

ACCOUNTS

FOR THE

YEAR

ENDED 30 JUNE 2024

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 2024

TRUSTEES:	Mr C P Stewart Mrs B Stewart
CHARITY NO:	1162129
ADDRESS:	4 Ashwood lodge 80 Station Road Barnet EN5 1QF
INDEPENDENT EXAMINER:	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 2024

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 2024

Activities During Year

During the year the trustees continued to maintain the properties to an acceptable standard . Major refurbishment projects were undertaken at 2 trust properties. This year is the last year that rents will be held at the same levels as previously .

Financial Results

Rents during the period were £157,750.

The net cash receipts for the year were £39,822 and the funds held as at 30 June 2024, excluding tenant deposits, amounted to £616,789.

Mr C P Stewart
Chair of Trustees

Dated: 10 February 2025

ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2024

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 2024, 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: 10 February 2025

ARTIZANS HOUSING ASSOCIATION RECEIPTS AND PAYMENTS ACCOUNTS

For the year ended 30 June 2024

	Year to 30.06.2024 £	Year to 30.6.2023 £
Receipts:		
Rents received	157,750	147,515
Deposit account interest	10,750	2,586
Sub total (Gross income for Annual Return)	168,500	150,101
 Total Receipts	 168,500	 150,101
 Payments:		
Post, stationery, telephone	2,392	2,337
Travelling	2,366	2,260
Insurance	6,241	5,580
Repairs & renewals	77,106	38,188
Service charge & ground rent	14,451	13,871
Bank charges	60	63
Administration costs	6,800	4,800
Accountancy	800	600
Legal & professional fees	1,503	1,261
Property management fees	14,800	14,800
Sundry expenses	2,159	400
Sub total	128,678	84,160
 Total Payments	 (128,678)	 (84,160)
 Net Receipts	 39,822	 65,941
 Cash funds brought forward	 576,967	 511,026
 Cash funds carried forward	 616,789	 576,967
	=====	=====

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 2024

	30/06/2024	30/06/2023
	£	£
Cash funds at period end:		
Bank current/savings	616,789	576,967
Bank: held re Tenants Deposits	10,578	10,762
Total Cash Funds	626,367	587,729
	=====	=====
Assets retained for charity use in furtherance of its objectives:		
Freehold property	5,301,726	5,301,726
	=====	=====
Liabilities:		
Creditors	800	600
Tenants Deposits	10,578	10,762
	11,378	11,362
	=====	=====

Analysis of Restricted or Unrestricted funds:

All receipts and payments in the year to 30/6/24 and the prior period are unrestricted

Trustee remuneration

One trustee (CP Stewart) was remunerated £14,800 in the year to 30 June 2024 (2023-£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

10 February 2025

Mrs B
Stewart
Trustee

