

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:

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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

CC16a

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