	30,747

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade Debtors	240,180	179,773
Other Debtors	149,105	40,456
	<u>389,285</u>	<u>220,229</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade Creditors	2,710	25,056
Social Security and other taxes	7,053	11,419
Other Creditors	327,782	270,696
Accrued expenses	4,600	2,300
	<u>342,145</u>	<u>286,633</u>

13. MOVEMENT OF FUNDS

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Un Restricted funds	-	-	-
Restricted funds	125,958	76,109	202,067
TOTAL FUNDS	125,958	76,109	202,067

Net movement in funds, included in the above are as follows:

	Incoming Resources £	Resources Expended £	Movement in funds £
Un Restricted funds	-	-	-
Restricted funds	535,667	(459,558)	76,109
TOTAL FUNDS	535,667	(459,558)	76,109

Comparatives for movement in funds

	At 1.4.20 £	Movement in funds £	At 31.3.21 £
Un Restricted funds	-	-	-
Restricted funds	67,107	58,851	125,958
TOTAL FUNDS	67,107	58,851	125,958

Comparative net movement in funds, included in the above are as follows:

	Incoming Resources £	Resources Expended £	Movement in funds £
Restricted funds	-	-	-
Restricted funds	370,657	(311,806)	58,851
TOTAL FUNDS	370,657	(311,806)	58,851

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

WESSMAPS HOUSING TRUST
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

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	2022	2021
	£	£
INCOME AND ENDOWMENTS		
Investment income		
Bank interest	533	62
Charitable activities		
Management Fees	494,623	358,358
JRS Grants/Employment Allowance	37,968	-
Property management Fees	3,609	2,237
Other Income	-	10,000
Total Incoming resources	535,667	370,657
EXPENDITURE		
Other trading activities		
Void Rent	43,405	24,170
Service Charge costs	-	-
	43,405	24,170
Support Costs		
Management		
Wages	318,413	221,170
Social Security	26,195	13,353
Pensions	9,691	1,750
Rent	9,477	8,498
Insurance	260	1,503
Telephone	2,796	2,012
Postage and stationery	2,060	1,735
Sundries	1,079	-
Computer and software	6,071	4,293
Rates and water	802	667
Professional Fees	4,639	7,119
Premises Expenses	286	-
Bank Charges	165	113
Depreciation of tangible assets	8,903	8,487
Travel and subsistence	10,643	4,162
Motor costs	12,498	8,893
Advertising	-	-
Other		
Interest payable	-	-
Governance Costs		
Accountancy and legal fees	2,175	3,881
	416,153	287,636
Total Resources expended	459,558	311,806
Net (expenditure)Income	76,109	58,851