

REGISTERED CHARITY NUMBER: 1175027

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 December 2024
for
THE BERROW COTTAGE HOMES**

THE BERROW COTTAGE HOMES

Contents of the Financial Statements for the Year Ended 31 December 2024

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 7
Independent Examiner's Report	8
Statement of Financial Activities	9
Balance Sheet	10
Notes to the Financial Statements	11 to 21
Detailed Statement of Financial Activities	22 to 23

THE BERROW COTTAGE HOMES

**Reference and Administrative Details
for the Year Ended 31 December 2024**

TRUSTEES

N J Cameron Chairman
T J Corns
Dr J A Hagon Vice Chairman
Mrs J Hogg (resigned 28.2.25)
Mrs C Lewthwaite
R W Pitt
C E Pontifex A.C.A Treasurer
Mrs E M Wilkin
D Whiting
Rev G Lanham Ex-Officio Trustee

PRINCIPAL ADDRESS

Mary Galloway House
2 Kenilworth Road
Knowle
Solihull
West Midlands
B93 0JA

REGISTERED CHARITY NUMBER 1175027

INDEPENDENT EXAMINER

Knox Cropper LLP
Chartered Accountants
Office Suite 1
Haslemere House
Lower Street
Haslemere
Surrey
GU27 2PE

SOLICITORS

Standley & Co
1612-1618 High Street
Knowle
Solihull
West Midlands
B93 0JU

BANKERS

Barclays Bank plc
19-21 Mell Square
Mill Lane
Solihull
West Midlands
B91 3AR

THE BERROW COTTAGE HOMES

Report of the Trustees for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity exists to maintain and manage 30 almshouses (including 1 occupied by the warden) in its ownership for the benefit and welfare of people in need of housing provision, principally in the village of Knowle and the surrounding areas, in accordance with the original Trust deed.

Significant activities

The trustees have the objectives of keeping all the properties and gardens in good condition, thereby providing a comfortable and safe environment for each resident; complying with the Decent Homes Standards and ensuring that the properties are in demand. To achieve this stated objective, plans were devised to further upgrade the Victorian Cottages, and in so doing improve their EPC ratings. Other aims for the year were to continue reviewing and updating the policies of the Trust to ensure that they reflect best practice; to review the risk assessments for the Trust; to continue to monitor the wellbeing of the residents and to mitigate against the effects of Bank Base Rate fluctuations and other cost of living pressures on the finances of the charity.

Public benefit

The charity provides public benefit by providing social housing by way of Almshouses to those who are unable to afford commercial rents. By being in close contact with these individuals the charity can ensure their health and wellbeing is protected.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year, the bay windows of the listed Victorian Cottages were replaced to increase the levels of insulation in the properties, thereby improving their energy efficiency. The process of reviewing the trust's policies and its risks was continued. The Trust's bank loans were repaid on their repayment date, resulting in more efficient use of the Trust's resources, which together with very high levels of property occupancy led to improved cash generation. A tenant's satisfaction survey was undertaken, as required by the Regulator of Social Housing, the results of which showed high levels of tenant satisfaction.

THE BERROW COTTAGE HOMES

Report of the Trustees for the Year Ended 31 December 2024

FINANCIAL REVIEW

Financial position

Turnover from Social Housing lettings rose by £18,443 to £195,306 compared to last year (2023: £176,863). This increase is primarily due to higher Weekly Maintenance Charges and a reduction in voids throughout the year.

Operating expenditure has been effectively monitored in the year, despite a slight increase compared to last year, as detailed below:

Charitable Activity Costs increased by £14,673 to £132,631 (2023: £117,958), driven by a) £4,306 in higher losses on the sale of tangible assets; b) £8,594 in additional property repairs and maintenance expenses. Support Costs have increased slightly by £737, totalling £18,886 (2023: £18,149).

The net income from charitable activities is reported at £73,746, which includes gains on investments of £9,294, compared to £10,288 in 2023. Interest payable on loans amounted to £4,251, significantly lower than the £15,848 in 2023, due to the repayment of the Barclays Bank Loan in March 2024.

Investment income declined by £2,945 to £18,057 (2023: £21,002) as a result of investment disposals during 2024.

As a result, the Balance Sheet shows an increase in reserves of £73,746, representing the net income for the year. This figure consists of a surplus of £89,425 on unrestricted funds and a deficit of £15,679 on restricted funds, which reflects the depreciation charge released against the social housing grant.

Investment policy and objectives

The investments are managed by the Trustees who have opted to invest in Accumulation shares of the M&G Charity Multi Asset Fund.

Reserves policy

The National Association of Almshouses requires that sufficient sums to be set aside as investments to generate necessary funds mainly for the maintenance and repairs of the Almshouses; this is achieved by setting aside annually the amount advised by them. Accumulation Fund dividends are allowed to accumulate in the reserves unless required for exceptional expenditure.

Total Unrestricted Reserves of the Charity amount to £1,981,740 of which £1,388,754 have been designated, £100,634 relates to the Investment Revaluation Reserve and £492,352 comprises the Income and Expenditure Account.

Restricted Reserves amount to £738,003 and represent social housing grants received net of the depreciation element of the housing properties funded by the grants.

Details of these reserves are set out in Note 18 to the Financial Statements.

FUTURE PLANS

These will be to ensure that the Almshouses continue to be well maintained and in so doing provide comfortable accommodation for the residents. Plans are being drawn up for further improvements to the Victorian Properties, which will further enhance their energy efficiency. The trustees intend to continue to maintain an enhanced level of tenant involvement, by continuing to adopt the National Regulator of Social Housing Tenant Satisfaction Surveys.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is a Charitable Incorporated Organisation (CIO) and is controlled by its governing document, the foundation registered on 9th October 2017, and as amended on 1st February 2018 and 4th June 2018. The CIO's Registered Number is 1175027 and it is also regulated by the Regulator of Social Housing (5051).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Trustees are recruited as required with the aim of having a Board of Trustees with a range of relevant skills and experience. New Trustees are inducted by the Board and are able to attend courses run by the Almshouse Association and others.

Organisational structure

The Board of Trustees met four times in 2024 to determine strategy and policy and they employ a Warden and Clerk to ensure that residents' needs are met and that the income and expenditure of the Charity is managed efficiently. Trustees serve on sub committees including Health and Safety, Finance, Buildings, Residents' Selection, Residents' Welfare and Fundraising in order to facilitate day-to-day management and residents' welfare issues. The Warden is available to offer reasonable non nursing assistance to frail residents and liaise with Social Services to ensure that residents are able to maintain independent residence until they require full time residential care.

The Clerk to the Trustees prepares monthly cumulative cash accounts and cumulative statements of contributions due from residents together with a reconciliation to the bank balances. These are scrutinised by the Treasurer who prepares an annual budget and provides performance reports for each meeting of the Trustees. The bank mandate requires two authorised persons for all payments. Insurance and Risks are reviewed annually.

The Trustees also confirm that they have had regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Code of Governance

The code of governance adopted by the Trustees is the Charity Governance Code for Smaller Charities, as this best fits with the aims and objectives of The Berrow Cottage Homes as an Almshouse Charity and represents a standard of good governance practice to which all charities should aspire.

The Board of Trustees confirms compliance with the Governance and Financial Viability Standard. In doing so, the Board confirms that it has an appropriate, robust and prudent business planning, risk and control framework in place.

THE BERROW COTTAGE HOMES

Report of the Trustees for the Year Ended 31 December 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The Trustees have given consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Board's focus in the year was on the below principal risks:

Maintaining Properties to Decent Homes Standards

Reports are made to the Board and each meeting to ensure all properties and inspections are up to date. A programme of works is in place for component replacements.

Maintaining good service levels to residents

The Berrow Cottage Homes adopts an open forum of communication between residents and key management personnel. During the year residents continued to be more involved with the operations of the Charity and the welfare of fellow residents, by providing key feedback to the Trustees at their regular visits and through a Regulator of Housing residents' satisfaction survey.

Effective management of the Charity's resources

The Board continue to monitor the Charity's resources and particularly its finances given the economic uncertainties currently impacting the cost of living for the residents and the charity in maintaining the properties. Given the investments held by the charity, the Trustees are confident that the charity is able to continue delivering its objectives.

THE BERROW COTTAGE HOMES

Report of the Trustees for the Year Ended 31 December 2024

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to the Acuity smaller providers 2023/24 results.

Metric	2024	2023	Acuity Scorecard	Commentary
New supply delivered	0%	0%	0%	The Charity has 30 Almshouses in management. This remains as per the previous year, with no new supply of social or non-social housing.
Gearing	(3.93%)	7.17%	16%	The Charity's has much lower borrowings and therefore lower interest in the year.
EBITDA MRI	1,814.44%	699.48%	218%	EBITDA margin comparing to 2023 has increased, exceeding industry average. The increase can be attributed to a higher operating surpluses and effective cost management.
Social Housing Cost Per Unit	£5,024	£3,072	£5,720	Lower voids compared to 2023, but higher capitalised costs reflect the increase in Social Housing Costs per unit during the year.
Operating Margin Overall	31.16%	26.29%	16.06%	The operating margin increase indicates that The Berrow Cottage Homes became more profitable relative to its revenue in 2024 compared to 2023, outperforming the industry Benchmark.
Social Housing Lettings only	21.11%	21.66%	18.82%	The operating Social Housing Lettings is 0.55% lower than in 2023, however remains above industry average, continuing to achieve superior returns on its social housing lettings relative to industry peers.
ROCE	2.35%	2.02%	2.64%	The increase in ROCE indicates that the Charity generated higher profits relative to the capital employed in its operations during 2024. However, the reported ROCE is slightly below the industry average, implying that its capital efficiency and profitability are just below those of its industry peers.

THE BERROW COTTAGE HOMES

Report of the Trustees for the Year Ended 31 December 2024

Reinvestment	1.77%	0.02%	2.63%	The reported increase in reinvestment can be attributed to the increase in capital expenditure during the year due to the replacement of four bay windows at Kenilworth Road.
--------------	-------	-------	-------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Overall, these key performance indicators reflect the results for the year ended 31st December 2024 in comparison to the industry sector scorecard, demonstrating financial strength and robust asset management.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, and the provisions of the trust deed. 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.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT EXAMINER

The Independent Examiner has expressed his willingness to continue in office and a proposal for his reappointment will be put before the Trustees at their meeting.

Approved by order of the board of trustees on 20 May 2025 and signed on its behalf by:


N J Cameron - Trustee

Independent examiner's report to the trustees of The Berrow Cottage Homes

I report to the charity trustees on my examination of the accounts of The Berrow Cottage Homes (the Trust) for the year ended 31 December 2024.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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').

Having satisfied myself that the accounts of the Charity are not required to be audited under Section 136(3) of the Housing and Regeneration Act 2008, an independent examination has been carried out.

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 section 135(2)(a) of the Housing and Regeneration Act 2008; 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.



James Holland-Leader FCA

Knox Cropper LLP
Chartered Accountants
Office Suite 1
Haslemere House
Lower Street
Haslemere
Surrey
GU27 2PE

20 May 2025

THE BERROW COTTAGE HOMES

**Statement of Financial Activities
for the Year Ended 31 December 2024**

	Notes	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		9,400	-	9,400	10,676
Charitable activities	4				
Housing Activities		195,306	-	195,306	176,863
Other trading activities	2	25	-	25	40
Investment income	3	18,057	-	18,057	21,002
Total		<u>222,788</u>	<u>-</u>	<u>222,788</u>	<u>208,581</u>
EXPENDITURE ON					
Charitable activities					
Housing Activities		<u>142,657</u>	<u>15,679</u>	<u>158,336</u>	<u>154,409</u>
Net gains on investments		<u>9,294</u>	<u>-</u>	<u>9,294</u>	<u>10,288</u>
NET INCOME/(EXPENDITURE)		89,425	(15,679)	73,746	64,460
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,892,315</u>	<u>753,682</u>	<u>2,645,997</u>	<u>2,581,537</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,981,740</u>	<u>738,003</u>	<u>2,719,743</u>	<u>2,645,997</u>

The notes form part of these financial statements

THE BERROW COTTAGE HOMES

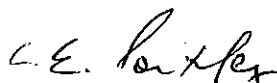
Balance Sheet 31 December 2024

	Notes	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	11	1,477,760	738,003	2,215,763	2,219,757
Investments	12	<u>424,932</u>	<u>-</u>	<u>424,932</u>	<u>507,156</u>
		1,902,692	738,003	2,640,695	2,726,913
CURRENT ASSETS					
Debtors	13	1,615	-	1,615	14,306
Cash at bank and in hand		<u>138,177</u>	<u>-</u>	<u>138,177</u>	<u>169,462</u>
		139,792	-	139,792	183,768
CREDITORS					
Amounts falling due within one year	14	<u>(32,656)</u>	<u>-</u>	<u>(32,656)</u>	<u>(229,596)</u>
NET CURRENT ASSETS		<u>107,136</u>	<u>-</u>	<u>107,136</u>	<u>(45,828)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,009,828	738,003	2,747,831	2,681,085
CREDITORS					
Amounts falling due after more than one year	15	<u>(28,088)</u>	<u>-</u>	<u>(28,088)</u>	<u>(35,088)</u>
NET ASSETS		<u>1,981,740</u>	<u>738,003</u>	<u>2,719,743</u>	<u>2,645,997</u>
FUNDS	18				
Unrestricted funds				1,981,740	1,892,315
Restricted funds				<u>738,003</u>	<u>753,682</u>
TOTAL FUNDS				<u>2,719,743</u>	<u>2,645,997</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 May 2025 and were signed on its behalf by:



N J Cameron - Trustee



C E Pontifex A.C.A - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts have been prepared to give a 'true and fair view' and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

Critical accounting judgements and key sources of estimation uncertainty

The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components

The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Income from housing represents housing contributions from weekly maintenance charges from residents.

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES - continued

Income

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Housing properties

The original Berrow Cottage Homes Almshouses were constructed in the late Nineteenth Century. There is no record of the original cost, but they are valued at 1st January 1926 at £2,000, with additions since at cost being funded by Homes England and its predecessor bodies Grants, Mortgage Loans, Charitable Donations, and from the Berrow Cottage Homes' own resources.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified, and the depreciation rate applied to each component are set out below:

	Years
Fabric	100
Roof	70
Electrics	40
Windows and doors	30
Bathrooms	30
Heating, Ventilation, Plumbing	30
Kitchens	20
Boilers	15
Other enhancements	10

Housing properties in the course of construction are disclosed at cost within work in progress and not depreciated until the scheme is completed and the assets brought into use.

The Charity capitalises expenditure on housing properties which increases the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in rental income, a reduction in future maintenance costs or a significant extension of the life of the property.

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Furniture, Fittings and Equipment

Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a reducing balance basis. The rate used for this purpose is 10%.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

2. OTHER TRADING ACTIVITIES

	2024 £	2023 £
Other income	<u>25</u>	<u>40</u>

3. INVESTMENT INCOME

	2024 £	2023 £
Investment income	15,743	19,358
Deposit account interest	<u>2,314</u>	<u>1,644</u>
	<u>18,057</u>	<u>21,002</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2024 £	2023 £
Gross maintenance contributions from residents	195,681	179,375
Gross maintenance contributions from Supporting People	-	-
Losses from voids	<u>(375)</u>	<u>(2,512)</u>
	<u>195,306</u>	<u>176,863</u>

5. SUPPORT COSTS

	Management £	Finance £	Governance costs £	Totals £
Housing Activities	<u>18,886</u>	<u>4,251</u>	<u>2,568</u>	<u>25,705</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

Total expenses reimbursed to trustees in the year were as follows:

	2024 £	2023 £
Sundry expenses	100	375
Grounds maintenance	61	13
Repairs	412	713
Administration	-	-
Outreach	489	-
Travel	-	46
	<u>£1,062</u>	<u>£1,147</u>

Expenses were reimbursed to 5 Trustees in the year (2023: 5).

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

7. STAFF COSTS

	2024 £	2023 £
Wages	37,034	35,263
Social security	468	390
Pension	2,371	2,224
Other employee benefits	<u>722</u>	<u>652</u>
	<u>40,595</u>	<u>38,529</u>

No employees received emoluments in excess of £60,000.

The average monthly number of employees during the year was as follows:

	2024	2023
Warden	1	1
Clerk	<u>1</u>	<u>1</u>
	<u>2</u>	<u>2</u>

No employees received emoluments in excess of £60,000.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	10,676	-	10,676
Charitable activities			
Housing Activities	176,863	-	176,863
Other trading activities	40	-	40
Investment income	<u>21,002</u>	<u>-</u>	<u>21,002</u>
Total	<u>208,581</u>	<u>-</u>	<u>208,581</u>
EXPENDITURE ON			
Charitable activities			
Housing Activities	<u>137,808</u>	<u>16,601</u>	<u>154,409</u>
Net gains on investments	10,288	-	10,288
NET INCOME/(EXPENDITURE)	81,061	(16,601)	64,460
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>1,811,254</u>	<u>770,283</u>	<u>2,581,537</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,892,315</u>	<u>753,682</u>	<u>2,645,997</u>

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

9. SOCIAL HOUSING ACTIVITIES

	2024	2023
	£	£
Turnover from Social Housing	195,306	176,863
Operating costs of Social Housing	<u>(158,336)</u>	<u>(154,409)</u>
Operating deficit and deficit on Social Housing activities	<u><u>36,970</u></u>	<u><u>22,454</u></u>

10. SOCIAL HOUSING GRANT

The total Social Housing Grant received for The Berrow Cottage Homes as at 31st December 2024 amounted to £931,084 (2023: £931,084).

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Aggregate amount received At 31st December 2024	<u><u>931,084</u></u>
Released to Statement of Financial Activities At 31st December 2024	<u><u>(931,084)</u></u>
Social Housing Grant Carried forward	<u><u>-</u></u>

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

11. TANGIBLE FIXED ASSETS

	Housing properties £	Plant and machinery £	Fixtures and fittings £	Totals £
COST				
At 1 January 2024	2,623,199	22,634	5,977	2,651,810
Additions	51,527	358	-	51,885
Disposals	(7,239)	-	-	(7,239)
At 31 December 2024	<u>2,667,487</u>	<u>22,992</u>	<u>5,977</u>	<u>2,696,456</u>
DEPRECIATION				
At 1 January 2024	407,654	19,804	4,595	432,053
Charge for year	49,941	819	153	50,913
Eliminated on disposal	(2,273)	-	-	(2,273)
At 31 December 2024	<u>455,322</u>	<u>20,623</u>	<u>4,748</u>	<u>480,693</u>
NET BOOK VALUE				
At 31 December 2024	<u>2,212,165</u>	<u>2,369</u>	<u>1,229</u>	<u>2,215,763</u>
At 31 December 2023	<u>2,215,545</u>	<u>2,830</u>	<u>1,382</u>	<u>2,219,757</u>

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	507,156
Additions	42,739
Disposals	(150,000)
Revaluations	9,294
Accumulated dividends	<u>15,743</u>
At 31 December 2024	<u>424,932</u>
NET BOOK VALUE	
At 31 December 2024	<u>424,932</u>
At 31 December 2023	<u>507,156</u>

There were no investment assets outside the UK.

THE BERROW COTTAGE HOMES

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Arrears of Maintenance contributions	706	639
Other debtors	46	-
Prepayments and accrued income	863	13,667
	<u>1,615</u>	<u>14,306</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Bank loans and overdrafts (see note 16)	-	195,204
Taxation and social security	1,293	2,507
Other creditors	31,363	31,885
	<u>32,656</u>	<u>229,596</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024	2023
	£	£
Other creditors	<u>28,088</u>	<u>35,088</u>

16. LOANS

An analysis of the maturity of loans is given below:

	2024	2023
	£	£
Amounts falling due within one year on demand:		
Bank loans	-	195,204
National Association of Almshouses Loan	7,000	7,000
	<u>7,000</u>	<u>202,204</u>
Amounts falling between one and two years:		
Other loans - 1-2 years	<u>7,000</u>	<u>7,000</u>
Amounts falling due between two and five years:		
Other loans - 2-5 years	<u>21,088</u>	<u>28,088</u>

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

17. SECURED DEBTS

The Barclays Bank loan that was secured by a legal charge over Mary Galloway House, 2 Kenilworth Road, Knowle, Solihull, was fully paid in March 2024 (2023: £195,204). As a result, the charge over the Trust's asset was released.

The National Almshouse loan is unsecured and interest free for 10 years. (Loan received October 2019; £3,675 six monthly equal instalments, final repayment October 2029).

18. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	401,577	71,131	19,644	492,352
Investment Revaluation	124,138	9,294	(32,798)	100,634
Cyclical Repairs	164,458	-	16,333	180,791
Extraordinary Repairs	167,192	-	18,687	185,879
Charitable Property	<u>1,034,950</u>	<u>9,000</u>	<u>(21,866)</u>	<u>1,022,084</u>
	1,892,315	89,425	-	1,981,740
Restricted funds				
Housing	<u>753,682</u>	<u>(15,679)</u>	<u>-</u>	<u>738,003</u>
TOTAL FUNDS	<u>2,645,997</u>	<u>73,746</u>	<u>-</u>	<u>2,719,743</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	213,788	(142,657)	-	71,131
Investment Revaluation	-	-	9,294	9,294
Charitable Property	<u>9,000</u>	<u>-</u>	<u>-</u>	<u>9,000</u>
	222,788	(142,657)	9,294	89,425
Restricted funds				
Housing	<u>-</u>	<u>(15,679)</u>	<u>-</u>	<u>(15,679)</u>
TOTAL FUNDS	<u>222,788</u>	<u>(158,336)</u>	<u>9,294</u>	<u>73,746</u>

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	368,363	60,773	(27,559)	401,577
Investment Revaluation	113,850	10,288	-	124,138
Cyclical Repairs	141,226	-	23,232	164,458
Extraordinary Repairs	149,232	-	17,960	167,192
Charitable Property	<u>1,038,583</u>	<u>10,000</u>	<u>(13,633)</u>	<u>1,034,950</u>
	1,811,254	81,061	-	1,892,315
Restricted funds				
Housing	<u>770,283</u>	<u>(16,601)</u>	<u>-</u>	<u>753,682</u>
TOTAL FUNDS	<u>2,581,537</u>	<u>64,460</u>	<u>-</u>	<u>2,645,997</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	198,581	(137,808)	-	60,773
Investment Revaluation	-	-	10,288	10,288
Charitable Property	<u>10,000</u>	<u>-</u>	<u>-</u>	<u>10,000</u>
	208,581	(137,808)	10,288	81,061
Restricted funds				
Housing	<u>-</u>	<u>(16,601)</u>	<u>-</u>	<u>(16,601)</u>
TOTAL FUNDS	<u>208,581</u>	<u>(154,409)</u>	<u>10,288</u>	<u>64,460</u>

Cyclical Repairs and Maintenance Fund

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund

This Revenue Reserve represents amounts set aside to carry out major repairs on Housing Properties

Charitable Fund Property Fund

This represents that proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties and loan interest has been transferred to this fund and depreciation except for that relating to the social housing grant for housing properties have been transferred from this fund.

THE BERROW COTTAGE HOMES

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

18. MOVEMENT IN FUNDS - continued

Housing Property Fund

This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses. Depreciation on housing properties is charged to this fund over the life of the components of the building.

19. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

20. UNITS IN MANAGEMENT

The Charity had 30 units in Management during the year. (2023: 30). There were no acquisitions or disposals in the year.

THE BERROW COTTAGE HOMES

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	9,400	10,676
Other trading activities		
Other income	25	40
Investment income		
Investment income	15,743	19,358
Deposit account interest	2,314	1,644
	18,057	21,002
Charitable activities		
Housing Activities - Residents	195,681	179,375
Losses from voids	(375)	(2,512)
	195,306	176,863
Total incoming resources	222,788	208,581
EXPENDITURE		
Charitable activities		
Warden's salary	21,322	21,569
Social security	468	390
Pensions	3,092	2,876
Rates and water	673	435
Insurance	3,732	3,527
Light and heat	3,382	3,470
Telephone	2,093	1,889
Property repairs & maintenance	27,831	19,237
Cleaning	57	615
Alarm costs	3,090	3,243
Warden's utilities	3,302	2,710
Grounds maintenance	7,710	7,608
Depreciation of housing properties	49,941	48,793
Depreciation of plant & machinery	818	782
Fixtures and fittings	154	154
Loss on sale of tangible fixed assets	4,966	660
	132,631	117,958

This page does not form part of the statutory financial statements

THE BERROW COTTAGE HOMES**Detailed Statement of Financial Activities
for the Year Ended 31 December 2024**

	2024 £	2023 £
Support costs		
Management		
Clerks' salary	15,703	13,694
Trustee indemnity insurance	358	358
Postage and stationery	331	232
Advertising	400	400
Sundries	539	564
Subscriptions	1,505	935
Donations	50	25
Professional fees	-	1,800
Training	-	141
	<u>18,886</u>	<u>18,149</u>
Finance		
Loan	4,251	15,848
Governance costs		
Independent Examination	<u>2,568</u>	<u>2,454</u>
Total resources expended	<u>158,336</u>	<u>154,409</u>
Net income before gains and losses	64,452	54,172
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>(3,791)</u>	<u>-</u>
Net income	<u>60,661</u>	<u>54,172</u>

This page does not form part of the statutory financial statements