

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:

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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

Receipts and payments accounts

CC16a

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
Andrew Peace

22/12/2021
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).