

**ACCOUNTS**

**FOR THE YEAR**

**ENDED 30 JUNE 2023**

**FOR**

**ARTIZANS HOUSING ASSOCIATION**

**CIO NUMBER 1162129**

**ARTIZANS HOUSING ASSOCIATION**

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**ARTIZANS HOUSING ASSOCIATION**

**GENERAL INFORMATION**

**For the Year Ended 30 June 2023**

<b>TRUSTEES:</b>	Mr C P Stewart Mrs B Stewart
<b>CHARITY NO:</b>	1162129
<b>ADDRESS:</b>	4 Ashwood lodge 80 Station Road Barnet EN5 1QF
<b>INDEPENDENT EXAMINER:</b>	N A H Brecker CA Chartered Accountant Caldwell & Braham 171 South Lodge Drive Oakwood LONDON N14 4XJ

# **ARTIZANS HOUSING ASSOCIATION**

## **TRUSTEES' REPORT**

**For the Year Ended 30 June 2023**

**Trustees:** Mrs B Stewart  
Mr C P Stewart

### **Incorporation**

Artizans Housing Association (Charity number 1162129, the “new charity” or “the CIO”) was registered on 11 June 2015 as a Charitable Incorporated Organisation, a charity registered as a body corporate under Part 11 of the Charities Act 2011. On 10 February 2016 the assets and liabilities of Artizans Housing Association and Trust (Charity number 212370, the “old charity”) passed under permanent endowment to Artizans Housing Association the new charity through a vesting declaration dated 10.2.2016 and the new charity commenced activity on the same date.

### **Charitable Objects of CIO**

To assist in the relief of poverty by:

The provision of affordable housing for people suffering from financial hardship, making grants or providing loans to people suffering financial hardship to enable them to meet the costs of accommodation appropriate to their needs and to provide furniture, furnishings and household items utilising the CIO’s own properties.

### **Appointment of Trustees**

Existing trustees appoint new trustees where appropriate in accordance with the powers conferred on them by the Trustee Act 2000.

### **Investment Selection Policy**

New properties are selected in furtherance of the aims of the CIO, which is to provide good quality long term housing to working people.

### **Approval of Grants**

Grants are allocated to applicants from the CIO’s normal beneficiary class for necessary housing needs.

# **ARTIZANS HOUSING ASSOCIATION**

## **TRUSTEES' REPORT (continued)**

### **For the Year Ended 30 June 2023**

#### **Activities During Year**

During the year the trustees continued property repairs to maintain them to a good standard .  
One tenant defaulted causing rent loss and unbudgeted expenditure . No rent rises took place across the Estate this year reflecting the economic situation .

#### **Financial Results**

Rents received during the period were £147,515.

The net cash receipts for the year were £65,941 and the funds held as at 30 June 2023, excluding tenant deposits, amounted to £576,967.

Mr C P Stewart  
Chair of Trustees

Dated: 8 March 2024

**ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2023**

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**

**ARTIZANS HOUSING ASSOCIATION**

I report to the charity trustees on my examination of the accounts of the Charitable Incorporated Organisation for the year ended 30 June 2023, which are set out on pages 5 to 6.

**Respective Responsibilities of Trustees and Examiner**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all of the applicable directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent Examiner's Statement**

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

- 1 Accounting records were not kept as required by section 130 of the Act; or
- 2 The accounts do not accord with those records

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

N A H Brecker CA  
Chartered Accountant  
Caldwell & Braham  
171 South Lodge Drive  
Oakwood  
LONDON  
N14 4XJ

Date: 8 March 2024

# ARTIZANS HOUSING ASSOCIATION RECEIPTS AND PAYMENTS ACCOUNTS

## For the year ended 30 June 2023

	Year to <u>30.06.2023</u>	Year to <u>30.6.2022</u>
	£	£
<b>Receipts:</b>		
Rents received	147,515	154,690
Deposit account interest	<u>2,586</u>	<u>717</u>
<b>Sub total</b> (Gross income for Annual Return)	150,101	155,407
<b>Total Receipts</b>	<b>150,101</b>	<b>155,407</b>
<b>Payments:</b>		
Post, stationery, telephone	2,337	2,230
Travelling	2,260	1,836
Insurance	5,580	9,922
Repairs & renewals	38,188	33,132
Service charge & ground rent	13,871	11,650
Bank charges	63	96
Administration costs	4,800	4,800
Accountancy	600	600
Legal & professional fees	1,261	114
Property management fees	14,800	14,800
Sundry expenses	<u>400</u>	<u>20</u>
<b>Sub total</b>	<u>84,160</u>	<u>79,200</u>
<b>Total Payments</b>	<b>(84,160)</b>	<b>(79,200)</b>
<b>Net Receipts</b>	<b>65,941</b>	<b>76,207</b>
<b>Cash funds brought forward</b>	<b>511,026</b>	<b>438,819</b>
	_____	_____
<b>Cash funds carried forward</b>	<b>576,967</b>	<b>511,026</b>
	=====	=====

The notes on page 6 show details of restricted, unrestricted and endowment funds

## **ARTIZANS HOUSING ASSOCIATION STATEMENT OF ASSETS AND LIABILITIES**

**As at 30 June 2023**

	30/06/2023	30/06/2022
	£	£
<b>Cash funds at period end:</b>		
Bank current/savings	576,967	511,026
Bank: held re Tenants Deposits	10,762	10,762
Total Cash Funds	<b>587,729</b>	<b>521,788</b>
	=====	=====
<b>Assets retained for charity use in furtherance of its objectives:</b>		
Freehold property	<b>5,301,726</b>	<b>5,301,726</b>
	=====	=====
<b>Liabilities:</b>		
Creditors	<b>600</b>	<b>600</b>
Tenants Deposits	<b>10,762</b>	<b>10,762</b>
	<b>11,362</b>	<b>11,362</b>
	=====	=====

### Analysis of Restricted or Unrestricted funds:

All receipts and payments in the year to 30/6/23 and the prior period are unrestricted

### Trustee remuneration

One trustee ( CP Stewart ) was remunerated £14,800 in the year to 30 June 2023 ( 2022-£14,800) for managing Artizans Housing Association's fifteen properties.

### Market value of freehold property

The market value of freehold property retained for charity use in furtherance of its objectives is estimated by the trustees to be £6,000,000.

Mr C P Stewart  
Trustee

Mrs B Stewart  
Trustee

Date: 8 March 2024



