

CHRISTINE'S HOUSING SUPPORT CHARITY

Annual Report and Accounts

for the year ended

31 March 2023

Contents

Trustees' Annual Report	3 – 5
Independent Examiner's Report	6
Receipts and Payments	7
Statement of Assets and Liabilities	8
Notes to the Accounts	9

**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

CC16a

Receipts and payments accounts

For the period
from

01/04/2022

To

31/03/2023

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	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
		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)
			-	
			-	
			-	
			-	
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).