

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales · Charity number 1169029

Details

Status Registered

Legal form CIO

Registered 2016-09-02

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

Contact

Address Office 32
York Eco Business Centre
Amy Johnson Way
Clifton Moor
York
YO30 4AG

Phone 01904 555725

Email christineshsc@gmail.com

Activities

Objects: 1. TO PROVIDE HOUSING ACCOMMODATION AND ANY ASSOCIATED AMENITIES FOR PERSONS IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS2. TO ADVANCE EDUCATION AND TRAINING FOR PEOPLE IN NEED

Activities: To provide accommodation and any associated amenities to people in necessitous circumstances and to provide training to people in need to assist with the life skills needed to run their own home.

Classification

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

Geography

- City Of York

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£531,466	£41,504	£1,196,402	0
2024-03-31	£43,697	£43,425	-	-
2023-03-31	£35,253	£24,853	-	-
2022-03-31	£31,221	£33,187	-	-
2021-03-31	£31,016	£21,195	-	-

Trustees

Name	Role	Appointed
RICHARD PAUL COOK WILES	Chair	2016-09-02
Darren John O'Connor		2023-11-13
Emma Jane Morris		2022-10-12
Mark Anthony Fisher Mr		2019-02-21

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales - Charity number 1169029

Accounts



**Christine's Housing
Support Charity**

Charity Registration Number 1169029

Christine's Housing Support Charity

ANNUAL REPORT

For the year ending 31 March 2025

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CHARITY INFORMATION

For the year ending 31 March 2025

Charity Overview

Registered Charity Name:	Christine's Housing Support Charity
Charity Number:	1169029
Principal Office Address:	Office 32 York Eco Business Centre Amy Johnson Way Clifton Moor York YO30 4AG
Trustees:	Richard Paul Cook Wiles Daren John O'Connor Emma Jane Morris Mark Anthony Fisher Christine Gray (retired 21 May 2025)
Independent Examiner:	Equilibrium Accountants Ltd 48 Goodramgate York YO1 7LF

TRUSTEES' REPORT

For the year ending 31 March 2025

Introduction

This is the annual report for Christine's Housing Support Charity (CHSC), a charitable incorporated organisation (CIO) registered with the Charity Commission for England and Wales (registered number 1169029).

The Trustees

The trustees who served the charity during the year were as follows:

- Richard Paul Cook Wiles
- Daren John O'Connor
- Emma Jane Morris
- Mark Anthony Fisher
- Christine Gray (retired 21 May 2025)

Background

The charity was founded in 2016 by variation of the Will of Derrick Tyerman.

Objectives and Activities

The charity was established to provide housing accommodation and any associated amenities to persons in necessitous circumstances upon terms appropriate to their means. The charity has also been established to advance education and training for people in need.

Structure, Governance and Management

The charity was established as a Charitable Incorporated Organisation using the foundation model constitution and was entered on the Register of Charities on 2 September 2016.

The charity is to have at least three trustees.

The trustees have been selected and appointed on the basis that they have skills that are beneficial and essential to the running of a charity of this nature.

The trustees confirm that they have complied with the duty of Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charities Commission when reviewing the charity's aims and objectives and in planning future activities.

Trustees meet quarterly, and all decisions are reached by agreement. The trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Achievements and Performance

The Charity has provided accommodation to families/individuals in need of housing, including refugee families, in each of the five properties held.

The Charity has maintained a good working relationship with YorHome, the housing agency department of the City of York Council, to fulfil its Charitable Objects.

The Trustees have continued to improve the condition of the houses using cash resources from rental income generated, with substantial works carried out in the period 2024-25 to three of its properties. The Charity has worked hard to eliminate black mould from properties where this had become an issue.

Future Plans

The main challenge facing the charity is the high maintenance and repair costs for the five properties due to their age. The trustees are looking to improve the energy efficiency rating of the properties where possible, which will require ongoing investment.

Reserves Policy

Alongside ongoing rental income, the cash in the bank is intended to be kept at a sufficient level for the charity to fulfil its obligations.

The charity has adopted a policy to maintain a cash reserves of £30,000 to cover ongoing maintenance costs of the properties, void periods and provide working capital. The age of the properties held does result in a higher level of ongoing costs. Free reserves at the year-end amounted to £16,170 (2024: £41,440), which is significantly below the policy level. This was due to large outgoings to two empty properties in the latter portion of the financial year. The works were of an urgent and unforeseen nature of the sort that the reserves were intended to cover.

Political Donations

CHSC has no party-political affiliations and does not make political donations.

Financial Accounts

The charity was established by way of a legacy from the estate of the late Derrick Tyerman in the sum of £700,000.

During the year ended 31 March 2019 the final property was transferred to the charity, bringing the total value of the five properties transferred to £665,000. Along with the balancing cash sum already transferred, this completed the transfer of assets.

Historically the fair value of the asset has not been recognised in the financial accounts. This has been corrected in the current year, with the properties recognised as an investment, since they are held as a functional asset to further the charity's charitable aims. The value of the properties is stated at fair value in accordance with the Charities SORP.

During the financial year all five properties held by the charity were rented to provide an income whilst fulfilling its charitable objects. The total rental income received for the year ended 31 March 2025 increased to £57,669 (2024: £42,119). A year's rent was received in advance for one of the properties when it was re-let. Total costs came to £36,803 (2024: £43,425), with an additional £47,010 being spent on structural upgrades to the properties.

The accounts for the year ending 31 March 2025 have been prepared in accordance with the Charities Act 2011, the Companies Act 2006, the Articles of Association and the Accounting and Reporting by Charities – Statement of Recommended Practice, applicable to all charities preparing their accounts in accordance with the Financial Reporting Standards.

The charity's bank account during the year was with Virgin Money.

No Trustees have received any remuneration.

From the financial year 2024-25 onwards the charity has changed the provider of its independent accounting review from HPH Chartered Accountants to Equilibrium Accountants Ltd, of 48 Goodramgate, York, YO1 7LF.

Post Balance Sheet Events

The bank balance and thus free reserves level has continued to recover since 1 April 2025, with all five of the charity's properties occupied again until Summer 2025.

Statement of trustees' responsibilities

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

In preparing these accounts, the trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent, and
- Prepare the accounts 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 that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

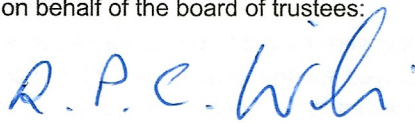
Each of the persons who is a trustee at the date of approval of this report confirms that:

- So far as each trustee is aware, there is no relevant information of which the independent reviewer is unaware, and
- Each trustee has taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant financial information that may have a material impact on the financial reports and to establish that the organisation's independent reviewer is aware of that information.

Going Concern

The trustees have reviewed the reserves and CHSC's current obligations and have a reasonable expectation that CHSC has adequate resources to continue in operational existence in the foreseeable future.

Signed on behalf of the board of trustees:



Richard Wiles
Chair of Trustees

Approved by the board on: 5/11/25

INDEPENDENT EXAMINER'S REPORT

For the year ending 31 March 2025

I report on the accounts of Christine's Housing Support Charity CIO for the year ending 31 March 2025, which are set out on pages 8-12.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charities Commission under section 145(5)(b) of the 2011 Act
- To state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts and seeking explanations from you as trustees consequently no opinion is given as to whether the accounts present a "true and fair view", and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - To keep accounting records in accordance with section 130 of the 2011 Act
 - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

Have not been met, or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Nicola Ainscough FCA BSc
Chartered Accountant
Equilibrium Accountants Ltd
48 Goodramgate, York, YO1 7LF

29 October 2025

STATEMENT OF FINANCIAL ACTIVITIES

For the year ending 31 March 2025

	Notes	Restricted Funds £	Unrestricted Funds £	Year to 31 March 25 Total £	Year to 31 March 24 Total £
INCOME					
Incoming and endowments from:					
Donations and legacies	2	-	-	-	-
Charitable activities		-	-	-	-
Other trading activities		-	57,669	57,669	42,119
Investments		-	473,113	473,113	-
Other income		-	684	684	1,578
Total incoming resources		-	531,466	531,466	43,697
EXPENDITURE					
Expenditure on:					
Raising funds		-	-	-	-
Charitable activities	3	-	36,803	36,803	43,425
Other	4	-	4,701	4,701	-
Total resources expended		-	41,504	41,504	43,425
Net income / (expenditure) for the period		-	489,962	489,962	272
Transfer between funds		-	-	-	-
RECONCILIATION OF FUNDS					
Total funds brought forward as at 1 Apr 24		-	706,440	706,440	706,168
Total funds carried forward as at 31 Mar 25		-	1,196,402	1,196,402	706,440

The notes on pages 10-12 form a part of these financial statements

A Statement of Total Recognised Gains and Losses is not required as all gains and losses are included in the Statement of Financial Activities.

There is no difference between the net income / (expenditure) for the period above and the historical cost equivalent. All activities are continuing.

BALANCE SHEET

For the year ending 31 March 2025

	Notes	£	As at 31 March 25 £
FIXED ASSETS			
Tangible assets			42,309
Investment Property			1,137,923
CURRENT ASSETS			
Stocks		-	
Prepayments		-	
Cash at bank and in hand		16,170	
		<u>16,170</u>	
Creditors: Amounts falling due within one year			-
Net Current Assets / (Liabilities)			<u>16,170</u>
Total Assets less Current Liabilities			<u>1,196,402</u>
Creditors: Amounts falling due after more than one year			-
Net Assets			<u>1,196,402</u>
FUNDS			
Unrestricted funds	5/6		1,196,402
Restricted funds			-
Total Funds			<u>1,196,402</u>

The notes on pages 10-12 form a part of these financial statements

Trustee benefits: advances, credit and guarantees

During the year no benefits, in the form of advances, credit and guarantees, were conferred upon trustees of the charity.

Guarantees and other financial commitments

During the year no guarantees or other financial commitments were made.

The financial statements have been prepared in accordance with the Charities Act 2011, with respect to accounting records and the preparation of accounts.

The financial statements on pages 8-12 were approved by the Board of Trustees and signed on its behalf by:



Richard Wiles
Chair of Trustees

Date: 5/11/25

NOTES TO THE ACCOUNTS

For the year ending 31 March 2025

1. ACCOUNTING POLICIES

a) Statutory Information

Christine's Housing Support Charity operates as a Charitable Incorporated Organisation that is registered in the UK with the Charities Commission, registration number 1169029.

b) Basis of preparation and assessment of going concern

The accounts have been prepared under the historical cost convention and on the receipts and payment basis.

The financial statements are prepared in sterling, which is the functional currency of the charity.

The principal accounting policies, which have been applied consistently in the period, are set out below.

c) Compliance with accounting standards

The financial statements have been prepared in accordance with the Charities Act 2011, the Accounting and Reporting by Charities for Smaller Entities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS 102) (Effective January 2015) – (Charities 'SORP' FRS 102)): the provisions of FRS 102 Section 1A – Small Entities and other applicable accounting standards in the United Kingdom.

d) Funds structure

Earmarked funds, as shown in the notes to the accounts, represent funds set aside by the trustees for use on specific projects. Amounts shown as Restricted Funds, on the Statement of Financial Activities and the Balance Sheet, represent funds donated for specific projects in accordance with the Charities Act definition.

e) Income recognition

Revenue is recognised in respect of non-government, non-exchange transactions, donations and funds received for goods and services supplied during the financial period on receipt.

Government Grants are recognised using the accrual model.

f) Trustees' remuneration and expenses

During the year the trustees did not receive any remuneration or reimbursement of out-of-pocket expenses, as none were incurred.

g) Fixed Assets

All fixed assets are capitalised and included, at cost, including any incidental expenses of acquisition.

Depreciation is provided on tangible fixed assets at rates calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings:	10% reducing balance basis
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h) Investment Property

Investment properties are reported at fair value as at the reporting date, with changes in fair value recognised in the statement of financial activities. Depreciation is not provided on the investment properties.

2. INCOME

	Restricted Funds £	Unrestricted Funds £	Year to 31 March 25 Total £	Year to 31 March 24 Total £
Donations				
General	-	-	-	-
Legacies				
Gifts from Wills	-	-	-	-
Charitable Activities				
Grants	-	-	-	-
Other Trading Activities				
Property Rent	-	57,669	57,669	42,119
Investments				
Movement in fair value of properties	-	473,113	473,113	-
Other				
Bank Interest Received	-	684	684	1,578
	-	531,466	531,466	43,697

3. CHARITABLE ACTIVITIES

	Restricted Funds £	Unrestricted Funds £	Year to 31 March 25 Total £	Year to 31 March 24 Total £
Accountancy fees	-	1,260	1,260	900
Grants payable	-	-	-	962
Heat and light	-	-	-	76
Indemnity Insurance	-	801	801	435
Professional & management fees	-	8,211	8,211	4,761
Premises Insurance	-	3,540	3,540	1,839
Rates	-	1,014	1,014	365
Repairs and maintenance	-	21,538	21,538	34,087
Sundry expenses	-	439	439	-
	-	36,803	36,803	43,425

4. OTHER

	Restricted Funds £	Unrestricted Funds £	Year to 31 March 25 Total £	Year to 31 March 24 Total £
Governance	-	-	-	-
Depreciation	-	4,701	4,701	-
	-	4,701	4,701	-

5. FUNDS

	Restricted Funds £	Unrestricted Funds £	Year to 31 March 25 Total £	Year to 31 March 24 Total £
Unrestricted Fund				
General	-	1,196,402	1,196,402	706,440
Earmarked	-	-	-	-
Restricted Fund	-	-	-	-
	<u>-</u>	<u>1,196,402</u>	<u>1,196,402</u>	<u>706,440</u>

6. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £	Earmarked Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	42,309	-	-	42,309
Investment Properties	1,137,923	-	-	1,137,923
Current assets	16,170	-	-	16,170
Creditors: amounts falling due within one year	-	-	-	-
	<u>1,196,402</u>	<u>-</u>	<u>-</u>	<u>1,196,402</u>
Creditors: amounts falling due after one year	-	-	-	-
	<u>1,196,402</u>	<u>-</u>	<u>-</u>	<u>1,196,402</u>

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales - Charity number 1169029

Accounts

CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report and Accounts

for the year ended

31 March 2024

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**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

Constitution and objects of the Charity

1. The Charity (registered number 1169029) was founded in 2016 by variation of the Will of Derrick Tyerman.
2. The Charity has been established to provide housing accommodation and any associated amenities to persons in necessitous circumstances upon terms appropriate to their means. The Charity has also been established to advance education and training for people in need.
3. The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission when reviewing the Charity's aims and objectives and in planning future activities.

Achievements and Performance

1. The Charity has maintained a good relationship with the City of York Council YorHome team to provide housing to those in need including refugee families in all of the 5 properties.
2. The Trustees have continued to improve the condition of the houses using cash resources from rental income generated
3. The Charity has now provided accommodation to families/individuals in need of housing in each of the five properties held working in conjunction with the housing agency department of the City of York Council to fulfil its Charitable Objects.

Financial Review

1. The Charity has been established by way of legacy from the estate of the late Derrick Tyerman in the sum of £700,000.00. During the year ended 31 March 2019 the final property was transferred to the Charity bringing the total value of the five properties transferred to £615,875. Along with the balancing cash sum already transferred, this completed the transfer of assets.
2. During the financial of year all five properties held by the Charity are now rented to provide an income whilst fulfilling its Charitable Objects. The total rental income received for the year ended 31 March 2024 increased to £42,119 (2023 £34,782). Total costs increased to £43,425 (2023 £24,853) due to the significant repair costs required in the year to two of the properties.
3. Alongside ongoing rental income, the cash in the bank is sufficient for the Charity to fulfil its obligations.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

Financial Review Continued

4. The Charity has adopted a policy to maintain cash reserves minimum of £30,000 to cover ongoing maintenance costs of the properties, void periods and provide working capital. The age of the properties held does result in a higher level of ongoing costs. Free reserves at the year-end amounted to £41,440 (2023 £41,168).
5. The main challenge facing the Charity is the high maintenance and repair costs for the five properties due to their age. The Trustees are looking to improve the energy efficiency rating of the properties where possible which will require ongoing investment.

Post Balance Sheet Events

1. Nothing significant to report due to the short period between the year end and finalisation of this report.

Structure, Governance and Management

1. The Charity was established as a Charitable Incorporated Organisation using the foundation model constitution and was entered on the register of Charities on 2 September 2016.
2. The Charity is to have at least three Trustees. The names of the present Trustees throughout the year and at the date of the approval of this report are as follows: -

Richard Wiles

Christine Gay

Andrew Peace (resigned 31 March 2024)

Mark Fisher

Richard Dixon (resigned 26 April 2023)

Emma Morris

Darren O'Connor (appointed 13 November 2023)

The Trustees have been selected and appointed on the basis that they have skills that are beneficial and essential to the running of a Charity of this nature.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

Reference and Administrative Details

1. Christine's Housing Support Charity
2. Charitable Incorporated Organisation, registered number 1169029
3. Trustee contact: Mr Richard Wiles, Office 32, York Eco Business Centre, Amy Johnson Way, Clifton Moor, York YO30 4AG
4. Independent Examiner: Mr Adrian Rodaway, HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

Approved by the Trustees and signed on their behalf:

Richard Wiles

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Richard Wiles

24 July 2024

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHRISTINE'S HOUSING SUPPORT CHARITY**

I report to the trustees on my examination of the accounts of Christine's Housing Support Charity for the year ended 31 March 2024.

This report is made solely to the Charity's Trustees, as a body, in accordance with Section 154 of the Charities Act 2011. My independent examination work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 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 in respect of the Trust 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 this report in order to enable a proper understanding of the accounts to be reached.

Adrian Rodaway

Adrian Rodaway, BA BFP FCA DChA

HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

24 July 2024



CHARITY COMMISSION
FOR ENGLAND AND WALES

Christine's Housing Support Charity

1169029

Receipts and payments accounts

CC16a

For the period from	01/04/2023	To	31/03/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank Interest	1,578	-	-	1,578	471
Rent	42,119	-	-	42,119	34,782
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	43,697	-	-	43,697	35,253
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	43,697	-	-	43,697	35,253
A3 Payments					
Grants payable	962	-	-	962	1,100
Professional & management fees	4,761	-	-	4,761	4,283
Accountancy fees	900	-	-	900	1,368
Indemnity insurance	435	-	-	435	361
Repairs & maintenance	34,087	-	-	34,087	14,735
Premises insurance	1,839	-	-	1,839	2,118
Heat & light	76	-	-	76	16
Rates	365	-	-	365	872
	-	-	-	-	-
Sub total	43,425	-	-	43,425	24,853
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	43,425	-	-	43,425	24,853
Net of receipts/(payments)	272	-	-	272	10,400
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	41,168	-	-	41,168	30,768
Cash funds this year end	41,440	-	-	41,440	41,168

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	36,684	-	-
	Bank savings account	4,756	-	-
		-	-	-
	Total cash funds	41,440	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

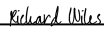

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Property	Unrestricted	615,875	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Richard Wiles	24-Jul-24
	Emma Morris	24-Jul-24

**CHRISTINE'S HOUSING SUPPORT CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2024
(Charity Number 1169029)**

1. Basis of accounts

The trustees have taken advantage of section 144 (2) of the Charities Act 2011 and have prepared the accounts on a receipts and payments basis. Cash-based accounts are not prepared on an accruals basis and therefore the Charities SORP does not apply to their preparation.

2. Trustees' remuneration and expenses

No remuneration was received by Trustees in the year (2023 – £nil) and no expenses were paid in respect of Trustees (2023 - £nil).

3. Related party transactions

There were no related party transactions in the year (2023 – none).

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales - Charity number 1169029

Accounts

CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report and Accounts

for the year ended

31 March 2023

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CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Constitution and objects of the Charity

1. The Charity (registered number 1169029) was founded in 2016 by variation of the Will of Derrick Tyerman.
2. The Charity has been established to provide housing accommodation and any associated amenities to persons in necessitous circumstances upon terms appropriate to their means. The Charity has also been established to advance education and training for people in need.
3. The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission when reviewing the Charity's aims and objectives and in planning future activities.

Achievements and Performance

1. The Charity has maintained a good relationship with the City of York Council YorHome team to provide housing to those in need including refugee families in all of the 5 properties.
2. The Trustees have undertaken ongoing compliance related works to ensure that the houses, that have been transferred to the Charity, continue to achieve the relevant standards following transfer.
3. The Charity has now provided accommodation to families/individuals in need of housing in each of the five properties held working in conjunction with the housing agency department of the City of York Council to fulfil its Charitable Objects.

Financial Review

1. The Charity has been established by way of legacy from the estate of the late Derrick Tyerman in the sum of £700,000.00. During the year ended 31 March 2019 the final property was transferred to the Charity bringing the total value of the five properties transferred to £615,875. Along with the balancing cash sum already transferred, this completed the transfer of assets.
2. During the financial of year all five properties held by the Charity are now rented to provide an income whilst fulfilling its Charitable Objects. The total rental income received for the year ended 31 March 2023 increased slightly to £34,782 (2022 £31,185). Total costs decreased to £24,853 (2022 £33,187) due to the renovation costs required in 2022 to bring the final property up to the necessary standards for residential use.
3. Alongside ongoing rental income, the cash in the bank is sufficient for the Charity to fulfil its obligations.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

Financial Review Continued

4. The Charity has adopted a policy to maintain cash reserves minimum of £20,000 to cover ongoing maintenance costs of the properties and provide working capital. The age of the properties held does result in a higher level of ongoing costs.
5. The main challenge facing the Charity is the high maintenance and repair costs for the five properties due to their age. The Trustees are looking to improve the energy efficiency rating of the properties where possible which will require ongoing investment.

Post Balance Sheet Events

1. One of the tenanted properties required essential roof repairs at a significant cost met from cash reserves.
2. Another property became vacant and the opportunity was taken to carry out significant and necessary renovations.

Structure, Governance and Management

1. The Charity was established as a Charitable Incorporated Organisation using the foundation model constitution and was entered on the register of Charities on 2 September 2016.
2. The Charity is to have at least three Trustees. The names of the present Trustees throughout the year and at the date of the approval of this report are as follows: -

Richard Wiles

Christine Gay

Sandra Hobson (resigned 1 September 2022)

Andrew Peace

Mark Fisher

Richard Dixon (resigned 26 April 2023)

Emma Morris (appointed 12 October 2022)

The Trustees have been selected and appointed on the basis that they have skills that are beneficial and essential to the running of a Charity of this nature.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

Reference and Administrative Details

1. Christine's Housing Support Charity
2. Charitable Incorporated Organisation, registered number 1169029
3. Trustee contact: Mr Andrew Peace, 6 Beadle Garth, Copmanthorpe, YORK, YO23 3YJ
4. Independent Examiner: Mr Adrian Rodaway, HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

Approved by the Trustees and signed on their behalf:

.....

Richard Wiles

14 September 2023

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
CHRISTINE'S HOUSING SUPPORT CHARITY**

I report to the trustees on my examination of the accounts of Christine's Housing Support Charity for the year ended 31 March 2023.

This report is made solely to the Charity's Trustees, as a body, in accordance with Section 154 of the Charities Act 2011. My independent examination work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 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 in respect of the Trust 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 this report in order to enable a proper understanding of the accounts to be reached.

Adrian Rodaway, BA BFP FCA DChA

HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

14 September 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

Christine's Housing Support Charity

1169029

Receipts and payments accounts

CC16a

For the period
from

01/04/2022

To

31/03/2023

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank Interest	471	-	-	471	36
Rent	34,782	-	-	34,782	31,185
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	35,253	-	-	35,253	31,221
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	35,253	-	-	35,253	31,221
A3 Payments					
Grants payable	1,100	-	-	1,100	-
Legal & professional fees	4,283	-	-	4,283	3,112
Accountancy fees	1,368	-	-	1,368	1,338
Indemnity insurance	361	-	-	361	1,689
Repairs & maintenance	14,735	-	-	14,735	25,630
Premises insurance	2,118	-	-	2,118	-
Heat & light	16	-	-	16	384
Rates	872	-	-	872	1,034
	-	-	-	-	-
Sub total	24,853	-	-	24,853	33,187
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	24,853	-	-	24,853	33,187
Net of receipts/(payments)	10,400	-	-	10,400	- 1,966
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	30,768	-	-	30,768	32,734
Cash funds this year end	41,168	-	-	41,168	30,768

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	36,467	-	-
	Bank savings account	4,701	-	-
		-	-	-
	Total cash funds	41,168	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Property	Unrestricted	615,875	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Richard Wiles	
	Andrew Peace	

CHRISTINE'S HOUSING SUPPORT CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2023
(Charity Number 1169029)

1. Basis of accounts

The trustees have taken advantage of section 144 (2) of the Charities Act 2011 and have prepared the accounts on a receipts and payments basis. Cash-based accounts are not prepared on an accruals basis and therefore the Charities SORP does not apply to their preparation.

2. Trustees' remuneration and expenses

No remuneration was received by Trustees in the year (2022 – £nil) and no expenses were paid in respect of Trustees (2022 - £nil).

3. Related party transactions

There were no related party transactions in the year (2022 – none).

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales - Charity number 1169029

Accounts

CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report and Accounts

for the year ended

31 March 2022

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**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

Constitution and objects of the Charity

1. The Charity (registered number 1169029) was founded in 2016 by variation of the Will of Derrick Tyerman.
2. The Charity has been established to provide housing accommodation and any associated amenities to persons in necessitous circumstances upon terms appropriate to their means. The Charity has also been established to advance education and training for people in need.
3. The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission when reviewing the Charity's aims and objectives and in planning future activities.

Achievements and Performance

1. The Charity has formed a good relationship with the City of York Council YorHome team to provide housing to those in need including refugee families in 2 of the 5 properties.
2. The Trustees have undertaken ongoing compliance related works to ensure that the houses, that have been transferred to the Charity, continue to achieve the relevant standards following transfer.
3. The Charity has now provided accommodation to families/individuals in need of housing in each of the five properties held working in conjunction with the housing agency department of the City of York Council to fulfil its Charitable Objects.
4. The renovation and occupation of the final property was completed shortly before the year end which marked a milestone since the charity was formed with all 5 properties providing housing to people in necessitous circumstances.

Financial Review

1. The Charity has been established by way of legacy from the estate of the late Derrick Tyerman in the sum of £700,000.00. During the year ended 31 March 2019 the final property was transferred to the Charity bringing the total value of the five properties transferred to £615,875. Along with the balancing cash sum already transferred, this completed the transfer of assets.
2. During the financial of year all five properties held by the Charity are now rented to provide an income whilst fulfilling its Charitable Objects. The total rental income received for the year ended 31 March 2022 increased slightly to £31,185 (2021 £30,585). Total costs increased to £33,187 (2021 £21,195) due to the renovation costs required to bring the final property up to the necessary standards for residential use.
3. Alongside ongoing rental income, the cash in the bank is sufficient for the Charity to fulfil its obligations.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

Financial Review Continued

4. The Charity has adopted a policy to maintain cash reserves minimum of £20,000 to cover ongoing maintenance costs of the properties and provide working capital. The age of the properties held does result in a higher level of ongoing costs.
5. The main challenge facing the Charity is the high maintenance and repair costs for the five properties due to their age. The Trustees are looking to improve the energy efficiency rating of the properties where possible which will require ongoing investment.

Post Balance Sheet Events

1. One of the tenanted properties was vacated shortly after the year end and the trustees took the opportunity to undertake essential improvements.
2. All the properties required updated electrical safety reports around the same time since it was 5 years since the charity was formed. This resulted in some essential remedial costs to meet current standards.

Structure, Governance and Management

1. The Charity was established as a Charitable Incorporated Organisation using the foundation model constitution and was entered on the register of Charities on 2 September 2016.
2. The Charity is to have at least three Trustees. The names of the present Trustees throughout the year and at the date of the approval of this report are as follows: -

Richard Wiles
Christine Gay
Sandra Hobson
Andrew Peace
Mark Fisher
Richard Dixon

The Trustees have been selected and appointed on the basis that they have skills that are beneficial and essential to the running of a Charity of this nature.

**CHRISTINE'S HOUSING SUPPORT CHARITY
ANNUAL REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

Reference and Administrative Details

1. Christine's Housing Support Charity
2. Charitable Incorporated Organisation, registered number 1169029
3. Trustee contact: Mr Andrew Peace, 6 Beadle Garth, Copmanthorpe, YORK, YO23 3YJ
4. Independent Examiner: Mr Adrian Rodaway, HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

Approved by the Trustees and signed on their behalf:

.....

Richard Wiles

12 October 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHRISTINE'S HOUSING SUPPORT CHARITY

I report to the trustees on my examination of the accounts of Christine's Housing Support Charity for the year ended 31 March 2022.

This report is made solely to the Charity's Trustees, as a body, in accordance with Section 154 of the Charities Act 2011. My independent examination work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 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 in respect of the Trust 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 this report in order to enable a proper understanding of the accounts to be reached.

Adrian Rodaway, BA BFP FCA DChA

HPH, Chartered Accountants, 54 Bootham, YORK, YO30 7XZ

12 October 2022



Receipts and payments accounts

For the period
from

01/04/2021

To

31/03/2022

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	36	-	-	36	31
Rent	31,185	-	-	31,185	30,585
Donations	-	-	-	-	400
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	31,221	-	-	31,221	31,016
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	31,221	-	-	31,221	31,016
A3 Payments					
Legal & professional fees	3,112	-	-	3,112	3,812
Insurance	1,689	-	-	1,689	2,436
Heat & light	384	-	-	384	592
Repairs & maintenance	25,630	-	-	25,630	12,449
Accountancy fees	1,338	-	-	1,338	600
Rates	1,034	-	-	1,034	1,306
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	33,187	-	-	33,187	21,195
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	33,187	-	-	33,187	21,195
Net of receipts/(payments)	- 1,966	-	-	- 1,966	9,821
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	32,734	-	-	32,734	22,913
Cash funds this year end	30,768	-	-	30,768	32,734

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	6,037	-	-
	Bank savings account	24,731	-	-
		-	-	-
	Total cash funds	30,768	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Property	Unrestricted	615,875	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at year end the CIO did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		Richard Wiles	12/10/2022
		Andrew Peace	12/10/2022

CHRISTINE'S HOUSING SUPPORT CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022
(Charity Number 1169029)

1. Basis of accounts

The trustees have taken advantage of section 144 (2) of the Charities Act 2011 and have prepared the accounts on a receipts and payments basis. Cash-based accounts are not prepared on an accruals basis and therefore the Charities SORP does not apply to their preparation.

2. Trustees' remuneration and expenses

No remuneration was received by Trustees in the year (2021 – £nil) and no expenses were paid in respect of Trustees (2021 - £nil).

3. Related party transactions

There were no related party transactions in the year (2021 – none).

CHRISTINE'S HOUSING SUPPORT CHARITY

England & Wales - Charity number 1169029

Accounts

CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report and Accounts

for the year ended

31 March 2021

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CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report of the Trustees for the year ended 31 March 2021

Constitution and objects of the Charity

1. The Charity (registered number 1169029) was founded in 2016 by variation of the Will of Derrick Tyerman.
2. The Charity has been established to provide housing accommodation and any associated amenities to persons in necessitous circumstances upon terms appropriate to their means. The Charity has also been established to advance education and training for people in need.
3. The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2006 to have due regard to public benefit guidance published by the Charity Commission when reviewing the Charity's aims and objectives and in planning future activities.

Achievements and Performance

1. The Charity has been working to promote itself with other Charitable organisations within York with a view to working with them to provide housing to those in need.
2. The Trustees have been undertaking various compliance related works to ensure that the houses, that have been transferred to the Charity, are to the relevant standard prior to effecting that transfer.
3. The Charity has provided accommodation to families/individuals in need of housing in four of the five properties held working in conjunction with the housing agency department of the City of York Council to fulfil its Charitable Objects. The remaining property is awaiting renovation to an acceptable standard prior to occupation. The renovation commenced towards the end of this financial year and is expected to be finalised before the end of 2022.

Financial Review

1. The Charity has been established by way of legacy from the estate of the late Derrick Tyerman in the sum of £700,000.00. During the year ended 31 March 2019 the final property was transferred to the Charity bringing the total value of the five properties transferred to £615,875. Along with the balancing cash sum already transferred, this completed the transfer of assets.
2. During the financial year four of the five properties held by the Charity are now rented to provide an income whilst fulfilling its Charitable Objects. The total rental income received for the year ended 31 March 2021 increased to £30,585 (2020 £24,175). Total costs reduced to £21,195 (2020 £32,860) mainly due to a decision to dispense with a professional clerk. The Trustees are pleased to report a surplus for the first year since the Charity was established.
3. Alongside ongoing rental income, the cash in the bank is sufficient for the Charity to fulfil its obligations in bringing the remaining property up to the necessary standard in terms of compliance and is expected to be occupied early 2022.
4. The Charity has adopted a policy to maintain cash reserves minimum of £20,000 to cover ongoing maintenance costs of the properties and provide working capital. The age of the properties held does result in a higher level of ongoing costs.

Financial Review Continued

5. The main challenge facing the Charity is the high maintenance and repair costs for the five properties due to their age. Also, the proposed plan to renovate the final property from existing cash resources.
6. Due to escalating costs for the services of a professional clerk to the Trustees the decision was made to dispense with this resource in 2020 and the Trustees took on additional responsibilities directly along with the engagement of a professional virtual assistant on a freelance basis.

Post Balance Sheet Events

1. The impact of Covid-19 has caused some delays in completion of the renovation of the final property although the costs have been broadly in line with budgeted levels.
2. The Trustees were unable to hold physical meetings due to Covid-19 but have successfully held virtual meetings as required.

Structure, Governance and Management

1. The Charity was established as a Charitable Incorporated Organisation using the foundation model constitution and was entered on the register of Charities on 2 September 2016.
2. The Charity is to have at least three Trustees. The names of the present Trustees throughout the year and at the date of the approval of this report are as follows: -

Richard Wiles
Christine Gay
Sandra Hobson
Andrew Peace
Mark Fisher
Richard Dixon

The Trustees have been selected and appointed on the basis that they have skills that are beneficial and essential to the running of a Charity of this nature.

Reference and Administrative Details

1. Christine's Housing Support Charity
2. Charitable Incorporated Organisation, registered number 1169029
3. Trustee contact: Mr Andrew Peace, 6 Beadle Garth, Copmanthorpe, York, YO23 3YJ
4. Independent Examiner: Mr Adrian Rodaway, HPH, Chartered Accountants, 54 Bootham, York, YO30 7XZ

Charity: 1169029

Approved by the Trustees and signed on their behalf:

.....

Richard Wiles

22 December 2021

Independent examiner's report to the trustees of Christine's Housing Support Charity.

I report to the trustees on my examination of the accounts of Christine's Housing Support Charity for the year ended 31 March 2021.

This report is made solely to the Charity's Trustees, as a body, in accordance with Section 154 of the Charities Act 2011. My independent examination work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent Examiner's Report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my independent examination work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 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 in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

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

Signed:

Name: Adrian Rodaway, BA BFP FCA DChA

Address: HPH Chartered Accountants, 54 Bootham, York, YO30 7XZ

Date: 22 December 2021



CHARITY COMMISSION
FOR ENGLAND AND WALES

Christine's Housing Support Charity

1169029

CC16a

Receipts and payments accounts

For the period
from

01/04/2020

To

31/03/2021

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Bank interest	31	-	-	31	85
Rent	30,585	-	-	30,585	24,175
Donations	400	-	-	400	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	31,016	-	-	31,016	24,260
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	31,016	-	-	31,016	24,260
A3 Payments					
Legal & professional fees	3,812	-	-	3,812	19,857
Insurance	2,436	-	-	2,436	2,104
Heat & light	592	-	-	592	356
Repairs & maintenance	12,449	-	-	12,449	7,454
Accountancy fees	600	-	-	600	900
Rates	1,306	-	-	1,306	2,189
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	21,195	-	-	21,195	32,860
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	21,195	-	-	21,195	32,860
Net of receipts/(payments)	9,821	-	-	9,821	- 8,600
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	22,913	-	-	22,913	31,513
Cash funds this year end	32,734	-	-	32,734	22,913

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank current account	8,036	-	-
	Bank savings account	24,698	-	-
		-	-	-
	Total cash funds	32,734	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Property	Unrestricted	615,875	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	

The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at year end the CIO did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Richard Wiles	22/12/2021
	Andrew Peace	22/12/2021

Christine's Housing Support Charity
Notes to the Accounts
For The Year Ended 31 March 2021
(Charity Number 1169029)

1. Basis of accounts

The trustees have taken advantage of section 144 (2) of the Charities Act 2011 and have prepared the accounts on a receipts and payments basis. Cash-based accounts are not prepared on an accruals basis and therefore the Charities SORP does not apply to their preparation.

2. Trustees' remuneration and expenses

No remuneration was received by Trustees in the year (2020 – £nil) and no expenses were paid in respect of Trustees (2020 - £nil).

3. Related party transactions

There were no related party transactions in the year (2020 – none).