

# **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.

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**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.

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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

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## Receipts and payments accounts

For the period from	01/04/2023	To	31/03/2024
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### 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 £
<b>A1 Receipts</b>					
Bank interest	1,578	-	-	1,578	471
Rent	42,119	-	-	42,119	34,782
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>43,697</b>	<b>-</b>	<b>-</b>	<b>43,697</b>	<b>35,253</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>43,697</b>	<b>-</b>	<b>-</b>	<b>43,697</b>	<b>35,253</b>
<b>A3 Payments</b>					
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
	-	-	-	-	-
<b>Sub total</b>	<b>43,425</b>	<b>-</b>	<b>-</b>	<b>43,425</b>	<b>24,853</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>43,425</b>	<b>-</b>	<b>-</b>	<b>43,425</b>	<b>24,853</b>
<b>Net of receipts/(payments)</b>	<b>272</b>	<b>-</b>	<b>-</b>	<b>272</b>	<b>10,400</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>41,168</b>	<b>-</b>	<b>-</b>	<b>41,168</b>	<b>30,768</b>
<b>Cash funds this year end</b>	<b>41,440</b>	<b>-</b>	<b>-</b>	<b>41,440</b>	<b>41,168</b>

## 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 £
<b>B1 Cash funds</b>	Bank current account	36,684	-	-
	Bank savings account	4,756	-	-
		-	-	-
	<b>Total cash funds</b>	<b>41,440</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Property	Unrestricted	615,875	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	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	
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Richard Wiles</div> <div style="border: 1px solid black; padding: 2px;">Emma Morris</div>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Richard Wiles</div> <div style="border: 1px solid black; padding: 2px;">Emma Morris</div>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">24-Jul-24</div> <div style="border: 1px solid black; padding: 2px;">24-Jul-24</div>	



**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).