

OODIL

England & Wales · Charity number 1186851

Details

Status Registered

Legal form CIO

Registered 2019-12-09

Register [View on the Charity Commission register](#)

Contact

Address C/o Buzzacott Llp
St. Peters House
130 Wood Street
London
EC2V 6DL

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Activities

Objects: THE CIO'S OBJECTS ARE RESTRICTED SPECIFICALLY, IN EACH CASE ONLY FOR THE PUBLIC BENEFIT:(1) TO CARRY ON THE BUSINESS OF: (A) PROVIDING AND MANAGING HOUSING;(B) PROVIDING ASSISTANCE TO HELP HOUSE PEOPLE; AND (C) ASSOCIATED FACILITIES, AMENITIES AND SERVICES RELATED TO SUCH HOUSING; FOR PEOPLE IN NECESSITOUS CIRCUMSTANCES, PEOPLE IN FINANCIAL NEED OR FOR THE RELIEF OF OLDER, DISABLED (WHETHER PHYSICALLY OR MENTALLY) OR CHRONICALLY SICK PEOPLE IN THE CITY OF CHELMSFORD, THE TOWN OF COLCHESTER AND THE SURROUNDING AREAS UPON TERMS APPROPRIATE TO THEIR MEANS; AND(2) SUCH OTHER CHARITABLE PURPOSES ACCORDING TO THE LAW OF ENGLAND AND WALES AS THE CHARITY TRUSTEES SHALL FROM TIME TO TIME DETERMINE.

Activities: OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** General Charitable Purposes, Disability, The Prevention Or Relief Of Poverty
- **Who:** Elderly/old People

Geography

- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£81,565	£107,733	-	-
2023-09-30	£59,490	£105,980	-	-
2022-09-30	£48,516	£83,806	-	-
2021-09-30	£342,397	£53,833	-	-
2020-09-30	£2,023,312	£5,660	£2,017,652	0

Trustees

Name	Role	Appointed
Keith Anthony Amato	Chair	2019-12-09
Bronwen Pitt Dr		2025-08-01
Kevin William Barrett		2019-12-09
Maria Claire Webb		2019-12-09
SISTER MOIRA JUDITH FRANCES O'SULLIVAN		2019-12-09
Tracey Jane Tully		2019-12-09

OODIL

England & Wales - Charity number 1186851

Accounts

OODIL

Annual Report and Accounts

30 September 2024

Charity Registration Number
1186851

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Reference and administrative details of the Charity, its Trustees and advisers

Trustees	K A Amato K W Barrett S M B Barrett Sister T M B Lenahan CRSS Sister M J F O'Sullivan CRSS T J Tully M C Webb
Registered address	130 Wood Street London EC2V 6DL
Telephone	01245 604 108
Charity (CIO) registration number	1186851
Independent examiner	Buzzacott Audit LLP 130 Wood Street London EC2V 6DL
Property managers	Nuvest Limited t/a Belvoir Chelmsford Registration No: 5224544 19 Duke Street Chelmsford Essex CM1 1HL
Cash managers	Flagstone Investment Management Limited Clareville House 26-27 Oxendon St London SW1Y 4EL
Bankers	Reliance Bank Limited Faith House 23-24 Lovat Lane London EC3R 8EB
Conveyancers	Dyer and Crowe Limited 22 Duke Street Chelmsford Essex CM1 1HL

The trustees present the annual report and accounts of OODIL (the "charity") for the year ended 30 September 2024.

OODIL is an acronym for Out Of Darkness Into Light, reflecting our desire to bring hope into people's lives when they are struggling with difficult circumstances. OODIL was created by means of a charitable donation in the form of properties and capital from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (from here on referenced as "CRSS") in the year ended 30 September 2020.

The accounts accompanying this report are the accounts of the Charitable Incorporated Organisation (CIO) which is registered with the Charity Commission under charity Registration Number 1186851.

The accounts have been prepared in accordance with the accounting policies set out in the attached accounts and comply with the charity's Constitution, applicable laws, applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the requirements 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 United Kingdom and Republic of Ireland (FRS 102).

Objects, aims, objectives, activities and relevant policies

Charitable objects and aims

The charity's objects, as set out in its constitution, are restricted specifically, in each case only for the public benefit:

1. to carry on the business of:
 - a. providing and managing housing.
 - b. providing assistance to help house people; and
 - c. associated facilities, amenities and services related to such housing.

for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford, the town of Colchester and the surrounding areas upon terms appropriate to their means; and
2. such other charitable purposes according to the law of England and Wales as the charity trustees shall from time to time determine.

OODIL's objects are to provide and manage housing and give assistance to help house people and to provide associated facilities, amenities and services related to such housing for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford, the town of Colchester.

OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves and their families eliminating the worry of eviction or poor housing standards.

The vision is to secure a housing stock and to ensure that before it is offered for rental, each property is renovated to a good standard and all services and amenities are checked and functioning safely and properly. The overseeing of the renovations is carried out by the trustees.

A tenancy will be offered to individuals or families who have experienced difficulties in their lives and who need the stability and security of a good home and a good ethical landlord to enable them to put down or further develop roots. They will be people of limited means and in particular circumstances who will fully benefit from being an OODIL beneficiary. They will be people who have the capacity to manage running a house and a home without extra-ordinary support. Critically we prove to them that they are worthy and entitled to a full place within society to be treated with respect, dignity and to be given the opportunities that so often simply their backgrounds have prevented them from accessing.

Homes that will be made available will be:

- ◆ Available to people receiving state benefit
- ◆ Offered for rental at the lower end of the market price within benefit levels
- ◆ Made available without the additional need for guarantors, unreasonable deposits or other conditions (determined on a case-by-case basis)

We support our tenants where necessary to help them integrate into their new surroundings. We assist with moving, furnishings, setting up services and other ad-hoc support, signposting and supporting them to get to the right resources to assist with benefits, education, building a social network etc.

We inform our tenants of the facilities in their home and the amenities and support in the local area by means of a new home pack in their property. Tenants are expected to maintain good standards and we expect and ensure our tenants treat their home and neighbourhood with respect and pride.

We ensure that our properties gain a reasonable return so that the charity can grow and be self-sufficient eliminating the need for further funds.

Public benefit

It has been shown that by offering people a dignified and secure home the whole family will flourish within the community. They can lead fulfilling lives with opportunities for the individuals, parents and their children that may not have been available to them before.

Trustees' report Year ended 30 September 2024

Beneficiaries to date include:

Single mothers fleeing domestic abuse. These individuals could not reasonably afford to rent in the private sector and the state could not provide adequate accommodation in the area where roots had been established and children had finally settled at school.

Families living in overcrowded accommodation provided by the state where adults had to sleep on floors or sofas to enable children to use the bedrooms. Again, these families could not afford the necessary accommodation in the private sector and the state could not provide adequate housing in the area where they have an established support network of schools and medical care etc.

Refugee families; These families fled their war-torn homeland to the shores of the UK where they were housed in temporary hotel accommodation. Our properties can provide a safe and secure home without the need for large deposits and personal references. These families can use their new home as a steppingstone, allowing them to concentrate on building their new life in the UK, secure schooling and employment, forge new friendships and support networks all of which is very difficult to achieve from a hotel room where children and adults were forced to share a room with no cooking facilities.

A third-party charity supporting vulnerable individuals sometimes with their children. These individuals and children are seeking a safe haven to call home while they regain confidence and wellbeing. With the support of this charity and the property provided by OODIL many have had the opportunity to improve their emotional and financial wellbeing and re-emerge into the local community with the strength and confidence to rebuild their lives in a more positive way.

Our beneficiaries would require significant additional public support if they were not assisted by OODIL. All the trustees are conversant with the Charity Commission's guidelines concerning Charities and Public Benefit and have considered them when assessing our activities. We therefore believe that we have complied fully with the duty in Section 4 of Part 1 of the Charities Act 2011 to have due regard to the Public Benefit guidance published by the Commission.

Principal activities during the year

The current tenants are the original tenants of the properties and the benefits of multi-year occupancy in secure and affordable accommodation is apparent. Our newest family who moved in the August 2023 are settling in well and integrating in their new community.

The properties continue to be managed by Belvoir a system that seems to be working well for us and our tenants. Our new financial controller is in place and again this seems to be having a positive impact on day-to-day control.

The properties are inspected regularly by Belvoir and one of the trustees and any maintenance issues that have not been reported are noted at this point and rectified accordingly. This ensures properties are kept in good condition and the homes of our tenants are the quality we would like them to be, it also ensures that our tenants are respectful and take good care of their homes

Volunteers

There are currently no needs within ODDIL for an ongoing pool of Volunteers for activities. The Trustees complete the vast majority of activities, although, for example, during a house move additional volunteers may be utilised to assist.

Protection of Children and Vulnerable Adults

The trustees recognise the absolute necessity of ensuring the protection and safety of all those people whom the charity serves. All the trustees have been checked by the Disclosure and Barring Service (DBS). We can confirm that we have a written policy for safeguarding our vulnerable beneficiaries, and that there have been no serious incidents in respect to safeguarding to report during this last year.

Fundraising policy

The charity benefits from a major donation from CRSS. ODDIL aims to achieve best practice in the way in which it communicates with donors and other supporters including providing a letter of comfort to CRSS each year.

The charity takes care with both the tone of its communications and the accuracy of its data to minimise the pressures on supporters. It applies best practice to protect supporters' data and never sells data, it never swaps data and ensures that communication preferences can be changed at any time. The charity manages its own fundraising activities and does not employ the services of professional fundraisers.

The charity undertakes to react to and investigate any complaints regarding its fundraising activities and to learn from them and improve its service. During the year, the charity received no complaints about its fundraising activities.

Investment policy

There are no restrictions on the charity's power to invest. The charity's investments are managed by one of ODDIL's trustees, with the authorisation of all other trustees, the primary focus is on gaining interest on retained funds.

Achievements and Performance

To date the charity has secured six properties within the Chelmsford area, all of which are tenanted. The properties have been purchased, renovated and tenants have been assisted with their relocation and then assisted to settle and integrate into the community.

These properties initially were in varied states of repair. Work ranged from full refurbishment including kitchen, bathrooms, rewiring, complete redecoration, and flooring as well as external improvements to the garden areas etc. to moderate amounts of work - such as a new bathroom and redecoration being required to bring the property up to a good standard. Work was commissioned according to the policies of the charity, and all necessary approvals and safety certificates were obtained.

The tenants who have been housed to date support this philosophy and have made significant steps forward already within the time they have been housed with ODDIL. Tenants have been able to use the houses as a platform and catalyst to move themselves and their families forward.

At the end of last year, we housed a second Afghan family. This family of seven now have a safe and secure home from where, during this year, they have begun to rebuild their lives within their new community. The children are settled at new schools and have formed new friendships.

Financial review

Results for the year

A summary of the results of the year ended 30 September 2024 can be found on page 11 of this annual report and accounts.

Total income for the year amounted to £81,565 (2023 – £59,490). Income from charitable activities for the year totalled £73,330 (2023 – £55,268). Interest receivable totalled £8,235 (2023 – £4,222).

Expenditure totalled £110,134 (2023 – £105,980). Expenditure on charitable activities includes the cost of maintaining properties which amounted to £103,045 (2023 – £99,764) and support costs of £6,231 (2023 – £5,700). The cost of raising funds comprises the fees payable to Flagstone Investment Management Limited who manage the charity's short term cash deposits.

Net expenditure for the year and the net decrease in funds was £28,569 (2023 – £46,490).

Reserves policy and financial position

The trustees have examined the requirement for free reserves i.e. those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The trustees consider that, given the nature of the charity's work, the level of free reserves should be approximately equal to two years' ongoing expenditure. The trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources due to timing differences in income flows, adequate working capital to cover core costs, and will allow the charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented. In particular, at the current time, the reserves need to be sufficient to enable the charity to operate in the exceptional circumstances created by the cost of living and economic crisis. The impact to the housing market, as a result of the recent budget from the new Labour government has yet to be seen, so we need to ensure we are ready to react depending on which way the market turns.

The balance sheet shows total funds of £2,179,432 (2023 – £2,208,001). Of these funds, £1,909,458 (2023 – £1,995,808) are represented by freehold properties and other tangible fixed assets. A decision was made to separate these funds from the general fund in recognition of the fact that assets are used in the day-to-day work of the charity or by organisations for charitable purposes in line with the charity's objects, and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

Funds totalling £55,128 (2023 – £57,068) have been designated, or set aside, by the trustees for specific purposes. Further details of these funds are given in note 14 to the accounts.

Funds which are available to support the work of the charity in the future are those shown on the balance sheet as the general fund and total £214,846 (2023 – £155,125). The trustees believe that these free reserves are adequate but not excessive and consistent with the charity's reserves policy outlined above.

Future plans

There are no prospective purchases currently in the pipeline. We are allowing our rental income to accumulate funds and are keeping a watchful eye on the market. This decision will be made based on the need and the housing market position as the year progresses.

The key objectives for the coming year are therefore:

1. Continue to maintain the current active properties to a good standard.
2. Support the housed tenants appropriately as per their individual needs.
3. Continue to stay focused and knowledgeable on the property market so correct purchases can be made at the correct price.
4. Explore ideas and routes to housing the correct beneficiaries so we can expand our knowledge and understanding for future beneficiaries,

Structure, Governance and Management

The charity is a Charitable Incorporated Organisation (CIO) governed by a Constitution dated and agreed by the trustees on 27th Sept 2019 and registered with the Charity Commission on 9 December 2019

Organisational Management

In terms of Civil Law, the trustees of the charity are legally responsible for the overall management and accounting of the charity and for safeguarding the assets of the charity. They receive no remuneration or expenses for their service as trustees. The trustees meet once every six weeks on average to review developments within the charity, and to take decisions. The trustees are supported by professional advisers, letting agent. Other professionals are consulted as appropriate.

The charity's strategy and overall management control is set and completed by the trustees. The trustees are made up of the original founders who are experienced personnel within varying sectors and all of whom can add value to the charity.

The majority of the operational running of the charity is also undertaken by the trustees. Control is via formal discussion and decisions at trustee meetings as well as day to day operational communication and information sharing. A financial controller is now in place to manage finances and day-to-day accounting.

Polices are in place to ensure the charity operates effectively, safely and conforms to required legislation. Polices also ensure the trustees and the beneficiaries are protected from any detriment. All of the trustees have undertaken a Disclosure and Barring Service Check as some of our beneficiaries may be deemed vulnerable.

The trustees feel they are fully informed and equipped to effectively operate the charity. The Board of trustees have had regard to the guidance issued by the charity Commission on public benefit.

Trustees have delegated responsibilities and try to keep updated within their areas on recommended best practice regarding appropriate policy requirements.

Risk Management

The unknown impact of our new governments financial planning and energy price crisis has clearly presented us with challenges and threats to the well-being of our charity and its activities, which could not have been foreseen. The trustees recognise their responsibility for the management of risks faced by the charity and its beneficiaries.

We continue to review and update our risks as well as the documents and procedures put in place.

We note above the financial and operational effects of the cost-of-living crisis. Over and above these, the areas identified for particular attention within our risk management strategy are:

- ◆ Governance and management
- ◆ Maintenance and Health and Safety
- ◆ Financial
- ◆ Litigation
- ◆ Reputational

The trustees have continued to operate within the key areas of risk controls which include:

- ◆ Regular and frequent meetings of the trustees with formal agendas and minutes.
- ◆ Comprehensive strategic planning, budgeting and management accounting.
- ◆ Established organisational structures and lines of accountability.
- ◆ Regular meetings with professional advisors to whom all our business is transparent.
- ◆ Establishing a clear authorisation and approved levels of decision-taking and spending; and
- ◆ Putting in place vetting procedures required by law for the protection and safeguarding of the vulnerable.

Timeframes exist for the annual monitoring of the risk assessments.

The key risks which the charity could face during the year are as follows:

- ◆ A severe economic downturn that leads to multiple tenants being unable to fulfill their rental payments leading to financial impact for the charity.
- ◆ Individual circumstances that impact a tenant that leads to them being unable to fulfill their rental payments leading to financial impact for the charity.
- ◆ Challenges and difficulties for one or more tenants that take up the trustees' time preventing the normal operation and growth of the charity.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and accounts 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 requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity of the incoming resources and application of resources of the charity for that period. In preparing these accounts, the trustees are required to:

- ◆ select suitable accounting policies and then apply them consistently.
- ◆ observe the methods and principles in the Statement of Recommended Practice FRS 102 (Accounting and Reporting by Charities) (the Charities' SORP);
- ◆ make judgements and estimates that are reasonable and prudent.
- ◆ state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- ◆ prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the relevant Charity (Accounts and Reports) Regulations and the provisions of the charity's Constitution. 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

Key Management Personnel

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charity on a day-to-day basis.

None of the trustees receive any remuneration or reimbursement of expenses in connection with their duties as trustees or key management personnel.

Signed on behalf of the trustees:

Sinéad Barrett

Trustee

Approved by the trustees on: 29 July 2025

Independent examiner's report to the trustees of OODIL

I report to the trustees on my examination of the accounts of OODIL (the charity) for the year ended 30 September 2024, which are set out on pages 11 to 20.

Responsibilities and basis of report

As the trustees of the charity, 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 charity'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 my examination giving me cause to believe that in any material respect:

- ◆ accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- ◆ the accounts do not accord with those records; or
- ◆ 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.

Peter Mackereth, Chartered Accountant
Independent Examiner
Buzzacott Audit LLP
130 Wood Street
London
EC2V 6DL

30 July 2025

Statement of financial activities Year ended 30 September 2024

	Notes	2024 £	2023 £
Income from:			
Charitable activities	1	73,330	55,268
Investments and interest receivable	2	8,235	4,222
Total income		81,565	59,490
Expenditure on:			
Raising funds		858	516
Charitable activities			
. Upkeep of the charity's properties	3	103,045	99,764
. Support costs	4	3,831	5,700
Total expenditure		107,733	105,980
Net expenditure and net movement in funds	6	(26,169)	(46,490)
Reconciliation of funds:			
Total funds brought forward at 1 October 2023		2,208,001	2,254,491
Total funds carried forward at 30 September 2024		2,181,832	2,208,001

All recognised gains and losses are included in the above statement of financial activities.

All of the charity's activities derived from continuing activities in each of the above two financial years.

Balance sheet 30 September 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	9		1,909,458		1,995,808
Current assets					
Debtors	10	3,854		—	
Short term deposits		242,931		176,239	
Cash at bank and in hand		38,008		42,373	
		284,793		218,612	
Current liabilities					
Creditors: amounts falling due within one year	11	(12,419)		(6,419)	
Net current assets			272,375		212,193
Total net assets			2,181,833		2,208,001
The funds of the charity:					
Unrestricted income funds					
. General funds			217,247		155,125
. Tangible fixed assets fund	12		1,909,458		1,995,808
. Designated fund	13		55,128		57,068
			2,181,833		2,208,001

Approved by the trustees
and signed on their behalf by:

Sinéad Barrett
Trustee
Approved on: 29 July 2025

Principal accounting policies 30 September 2024

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of preparation

These accounts have been prepared for the year to 30 September 2024, with comparative information given in respect to the year ended 30 September 2023.

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with 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 United Kingdom and Republic of Ireland (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and are rounded to the nearest pound.

Critical accounting estimates and areas of judgement

Preparation of the accounts requires the trustees to make significant judgements and estimates.

The items in the accounts where these judgements and estimates have been made include:

- ◆ Estimating the useful economic life of tangible fixed assets for the purposes of determining the depreciation charge.

Assessment of going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these accounts. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these accounts.

The trustees do not expect material concerns to arise over the charity's financial position or going concern as a result of the macroeconomic climate and the current cost of living crisis. The trustees have concluded that the charity will have sufficient resources to meet its liabilities as they fall due.

With regard to the next accounting period, the year ending 30 September 2025, there are no significant areas that affect the carrying value of the assets held by the charity and the trustees are therefore content that the charity is, and will remain, a going concern.

The trustees will continue to keep both income and expenditure under review.

Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably and it is probable that the income will be received.

Income comprises donations, rental income from properties, interest receivable and income from other sources, including any surplus on disposal of tangible fixed assets.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations and grants pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation or grant is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Donations received in kind (including any donation of land and buildings) are recognised at their fair value at the date of the gift, which is deemed to be open market value.

In accordance with the Charities SORP FRS 102 volunteer time is not recognised.

Rental income is recognised when due under the relevant tenancy agreement.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

The surplus on the disposal of tangible fixed assets is calculated as the difference between the sale proceeds net of sale costs and the net book value of the asset immediately prior to disposal. It is accounted for once legal completion of the disposal has taken place.

All other income is recognised to the extent that it is probable that the economic benefits will flow to the charity and the revenue can be measured reliably. It is measured at fair value and accounted for on an accruals basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is stated inclusive of irrecoverable VAT.

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs.

The costs of raising funds comprise the costs of managing the charity's short term deposits.

The costs of charitable activities comprise expenditure on the charity's primary charitable purposes as described in the trustees' report. Such costs include: the costs of maintaining and operating the charity's properties.

Support and governance costs

Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the charity it is necessary to provide support in the form of financial procedures including governance costs associated with the governance arrangements of the charity

including costs of independent examination and the necessary legal procedures for compliance with statutory requirements.

All expenditure on support and governance is allocated to the charitable activities of providing accommodation to the beneficiaries.

Tangible fixed assets

All assets costing more than £1,000 and with an expected useful life exceeding one year are capitalised.

- ◆ **Freehold land and buildings**

Freehold land and buildings owned are used wholly or mainly for, private residential accommodation. Such land and buildings are included in the accounts at cost. Their value and condition are reviewed annually by the trustees, who are satisfied that their residual value is not materially less than their book value. These properties are depreciated over 50 years on a straight line basis.

- ◆ **Building improvements**

Expenditure in relation to improvements to the buildings is capitalised and depreciated over a three year period on a straight line basis.

- ◆ **Fixtures and fittings**

Furniture and fittings are capitalised and depreciated at 20% per annum on cost in order to write off each asset over its estimated useful life.

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

Fund structure

The general fund comprises those monies which may be used towards meeting the charitable objectives of the charity and which may be applied at the discretion of the trustees.

Principal accounting policies 30 September 2024

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets.

The designated funds are monies set aside out of general funds and designated for specific purposes by the trustees.

Details of funds are given in the notes to the accounts.

Services provided by the trustees

For the purposes of these accounts, no monetary value has been placed on administrative and other services provided by the trustees.

1 Income from: Charitable activities

	2024 £	2023 £
Rental income	73,330	55,268

2 Income from: Investments and interest receivable

	2024 £	2023 £
Interest on short term deposits	8,195	3,686
Bank interest	40	536
	8,235	4,222

3 Expenditure on: Upkeep of the charity's properties

	2024 £	2023 £
Property running costs	14,755	25,083
Depreciation of tangible fixed assets	88,290	74,681
	103,045	99,764

4 Support costs

	2024 £	2023 £
Bank charges	491	60
Legal and professional fees	940	2,800
Governance costs (note 5)	2,400	2,840
	3,831	5,700

5 Governance costs

	2024 £	2023 £
Legal and professional services	2,400	2,840

6 Net expenditure and net movement in funds

This is stated after charging:

	2024 £	2023 £
Depreciation	88,290	74,681
Independent examiner's remuneration (excluding VAT)		
. Independent examination services – current year	2,400	2,600
. Independent examination services – previous year	-	240
. Accounts preparation – current year	600	2,800

7 Staff costs, key management personnel and transactions with trustees

The charity did not employ staff during the year (2023 – none).

No employee earned £60,000 per annum or more (including taxable benefits) during the year (2023 – none).

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charitable company on a day-to-day basis. They received no remuneration in connection with their duties as trustees or their role as key management personnel during the year (2023 – none).

8 Taxation

The OODIL is a registered charity and, therefore, is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

9 Tangible fixed assets

	Freehold properties £	Property improvements £	Fixtures and fittings £	Total £
Cost				
At 1 October 2023	1,978,666	202,394	8,313	2,189,373
Additions	-	1,940	-	1,940
At 30 September 2024	1,978,666	204,334	8,313	2,191,313
Depreciation				
At 1 October 2023	78,840	111,004	3,721	193,565
Charge for the year	39,573	47,054	1,663	88,290
At 30 September 2024	118,413	158,058	5,384	281,855
Net book values				
At 30 September 2024	1,860,253	46,276	2,929	1,909,458
At 30 September 2023	1,899,826	91,390	4,592	1,995,808

10 Debtors

	2024 £	2023 £
Rental income receivable	647	—
Prepayments	3,206	—
	3,854	—

11 Creditors: amounts falling due within one year

	2024 £	2023 £
Rent received in advance	2,821	1,019
Accruals	11,998	5,400
	14,819	6,419

12 Tangible fixed assets fund

	2024 £	2023 £
At 1 October 2023	1,995,808	1,547,500
Net movement in the year	(86,350)	448,308
At 30 September 2024	1,909,458	1,995,808

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets. A decision was made to separate this fund from the general fund of the charity in recognition of the fact that the tangible fixed assets are essential to the day-to-day work of the charity and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

13 Designated fund

	2024 £	2023 £
At 1 October 2023	57,068	580,057
Net movement in the year	(1,940)	(522,989)
At 30 September 2024	55,128	57,068

During an earlier year the charity's trustees set aside £1,000,000 out of unrestricted funds for the future purchase of properties to meet the needs of vulnerable families and individuals in the Chelmsford and Colchester areas. At 30 September 2023, £57,068 remained set aside. During the year to 30 September 2024, the charity has incurred expenditure on refurbishments for a cost of £1,940, leaving the remaining designated funds at £55,128 at 30 September 2024.

14 Analysis of net assets between funds

Fund balances at 30 September 2024 are represented by:

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2024 £
Tangible fixed assets	-	-	1,909,458	1,909,458
Net current assets	217,247	55,128	-	272,375
Total net assets	217,247	55,128	1,909,458	2,181,833

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2023 £
Tangible fixed assets	—	—	1,995,808	1,995,808
Net current assets	155,125	57,068	—	212,193
Total net assets	155,125	57,068	1,995,808	2,208,001

15 Related party transactions

Sister Moira O'Sullivan, a trustee of the charity, is also a trustee of a Charitable Incorporated Organisation, The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord, Charity Registration Number 1167869, which provided the initial donations to form this charity in the year ended 30 September 2020.

There were no related party transactions requiring disclosure in the current year (2023 – none).

16 Membership of the CIO and members' liability

The members of the CIO are its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

OODIL

England & Wales - Charity number 1186851

Accounts

OODIL

Annual Report and Accounts

30 September 2023

Charity Registration Number
1186851

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Reference and administrative details of the Charity, its Trustees and advisers

Trustees	K A Amato K W Barrett S M B Barrett Sister T M B Lenahan CRSS Sister M J F O'Sullivan CRSS T J Tully M C Webb
Registered address	130 Wood Street London EC2V 6DL
Telephone	01245 604 108
Charity (CIO) registration number	1186851
Independent examiner	Amanda Francis Buzzacott LLP 130 Wood Street London EC2V 6DL
Property managers	Nuvest Limited t/a Belvoir Chelmsford Registration No: 5224544 19 Duke Street Chelmsford Essex CM1 1HL
Cash managers	Flagstone Investment Management Limited Clareville House 26-27 Oxendon St London SW1Y 4EL
Bankers	Reliance Bank Limited Faith House 23-24 Lovat Lane London EC3R 8EB
Conveyancers	Dyer and Crowe Limited 22 Duke Street Chelmsford Essex CM1 1HL

The trustees present the annual report and accounts of OODIL (the "charity") for the year ended 30 September 2023.

OODIL is an acronym for Out Of Darkness Into Light, reflecting our desire to bring hope into people's lives when they are struggling with difficult circumstances. OODIL was created by means of a charitable donation in the form of properties and capital from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (Charity Registration Number 1167869) (from here on referenced as "CRSS") in the year ended 30 September 2020.

The accounts accompanying this report are the accounts of the Charitable Incorporated Organisation (CIO) which is registered with the Charity Commission under Charity Registration Number 1186851.

The accounts have been prepared in accordance with the accounting policies set out on pages 15 to 18 of the attached accounts and comply with the charity's Constitution, applicable laws, applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the requirements 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 United Kingdom and Republic of Ireland (FRS 102).

Objects, aims, activities and relevant policies

Charitable objects and aims

The charity's objects, as set out in its Constitution, are restricted specifically, in each case only for the public benefit:

1. To carry on the business of:
 - a. providing and managing housing;
 - b. providing assistance to help house people; and
 - c. associated facilities, amenities and services related to such housing;

for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford, the town of Colchester and the surrounding areas upon terms appropriate to their means; and
2. Such other charitable purposes according to the law of England and Wales as the charity trustees shall from time to time determine.

OODIL's objects are to provide and manage housing and give assistance to help house people and to provide associated facilities, amenities and services related to such housing for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford and the town of Colchester.

Objects, aims, activities and relevant policies (continued)

Charitable objects and aims (continued)

OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves and their families eliminating the worry of eviction or poor housing standards.

The vision is to secure a housing stock and to ensure that before it is offered for rental, each property is renovated to a good standard and all services and amenities are checked and functioning safely and properly. The overseeing of the renovations is carried out by the trustees.

A tenancy will be offered to individuals or families who have experienced difficulties in their lives and who need the stability and security of a good home and a good ethical landlord to enable them to put down or further develop roots. They will be people of limited means and in particular circumstances who will fully benefit from being an OODIL beneficiary. They will be people who have the capacity to manage running a house and a home without extraordinary support. Critically we prove to them that they are worthy and entitled to a full place within society to be treated with respect, dignity and to be given the opportunities that so often simply their backgrounds have prevented them from accessing.

Homes that will be made available will be:

- ◆ Available to people receiving state benefit;
- ◆ Offered for rental at the lower end of the market price within benefit levels;
- ◆ Made available without the additional need for guarantors, unreasonable deposits or other conditions (determined on a case-by-case basis).

We support our tenants where necessary to help them integrate into their new surroundings. We assist with moving, furnishings, setting up services and other ad-hoc support, signposting and supporting them to get to the right resources to assist with benefits, education, building a social network etc.

We inform our tenants of the facilities in their home and the amenities and support in the local area by means of a new home pack in their property. Tenants are expected to maintain good standards and we expect and ensure our tenants treat their home and neighbourhood with respect and pride.

We ensure that our properties gain a reasonable return so that the charity can grow and be self-sufficient eliminating the need for further funds.

Public benefit

It has been shown that by offering people a dignified and secure home the whole family will flourish within the community. They can lead fulfilling lives with opportunities for the individuals, parents and their children that may not have been available to them before.

Objects, aims, activities and relevant policies (continued)

Public benefit (continued)

Beneficiaries to date include:

- ◆ Single mothers fleeing domestic abuse. These individuals could not reasonably afford to rent in the private sector and the state could not provide adequate accommodation in the area where roots had been established and children had finally settled at school.
- ◆ Families living in overcrowded accommodation provided by the state where adults had to sleep on floors or sofas to enable children to use the bedrooms. Again, these families could not afford the necessary accommodation in the private sector and the state could not provide adequate housing in the area where they have an established support network of schools and medical care etc.
- ◆ Afghan refugee families. These families fled their war-torn homeland to the shores of the UK where they were housed in temporary hotel accommodation. Our properties can provide a safe and secure home without the need for large deposits and personal references. These families can use their new home as a steppingstone, allowing them to concentrate on building their new life in the UK, secure schooling and employment, forge new friendships and support networks all of which is very difficult to achieve from a hotel room where children and adults were forced to share a room with no cooking facilities.
- ◆ A third-party charity supporting vulnerable individuals sometimes with their children. These individuals and children are seeking a safe haven to call home while they regain confidence and wellbeing. With the support of this charity and the property provided by OODIL many have had the opportunity to improve their emotional and financial wellbeing and re-emerge into the local community with the strength and confidence to rebuild their lives in a more positive way.

Our beneficiaries would require significant additional public support if they were not assisted by OODIL.

All the trustees are conversant with the Charity Commission's guidelines concerning Charities and Public Benefit and have considered them when assessing our activities. We therefore believe that we have complied fully with the duty in Section 4 of Part 1 of the Charities Act 2011 to have due regard to the Public Benefit Guidance published by the Charity Commission.

Principal activities during the year

The current tenants are the original tenants of the properties and the benefits of multi-year occupancy in secure and affordable accommodation is apparent.

The refurbishment was completed on the property purchased during our last financial year and it was rented to a third party charity. Many individuals and sometimes their children have been housed in this property during the year, helping support each individual to regain their rightful place in society.

Objects, aims, activities and relevant policies (continued)

Principal activities during the year (continued)

In December 2022 we completed the purchase of our sixth property. The large four bedroomed property required some refurbishment to bring it up to standard for any new beneficiary. In light of all Afghan refugees having to leave their hotel accommodation by August 2023, it was decided to provide this property to a large family from a local hotel who had already forged a support network of schools etc in the local area.

During our trustee meeting in February 2023, it was agreed to increase the level of management offered by Belvoir to a fully managed agreement. This means that Belvoir will move to collecting our rent, deducting our fees and any maintenance costs before paying OODIL the remaining of the rental funds owed. This will alleviate OODIL of the administrative tasks such as managing rents and tenancy agreements.

Volunteers

There are currently no needs within OODIL for an ongoing pool of volunteers for activities. The trustees complete the vast majority of activities although, for example, during a house move additional volunteers may be utilised to assist.

Protection of Children and Vulnerable Adults

The trustees recognise the absolute necessity of ensuring the protection and safety of all those people whom the charity serves. All the trustees have been checked by the Disclosure and Barring Service (DBS). We can confirm that we have a written policy for safeguarding our vulnerable beneficiaries, and that there have been no serious incidents in respect to safeguarding to report during this last year.

Fundraising policy

The charity benefited from major donations from CRSS. OODIL aims to achieve best practice in the way in which it communicates with donors and other supporters including providing a letter of comfort to CRSS each year.

The charity takes care with both the tone of its communications and the accuracy of its data to minimise the pressures on supporters. It applies best practice to protect supporters' data and never sells data, it never swaps data and ensures that communication preferences can be changed at any time. The charity manages its own fundraising activities and does not employ the services of professional fundraisers.

The charity undertakes to react to and investigate any complaints regarding its fundraising activities and to learn from them and improve its service. During the year, the charity received no complaints about its fundraising activities.

Investment policy

There are no restrictions on the charity's power to invest. The charity's short term deposits were overseen by one of OODIL's trustees, with the authorisation of all other trustees. The primary focus is on gaining interest on retained funds, The charity invests funds with Flagstone Investment Management Limited.

Objects, aims, activities and relevant policies (continued)

Achievements and performance

To date the charity has secured six properties within the Chelmsford area, all of which are tenanted. The properties have been purchased, renovated and tenants have been assisted with their relocation and then assisted to settle and integrate into the community.

These properties initially were in varied states of repair. Work ranged from full refurbishment including kitchen, bathrooms, rewiring, complete redecoration, and flooring as well as external improvements to the garden areas etc. to moderate amounts of work - such as a new bathroom and redecoration being required to bring the property up to a good standard. Work was commissioned according to the policies of the charity, and all necessary approvals and safety certificates were obtained.

The tenants who have been housed to date support this philosophy and have made significant steps forward already within the time they have been housed with OODIL. Tenants have been able to use the houses as a platform and catalyst to move themselves and their families forward.

We worked with a local charity helping vulnerable people and agreed to rent one of our properties directly to them. As before, again this year, we worked with Essex Integration, a charity that helps house refugees in the Essex area, to find tenants for our most recently occupied home. We feel the approach of working with third party charities is a positive one which we will continue to explore going forward.

It is felt this year that a particular achievement is having been able to provide secure and safe accommodation for another Afghan refugee family who were living in cramped hotel accommodation with no cooking facilities. This family of seven now has a safe and secure home from which they can begin to rebuild their lives after the trauma they faced when fleeing their homeland.

Financial review

Results for the year

A summary of the results of the year ended 30 September 2023 can be found on page 12 of this annual report and accounts.

Total income for the year amounted to £59,490 (2022 – £48,516). Income from charitable activities for the year totalled £55,268 (2022 – £39,256). Interest receivable totalled £4,222 (2022 – £7,189). In 2022, a donation of £2,000 was received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord.

Expenditure totalled £105,980 (2022 – £83,806). Expenditure on charitable activities includes the cost of maintaining properties which amounted to £99,764 (2022 – £77,012) and support costs of £5,700 (2022 – £4,860). The cost of raising funds comprises the fees payable to Flagstone Investment Management Limited who manage the charity's short term cash deposits.

Net expenditure for the year and the net decrease in funds was £46,490 (2022 – £35,290).

Financial review (continued)

Reserves policy and financial position

The trustees have examined the requirement for free reserves i.e. those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The trustees consider that, given the nature of the charity's work, the level of free reserves should be approximately equal to two years' ongoing expenditure. The trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources due to timing differences in income flows, adequate working capital to cover core costs, and will allow the charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented. In particular, at the current time, the reserves need to be sufficient to enable the charity to operate in the exceptional circumstances created by the cost of living and economic crisis.

The balance sheet shows total funds of £2,208,001 (2022 – £2,254,491). Of these funds, £1,995,808 (2022 – £1,547,500) are represented by freehold properties and other tangible fixed assets. A decision was made to separate these funds from the general fund in recognition of the fact that assets are used in the day-to-day work of the charity or by organisations for charitable purposes in line with the charity's objects, and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

Funds totalling £57,068 (2022 – £580,057) have been designated, or set aside, by the trustees for specific purposes. Further details of these funds are given in note 14 to the accounts.

Funds which are available to support the work of the charity in the future are those shown on the balance sheet as the general fund and total £155,125 (2022 – £126,934). The trustees believe that these free reserves are adequate but not excessive and consistent with the charity's reserves policy outlined above.

Future plans

There are no prospective house purchases currently in the pipeline. We are allowing our rental income to accumulate funds and are keeping a watchful eye on the market. It is possible that a further purchase of a one bedroomed flat may be made within the next period to enable us to broaden our offering of a home to a single person. This decision will be made based on the need and the housing market position as the year progresses.

The key objectives for the coming year are therefore:

1. Continue to maintain the current active properties to a good standard.
2. Support the housed tenants appropriately as per their individual needs.
3. Continue to stay focused and knowledgeable on the property market so correct purchases can be made at the correct price.
4. Explore ideas and routes to housing the correct beneficiaries so we can expand our knowledge and understanding for future beneficiaries.

Structure, governance and management

The charity is a Charitable Incorporated Organisation (CIO) governed by a Constitution dated and agreed by the trustees on 27 September 2019 and registered with the Charity Commission on 9 December 2019

Organisational management

In terms of Civil Law, the trustees of the charity are legally responsible for the overall management and accounting of the charity and for safeguarding the assets of the charity. They receive no remuneration or expenses for their service as trustees. The trustees meet once every six weeks on average to review developments within the charity, and to take decisions. The trustees are supported by professional advisers, such as a letting agent. Other professionals, including solicitors, are consulted as appropriate.

The charity's strategy and overall management control is set and completed by the trustees. The trustees are made up of the original founders who are experienced personnel within varying sectors and all of whom can add value to the charity.

To date the complete operational running of the charity is also undertaken by the trustees. Control is via formal discussion and decisions at trustee meetings as well as day to day operational communication and information sharing.

This structure allows the charity to evolve and develop at the required pace. It has been agreed that if and when the operational control of the charity becomes too much for the trustees to manage alone, an employee may be sought to ensure the beneficiaries fully receive the support required. This will be reviewed on an ongoing basis.

Policies are in place to ensure the charity operates effectively, safely and conforms to required legislation. Policies also ensure the trustees and the beneficiaries are protected from any detriment. All of the trustees have undertaken a Disclosure and Barring Service Check as some of our beneficiaries may be deemed vulnerable.

In terms of formal training, two of the trustees have undergone charity trustee training, the training content was shared with all of the trustees after the event. The training sessions taken this year were 'Trustee Training: What Every Trustee Should Know' and a Trustee workshop and a Charity Commission Day session on Essential Trustee Information. It is expected that more courses will be undertaken, and more trustees will undertake training across the next year. The trustees feel they are fully informed and equipped to effectively operate the charity. The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Trustees have delegated responsibilities and try to keep updated within their areas on recommended best practice regarding appropriate policy requirements.

Structure, governance and management (continued)

Risk management

The high levels of inflation and high energy bills have clearly presented us with challenges and threats to the well-being of our charity and its activities which could not have been foreseen. The trustees recognise their responsibility for the management of risks faced by the charity and its beneficiaries.

We continue to review and update our risks as well as the documents and procedures put in place.

We note above the financial and operational effects of the cost-of-living crisis. Over and above these, the areas identified for particular attention within our risk management strategy are:

- ◆ Governance and management
- ◆ Maintenance and Health and Safety
- ◆ Financial
- ◆ Litigation
- ◆ Reputational

The trustees have continued to operate within the key areas of risk controls which include:

- ◆ Regular and frequent meetings of the trustees with formal agendas and minutes;
- ◆ Comprehensive strategic planning, budgeting and management accounting;
- ◆ Established organisational structures and lines of accountability;
- ◆ Regular meetings with professional advisors to whom all our business is transparent;
- ◆ Establishing clear authorisation and approved levels of decision-taking and spending; and
- ◆ Putting in place vetting procedures required by law for the protection and safeguarding of the vulnerable.

Timeframes exist for the annual monitoring of the risk assessments.

The key risks which faced the charity during the year are as follows:

- ◆ A severe economic downturn that leads to multiple tenants being unable to fulfill their rental payments leading to a financial impact for the charity.
- ◆ Individual circumstances that impact a tenant that leads to them being unable to fulfill their rental payments leading to a financial impact for the charity.
- ◆ Challenges and difficulties for one or more tenants that take up the trustees' time preventing the normal operation and growth of the charity.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and accounts 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 requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity of the incoming resources and application of resources of the charity for that period. In preparing these accounts, the trustees are required to:

- ◆ select suitable accounting policies and then apply them consistently;
- ◆ observe the methods and principles in the Statement of Recommended Practice 2015 FRS 102 (Accounting and Reporting by Charities) (the Charities' SORP);
- ◆ make judgements and estimates that are reasonable and prudent;
- ◆ state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- ◆ prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the relevant Charity (Accounts and Reports) Regulations and the provisions of the charity's Constitution. 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.

Key management personnel

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charity on a day-to-day basis.

None of the trustees receive any remuneration or reimbursement of expenses in connection with their duties as trustees or key management personnel.

Signed on behalf of the trustees:

Maira O'Sullivan

Approved by the trustees on: 25/03/24

Independent examiner's report to the trustees of OODIL

I report to the charity trustees on my examination of the accounts of OODIL (the charity) for the year ended 30 September 2023.

Responsibilities and basis of report

As the trustees of the charity, 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 charity'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.

I have satisfied myself that the accounts of the charity are not required to be audited and are eligible for independent examination. Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with my examination giving me cause to believe that in any material respect:

- ◆ accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- ◆ the accounts do not accord with those records; or
- ◆ 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.

Amanda Francis, Chartered Accountant
Independent Examiner
Buzzacott LLP
130 Wood Street
London
EC2V 6DL

26 March 2024

Statement of financial activities Year ended 30 September 2023

	Notes	2023 £	2022 £
Income from:			
Donations	1	—	2,000
Charitable activities	2	55,268	39,256
Investments and interest receivable	3	4,222	7,189
Other income		—	71
Total income		59,490	48,516
Expenditure on:			
Raising funds		516	1,934
Charitable activities			
. Upkeep of the charity's properties	4	99,764	77,012
. Support costs	5	5,700	4,860
Total expenditure		105,980	83,806
Net expenditure and net movement in funds	7	(46,490)	(35,290)
Reconciliation of funds:			
Total funds brought forward at 1 October 2022		2,254,491	2,289,781
Total funds carried forward at 30 September 2023		2,208,001	2,254,491

All recognised gains and losses are included in the above statement of financial activities.

All of the charity's activities derived from continuing activities in each of the above two financial years.

Balance sheet 30 September 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	10		1,995,808		1,547,500
Current assets					
Debtors	11	—		6,214	
Short term deposits		176,239		500,782	
Cash at bank and in hand		42,373		206,184	
		218,612		713,180	
Current liabilities					
Creditors: amounts falling due within one year	12	(6,419)		(6,189)	
Net current assets			212,193		706,991
Total net assets			2,208,001		2,254,491
The funds of the charity:					
Unrestricted income funds					
. General funds			155,125		126,934
. Tangible fixed assets fund	13		1,995,808		1,547,500
. Designated fund	14		57,068		580,057
			2,208,001		2,254,491

Approved by the trustees
and signed on their behalf by:

Moirá O'Sullivan

Trustee

Approved on: 25/03/24

Statement of cash flows Year ended 30 September 2023

	Notes	2023 £	2022 £
Cash flows from operating activities:			
Net cash provided by operating activities	A	30,051	18,894
Cash flows from investing activities:			
Interest received		4,584	8,622
Purchase of tangible fixed assets		(522,989)	(426,282)
Cash withdrawn from short term deposits		324,543	548,326
Net cash (used in) provided by investing activities		(193,862)	130,666
Change in cash and cash equivalents in the year		(163,811)	149,560
Cash and cash equivalents at 1 October 2022		206,184	56,624
Cash and cash equivalents at 30 September 2023	B	42,373	206,184

Notes to the statement of cash flows for the year to 30 September 2023

A Reconciliation of net movement in funds to net cash provided by operating activities

	2023 £	2022 £
Net movement in funds (as per the statement of financial activities)	(46,490)	(35,290)
Adjustments for:		
Interest receivable	(4,222)	(7,189)
Depreciation	74,681	63,555
Decrease (increase) in debtors	5,852	(3,377)
Increase in creditors	230	1,195
Net cash provided by operating activities	30,051	18,894

B Analysis of changes in net debt

	As at 1 October 2022 £	Cash flows £	As at 30 September 2023 £
Total cash and cash equivalents:			
Cash at bank and in hand	206,184	(163,811)	42,373

No separate statement of changes in net debt has been prepared as there is no difference between the movements in cash and cash equivalents and movement in net cash (debt).

Principal accounting policies 30 September 2023

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of preparation

These accounts have been prepared for the year to 30 September 2023, with comparative information given in respect to the year ended 30 September 2022.

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with 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 United Kingdom and Republic of Ireland (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and are rounded to the nearest pound.

Critical accounting estimates and areas of judgement

Preparation of the accounts requires the trustees to make significant judgements and estimates.

The items in the accounts where these judgements and estimates have been made include:

- ◆ Estimating the useful economic life of tangible fixed assets for the purposes of determining the depreciation charge;
- ◆ Determining the value of the designated funds set aside at the year end; and
- ◆ Estimating future income and expenditure flows for the purpose of assessing going concern (see below).

Assessment of going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these accounts. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these accounts.

Undoubtedly there will be challenges ahead but the trustees do not expect material concerns to arise over the charity's financial position or going concern as a result of the macroeconomic climate and the current cost of living crisis. The trustees have concluded that the charity will have sufficient resources to meet its liabilities as they fall due.

With regard to the next accounting period, the year ending 31 September 2024, there are no significant areas that affect the carrying value of the assets held by the charity and the trustees are therefore content that the charity is, and will remain, a going concern.

The trustees will continue to keep both income and expenditure under review.

Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably and it is probable that the income will be received.

Income comprises donations, rental income from properties, interest receivable and income from other sources, including any surplus on disposal of tangible fixed assets.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations and grants pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation or grant is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Donations received in kind (including any donation of land and buildings) are recognised at their fair value at the date of the gift, which is deemed to be open market value.

In accordance with the Charities SORP FRS 102 volunteer time is not recognised.

Rental income is recognised when due under the relevant tenancy agreement.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

The surplus on the disposal of tangible fixed assets is calculated as the difference between the sale proceeds net of sale costs and the net book value of the asset immediately prior to disposal. It is accounted for once legal completion of the disposal has taken place.

All other income is recognised to the extent that it is probable that the economic benefits will flow to the charity and the revenue can be measured reliably. It is measured at fair value and accounted for on an accruals basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is stated inclusive of irrecoverable VAT.

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs.

The costs of raising funds comprise the costs of managing the charity's short term deposits.

The costs of charitable activities comprise expenditure on the charity's primary charitable purposes as described in the trustees' report. Such costs include: the costs of maintaining and operating the charity's properties.

Support and governance costs

Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the charity it is necessary to provide support in the form of financial procedures including governance costs associated with the governance arrangements of the charity including costs of independent examination and the necessary legal procedures for compliance with statutory requirements.

All expenditure on support and governance is allocated to the charitable activities of providing accommodation to the beneficiaries.

Tangible fixed assets

All assets costing more than £1,000 and with an expected useful life exceeding one year are capitalised.

- ◆ **Freehold land and buildings**

Freehold land and buildings owned are used wholly or mainly for, private residential accommodation. Such land and buildings are included in the accounts at cost. Their value and condition are reviewed annually by the trustees, who are satisfied that their residual value is not materially less than their book value. Land and buildings donated to the charity are included at fair value, which is taken to be open market value on the date of transfer of the asset, and is regarded as deemed cost. These properties are depreciated over 50 years on a straight line basis.

- ◆ **Building improvements**

Expenditure in relation to improvements to the buildings is capitalised and depreciated over a three year period on a straight line basis.

- ◆ **Fixtures and fittings**

Furniture and fittings are capitalised and depreciated at 20% per annum on cost in order to write off each asset over its estimated useful life.

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

Fund structure

The general fund comprises those monies which may be used towards meeting the charitable objectives of the charity and which may be applied at the discretion of the trustees.

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets.

The designated funds are monies set aside out of general funds and designated for specific purposes by the trustees.

Details of funds are given in the notes to the accounts.

Services provided by the trustees

For the purposes of these accounts, no monetary value has been placed on administrative and other services provided by the trustees.

1 Income from: Donations

	2023 £	2022 £
Donations from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (note 16)	—	2,000

The £2,000 received in the year to 30 September 2022 represented restricted donations received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord from a restricted donation received by that charity for OODIL. This money was used for refurbishing a property as per the request of the donor.

2 Income from: Charitable activities

	2023 £	2022 £
Rental income	55,268	39,256

3 Income from: Investments and interest receivable

	2023 £	2022 £
Interest on short term deposits	3,686	7,118
Bank interest	536	71
	4,222	7,189

4 Expenditure on: Upkeep of the charity's properties

	2023 £	2022 £
Property running costs	25,083	13,457
Depreciation of tangible fixed assets	74,681	63,555
	99,764	77,012

5 Support costs

	2023 £	2022 £
Bank charges	60	60
Legal and professional fees	2,800	2,400
Governance costs (note 6)	2,840	2,400
	5,700	4,860

6 Governance costs

	2023 £	2022 £
Legal and professional services	2,840	2,400

7 Net expenditure and net movement in funds

This is stated after charging:

	2023 £	2022 £
Depreciation	74,681	63,555
Independent examiner's (Buzzacott LLP's) remuneration (excluding VAT)		
. Independent examination services – current year	2,600	2,400
. Independent examination services – previous year	240	—
. Accounts preparation – current year	2,800	2,400

8 Staff costs, key management personnel and transactions with trustees

The charity did not employ staff during the year (2022 – none).

No employee earned £60,000 per annum or more (including taxable benefits) during the year (2022 – none).

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charitable company on a day-to-day basis. They received no remuneration in connection with their duties as trustees or their role as key management personnel during the year (2022 – none).

9 Taxation

The OODIL is a registered charity and, therefore, is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

10 Tangible fixed assets

	Freehold properties £	Property improvements £	Fixtures and fittings £	Total £
Cost				
At 1 October 2022	1,524,053	134,018	8,313	1,666,384
Additions	454,613	68,376	—	522,989
At 30 September 2023	1,978,666	202,394	8,313	2,189,373
Depreciation				
At 1 October 2022	49,605	67,221	2,058	118,884
Charge for the year	29,235	43,783	1,663	74,681
At 30 September 2023	78,840	111,004	3,721	193,565
Net book values				
At 30 September 2023	1,899,826	91,390	4,592	1,995,808
At 30 September 2022	1,474,448	66,797	6,255	1,547,500

11 Debtors

	2023 £	2022 £
Rental income receivable	—	4,862
Investment income and interest receivable	—	362
Prepayments	—	990
	—	6,214

12 Creditors: amounts falling due within one year

	2023 £	2022 £
Expense creditors	—	407
Rental deposits	—	982
Rent received in advance	1,019	—
Accruals	5,400	4,800
	6,419	6,189

13 Tangible fixed assets fund

	2023 £	2022 £
At 1 October 2022	1,547,500	1,184,773
Net movement in the year	448,308	362,727
At 30 September 2023	1,995,808	1,547,500

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets. A decision was made to separate this fund from the general fund of the charity in recognition of the fact that the tangible fixed assets are essential to the day-to-day work of the charity and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

14 Designated fund

	2023 £	2022 £
At 1 October 2022	580,057	1,000,000
Net movement in the year	(522,989)	(419,943)
At 30 September 2023	57,068	580,057

During an earlier year the charity's trustees set aside £1,000,000 out of unrestricted funds for the future purchase of properties to meet the needs of vulnerable families and individuals in the Chelmsford and Colchester areas. At 30 September 2022, £580,057 remained set aside. During the year to 30 September 2023, the charity has purchased one further residential property and incurred expenditure on refurbishments for an aggregate cost of £522,989, leaving the remaining designated funds at £57,068 at 30 September 2023.

15 Analysis of net assets between funds

Fund balances at 30 September 2023 are represented by:

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2023 £
Tangible fixed assets	—	—	1,995,808	1,995,808
Net current assets	155,125	57,068	—	212,193
Total net assets	155,125	57,068	1,995,808	2,208,001

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2022 £
Tangible fixed assets	—	—	1,547,500	1,547,500
Net current assets	126,934	580,057	—	706,991
Total net assets	126,934	580,057	1,547,500	2,254,491

16 Related party transactions

Sister Moira O'Sullivan, a trustee of the charity, is also a trustee of a Charitable Incorporated Organisation, The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord, Charity Registration Number 1167869. In 2022, the Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord donated £2,000 to OODIL CIO (note 1). There were no such donations in the current year.

There were no other related party transactions requiring disclosure (2022 – none).

17 Membership of the CIO and members' liability

The members of the CIO are its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

OODIL

England & Wales - Charity number 1186851

Accounts

OODIL

Annual Report and Accounts

30 September 2022

Charity Registration Number
1186851

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Reference and administrative details of the Charity, its Trustees and advisers

Trustees	K A Amato K W Barrett S M B Barrett Sister T M B Lenahan CRSS Sister M J F O'Sullivan CRSS T J Tully M C Webb
Registered address	130 Wood Street London EC2V 6DL
Telephone	01245 604 108
Charity (CIO) registration number	1186851
Independent examiner	Amanda Francis Buzzacott LLP 130 Wood Street London EC2V 6DL
Property managers	Nuvest Limited t/a Belvoir Chelmsford Registration No: 5224544 19 Duke Street Chelmsford Essex CM1 1HL
Cash managers	Flagstone Investment Management Limited Clareville House 26-27 Oxendon St London SW1Y 4EL
Bankers	Reliance Bank Limited Faith House 23-24 Lovat Lane London EC3R 8EB
Conveyancers	Dyer and Crowe Limited 22 Duke Street Chelmsford Essex CM1 1HL

The trustees present the annual report and accounts of OODIL (the "charity") for the year ended 30 September 2022.

OODIL is an acronym for Out Of Darkness Into Light, reflecting our desire to bring hope into people's lives when they are struggling with difficult circumstances. OODIL was created by means of a charitable donation in the form of properties and capital from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (Charity Registration Number 1167869) (from here on referenced as "CRSS") in the year ended 30 September 2020.

The accounts accompanying this report are the accounts of the Charitable Incorporated Organisation (CIO) which is registered with the Charity Commission under Charity Registration Number 1186851.

The accounts have been prepared in accordance with the accounting policies set out on pages 15 to 18 of the attached accounts and comply with the charity's Constitution, applicable laws, applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the requirements 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 United Kingdom and Republic of Ireland (FRS 102).

Objects, aims, activities and relevant policies

Charitable objects and aims

The charity's objects, as set out in its Constitution, are restricted specifically, in each case only for the public benefit:

1. To carry on the business of:
 - a. providing and managing housing;
 - b. providing assistance to help house people; and
 - c. associated facilities, amenities and services related to such housing;

for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford, the town of Colchester and the surrounding areas upon terms appropriate to their means; and
2. Such other charitable purposes according to the law of England and Wales as the charity trustees shall from time to time determine.

OODIL's objects are to provide and manage housing and give assistance to help house people and to provide associated facilities, amenities and services related to such housing for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford and the town of Colchester.

Objects, aims, activities and relevant policies (continued)

Charitable objects and aims (continued)

OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves and their families eliminating the worry of eviction or poor housing standards.

The vision is to secure a housing stock and to ensure that before it is offered for rental, each property is renovated to a good standard and all services and amenities are checked and functioning safely and properly. The overseeing of the renovations is carried out by the trustees.

A tenancy will be offered to individuals or families who have experienced difficulties in their lives and who need the stability and security of a good home and a good ethical landlord to enable them to put down or further develop roots. They will be people of limited means and in particular circumstances who will fully benefit from being an OODIL beneficiary. They will be people who have the capacity to manage running a house and a home without extraordinary support. Critically we prove to them that they are worthy and entitled to a full place within society to be treated with respect, dignity and to be given the opportunities that so often simply their backgrounds have prevented them from accessing.

Homes that will be made available will be:

- ◆ Available to people receiving state benefit;
- ◆ Offered for rental at the lower end of the market price within benefit levels;
- ◆ Made available without the additional need for guarantors, unreasonable deposits or other conditions (determined on a case-by-case basis).

We support our tenants where necessary to help them integrate into their new surroundings. We assist with moving, furnishings, setting up services and other ad-hoc support, signposting and supporting them to get to the right resources to assist with benefits, education, building a social network etc.

We inform our tenants of the facilities in their home and the amenities and support in the local area by means of a new home pack in their property. Tenants are expected to maintain good standards and we expect and ensure our tenants treat their home and neighbourhood with respect and pride.

We ensure that our properties gain a reasonable return so that the charity can grow and be self-sufficient eliminating the need for further funds.

Objects, aims, activities and relevant policies (continued)

Public benefit

It has been shown that by offering people a dignified and secure home the whole family will flourish within the community. They can lead fulfilling lives with opportunities for the individuals, parents and their children that may not have been available to them before.

Beneficiaries to date include:

- ◆ Single mothers fleeing domestic abuse. These individuals could not reasonably afford to rent in the private sector and the state could not provide adequate accommodation in the area where roots had been established and children had finally settled at school.
- ◆ Families living in overcrowded accommodation provided by the state where adults had to sleep on floors or sofas to enable children to use the bedrooms. Again, these families could not afford the necessary accommodation in the private sector and the state could not provide adequate housing in the area where they have an established support network of schools and medical care etc.
- ◆ Afghan refugee families. These families fled their war-torn homeland to the shores of the UK where they were housed in temporary hotel accommodation. Our properties can provide a safe and secure home without the need for large deposits and personal references. These families can use their new home as a steppingstone, allowing them to concentrate on building their new life in the UK, secure schooling and employment, forge new friendships and support networks all of which is very difficult to achieve from a hotel room where children and adults were forced to share a room with no cooking facilities.

Our beneficiaries would require significant additional public support if they were not assisted by OODIL.

All the trustees are conversant with the Charity Commission's guidelines concerning Charities and Public Benefit and have considered them when assessing our activities. We therefore believe that we have complied fully with the duty in Section 4 of Part 1 of the Charities Act 2011 to have due regard to the Public Benefit guidance published by the Commission.

Principal activities during the year

The current tenants are the original tenants of the properties and the benefits of multi-year occupancy in secure and affordable accommodation is apparent.

One further family was housed into a property which had undergone a refurbishment. The family, Afghan refugees, have settled into their home well with schooling and work secured.

One further property has been purchased by OODIL in this past year. This house is under refurbishment and the OODIL trustees are considering its use. We will select the best fit beneficiary as we get closer to the property being in a habitable state.

During the year there was also agreement to purchase a further property, and this was completed in December 2022. Necessary work is being undertaken and the Trustees are considering options for a new beneficiary.

Objects, aims, activities and relevant policies (continued)

Volunteers

There are currently no needs within ODDIL for an ongoing pool of volunteers for activities. The trustees complete the vast majority of activities although, for example, during a house move additional volunteers may be utilised to assist.

Protection of Children and Vulnerable Adults

The trustees recognise the absolute necessity of ensuring the protection and safety of all those people whom the charity serves. All the trustees have been checked by the Disclosure and Barring Service (DBS). We can confirm that we have a written policy for safeguarding our vulnerable beneficiaries, and that there have been no serious incidents in respect to safeguarding to report during this last year.

Fundraising policy

The charity benefited from major donations from CRSS in 2020 and 2021. ODDIL aims to achieve best practice in the way in which it communicates with donors and other supporters including providing a letter of comfort to CRSS each year.

The charity takes care with both the tone of its communications and the accuracy of its data to minimise the pressures on supporters. It applies best practice to protect supporters' data and never sells data, it never swaps data and ensures that communication preferences can be changed at any time. The charity manages its own fundraising activities and does not employ the services of professional fundraisers.

The charity undertakes to react to and investigate any complaints regarding its fundraising activities and to learn from them and improve its service. During the year, the charity received no complaints about its fundraising activities.

Investment policy

There are no restrictions on the charity's power to invest. The charity's short term deposits were overseen by one of ODDIL's trustees, with the authorisation of all other trustees. The primary focus is on gaining interest on retained funds. The charity invests funds with Flagstone Investment Management Limited.

Achievements and performance

To date the charity has secured properties within the Chelmsford area, four of which are tenanted. A fifth is undergoing refurbishment with a view to tenants moving in during the first quarter of 2023, a sixth was purchased in December 2022. The properties have been purchased, renovated and tenants have been assisted with their relocation and then assisted to settle and integrate into the community.

These properties initially were in varied states of repair. Work ranged from full refurbishment including kitchen, bathrooms, rewiring, complete redecoration, and flooring as well as external improvements to the garden areas etc. to moderate amounts of work - such as a new bathroom and redecoration being required to bring the property up to a good standard. Work was commissioned according to the policies of the charity, and all necessary approvals and safety certificates were obtained.

Objects, aims, activities and relevant policies (continued)

Achievements and performance (continued)

The tenants who have been housed to date support this philosophy and have made significant steps forward already within the time they have been housed with OODIL. Tenants have been able to use the houses as a platform and catalyst to move themselves and their families forward.

We worked with another charity, Essex Integration, to find tenants for our most recently occupied home. We feel the approach of working with third party charities is a positive one which we will explore further in the coming year.

It is felt this year that a particular achievement is having been able to provide secure and safe accommodation for Afghan refugees who were living in cramped hotel accommodation with no cooking facilities. This family of five now have a safe and secure home from which they can begin to rebuild their lives after the trauma they faced when fleeing their homeland.

Financial review

Results for the year

A summary of the results of the year ended 30 September 2022 can be found on page 12 of this annual report and accounts.

Total income for the year amounted to £48,516 (2021 – £342,397). Of this income, £2,000 (2021 – £300,000) was received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord. The donation in 2021 was received by way of a donation of property. Income from charitable activities for the year totalled £39,256 (2021 - £36,913). Interest receivable totalled £7,189 (2021 – £5,484).

Expenditure totalled £83,806 (2021 – £53,833). Expenditure on charitable activities includes the cost of maintaining properties which amounted to £77,016 (2021 – £46,572) and support costs of £4,860 (2021 – £4,875). The cost of raising funds comprises the fees payable to Flagstone Investment Management Limited who manage the charity's short term cash deposits.

Net expenditure for the year and the net decrease in funds was £35,290 (2021 – net income and net increase in funds of £288,564).

Financial review (continued)

Reserves policy and financial position

The trustees have examined the requirement for free reserves i.e. those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The trustees consider that, given the nature of the charity's work, the level of free reserves should be approximately equal to two years' ongoing expenditure. The trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources due to timing differences in income flows, adequate working capital to cover core costs, and will allow the charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented. In particular, at the current time, the reserves need to be sufficient to enable the charity to operate in the exceptional circumstances created by the cost of living and economic crisis.

The balance sheet shows total funds of £2,254,491 (2021 – £2,289,781). Of these funds, £1,547,500 (2021 – £1,184,773) are represented by freehold properties and other tangible fixed assets. A decision was made to separate these funds from the general fund in recognition of the fact that assets are used in the day-to-day work of the charity or by organisations for charitable purposes in line with the charity's objects, and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

Funds totalling £580,057 (2020 – £1,000,000) have been designated, or set aside, by the trustees for specific purposes. Further details of these funds are given in note 14 to the accounts.

Funds which are available to support the work of the charity in the future are those shown on the balance sheet as the general fund and total £126,934 (2021 – £105,008). The trustees believe that these free reserves are adequate but not excessive and consistent with the charity's reserves policy outlined above.

Future plans

There are currently two houses in the pipeline with one under refurbishment and one in the purchase process. It is anticipated that a further purchase of a one bedroomed flat may be made within the next period to enable us to broaden our offering of a home to a single person. If this materialises, it would mean a further three houses were available bringing the total to seven.

The key objectives for the coming year are therefore:

1. Continue to maintain the current active properties to a good standard.
2. Support the housed tenants appropriately as per their individual needs.
3. Complete the refurbishment and purchase of the additional houses.
4. Ensure the successful settlement of our new tenants (whomever they may be) into the new properties.

Future plans (continued)

5. Continue to stay focused and knowledgeable on the property market so correct purchases can be made at the correct price.
6. Explore ideas and routes to housing the correct beneficiaries for the additional properties including through building further relationships with third party charities.

Structure, governance and management

The charity is a Charitable Incorporated Organisation (CIO) governed by a Constitution dated and agreed by the trustees on 27 September 2019 and registered with the Charity Commission on 9 December 2019

Organisational management

In terms of Civil Law, the trustees of the charity are legally responsible for the overall management and accounting of the charity and for safeguarding the assets of the charity. They receive no remuneration or expenses for their service as trustees. The trustees meet once every six weeks on average to review developments within the charity, and to take decisions. The trustees are supported by professional advisers, such as a letting agent. Other professionals, including solicitors are consulted as appropriate.

The charity's strategy and overall management control is set and completed by the trustees. The trustees are made up of the original founders who are experienced personnel within varying sectors and all of whom can add value to the charity.

To date the complete operational running of the charity is also undertaken by the trustees. Control is via formal discussion and decisions at trustee meetings as well as day to day operational communication and information sharing.

This structure allows the charity to evolve and develop at the required pace. It has been agreed that if and when the operational control of the charity becomes too much for the trustees to manage alone, an employee may be sought to ensure the beneficiaries fully receive the support required. This will be reviewed on an ongoing basis.

Policies are in place to ensure the charity operates effectively, safely and conforms to required legislation. Policies also ensure the trustees and the beneficiaries are protected from any detriment. All of the trustees have undertaken a Disclosure and Barring Service Check as some of our beneficiaries may be deemed vulnerable.

In terms of formal training, two of the trustees have undergone charity trustee training, the training content was shared with all of the trustees after the event. It is expected that more courses will be undertaken, and more trustees will undertake training across the next year. The trustees feel they are fully informed and equipped to effectively operate the charity. The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Trustees have delegated responsibilities and try to keep updated within their areas on recommended best practice regarding appropriate policy requirements.

Structure, governance and management (continued)

Risk management

The high levels of inflation and high energy bills have clearly presented us with challenges and threats to the well-being of our charity and its activities which could not have been foreseen. The trustees recognise their responsibility for the management of risks faced by the charity and its beneficiaries.

We continue to review and update our risks as well as the documents and procedures put in place.

We note above the financial and operational effects of the cost-of-living crisis. Over and above these, the areas identified for particular attention within our risk management strategy are:

- ◆ Governance and management
- ◆ Maintenance and Health and Safety
- ◆ Financial
- ◆ Litigation
- ◆ Reputational

The trustees have continued to operate within the key areas of risk controls which include:

- ◆ Regular and frequent meetings of the trustees with formal agendas and minutes;
- ◆ Comprehensive strategic planning, budgeting and management accounting;
- ◆ Established organisational structures and lines of accountability;
- ◆ Regular meetings with professional advisors to whom all our business is transparent;
- ◆ Establishing a clear authorisation and approved levels of decision-taking and spending; and
- ◆ Putting in place vetting procedures required by law for the protection and safeguarding of the vulnerable.

Timeframes exist for the annual monitoring of the risk assessments.

The key risks which faced the charity during the year are as follows:

- ◆ A severe economic downturn that leads to multiple tenants being unable to fulfill their rental payments leading to a financial impact for the charity.
- ◆ Individual circumstances that impact a tenant that leads to them being unable to fulfill their rental payments leading to a financial impact for the charity.
- ◆ Challenges and difficulties for one or more tenants that take up the trustees' time preventing the normal operation and growth of the charity.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and accounts 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 requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity of the incoming resources and application of resources of the charity for that period. In preparing these accounts, the trustees are required to:

- ◆ select suitable accounting policies and then apply them consistently;
- ◆ observe the methods and principles in the Statement of Recommended Practice 2015 FRS 102 (Accounting and Reporting by Charities) (the Charities' SORP);
- ◆ make judgements and estimates that are reasonable and prudent;
- ◆ state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- ◆ prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

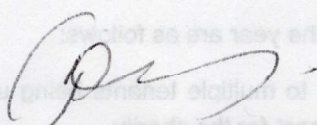
The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the relevant Charity (Accounts and Reports) Regulations and the provisions of the charity's Constitution. 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.

Key management personnel

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charity on a day-to-day basis.

None of the trustees receive any remuneration or reimbursement of expenses in connection with their duties as trustees or key management personnel.

Signed on behalf of the trustees:



Approved by the trustees on: 4/4/2023

Independent examiner's report to the trustees of OODIL

I report to the charity trustees on my examination of the accounts of OODIL (the charity) for the year ended 30 September 2022.

Responsibilities and basis of report

As the trustees of the charity 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 charity'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.

I have satisfied myself that the accounts of the charity are not required to be audited and are eligible for independent examination. Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with my examination giving me cause to believe that in any material respect:

- ♦ accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- ♦ the accounts do not accord with those records; or
- ♦ 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.

 Buzzacott LLP

Amanda Francis, Chartered Accountant
Independent Examiner
Buzzacott LLP
130 Wood Street
London
EC2V 6DL

4 April 2023

Statement of financial activities Year ended 30 September 2022

	Notes	2022 £	2021 £
Income from:			
Donations	2	2,000	300,000
Income from charitable activities	3	39,256	36,913
Investments and interest receivable	4	7,189	5,484
Other income		71	—
Total income		48,516	342,397
Expenditure on:			
Raising funds		1,934	2,386
Charitable activities			
. Upkeep of the charity's properties	5	77,012	46,572
. Support costs	6	4,860	4,875
Total expenditure		83,806	53,833
Net (expenditure) income and net movement in funds	7	(35,290)	288,564
Reconciliation of funds:			
Total funds brought forward at 1 October 2021		2,289,781	2,001,217
Total funds carried forward at 30 September 2022		2,254,491	2,289,781

All recognised gains and losses are included in the above statement of financial activities.

All of the charity's activities derived from continuing activities in each of the above two financial years.

Trustees' Report Year ended 30 September 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	10		1,547,500		1,184,773
Current assets					
Debtors	11	6,214		4,270	
Short term deposits		500,782		1,049,108	
Cash at bank and in hand		206,184		56,624	
		713,180		1,110,002	
Current liabilities					
Creditors: amounts falling due within one year	12	(6,189)		(4,994)	
Net current assets			706,991		1,105,008
Total net assets			2,254,491		2,289,781
The funds of the charity:					
Unrestricted income funds					
. General funds			126,934		105,008
. Tangible fixed assets fund	13		1,547,500		1,184,773
. Designated fund	14		580,057		1,000,000
			2,254,491		2,289,781

Approved by the trustees
and signed on their behalf by:

Trustee

Approved on: 4/4/23

Statement of cash flows Year ended 30 September 2022

	Notes	2022 £	2021 £
Cash flows from operating activities:			
Net cash provided by operating activities	A	18,894	24,874
Cash flows from investing activities:			
Interest received		8,622	3,689
Purchase of tangible fixed assets		(426,282)	(6,284)
Cash withdrawn from (invested in) short term deposits		548,326	(99,108)
Net cash provided by (used in) investing activities		130,666	(101,703)
Change in cash and cash equivalents in the year		149,560	(76,829)
Cash and cash equivalents at 30 September 2021		56,624	133,453
Cash and cash equivalents at 30 September 2022	B	206,184	56,624

Notes to the statement of cash flows for the year to 30 September 2022

A Reconciliation of net movement in funds to net cash provided by operating activities

	2022 £	2021 £
Net movement in funds (as per the statement of financial activities)	(35,290)	288,564
Adjustments for:		
Interest receivable	(7,189)	(5,484)
Donation of property received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord	—	(300,000)
Depreciation	63,555	38,894
Increase in debtors	(3,377)	(1,344)
Increase in creditors	1,195	4,244
Net cash provided by operating activities	18,894	24,874

B Analysis of changes in net debt

	As at 1 October 2021 £	Cash flows £	As at 30 September 2022 £
Total cash and cash equivalents:			
Cash at bank and in hand	56,624	149,560	206,184

No separate statement of changes in net debt has been prepared as there is no difference between the movements in cash and cash equivalents and movement in net cash (debt).

Principal accounting policies 30 September 2022

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of preparation

These accounts have been prepared for the year to 30 September 2022, with comparative information given in respect to the year ended 30 September 2021.

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with 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 United Kingdom and Republic of Ireland (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and are rounded to the nearest pound.

Critical accounting estimates and areas of judgement

Preparation of the accounts requires the trustees to make significant judgements and estimates.

The items in the accounts where these judgements and estimates have been made include:

- ◆ Estimating the useful economic life of tangible fixed assets for the purposes of determining the depreciation charge;
- ◆ Estimating the value at the time of the gift of those assets donated to the charity by third parties;
- ◆ Determining the value of the designated funds set aside at the year end; and
- ◆ Estimating future income and expenditure flows for the purpose of assessing going concern (see below).

Assessment of going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these accounts. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these accounts.

Undoubtedly there will be challenges ahead but the trustees do not expect material concerns to arise over the charity's financial position or going concern as a result of the macroeconomic climate and the current cost of living crisis. The trustees have concluded that the charity will have sufficient resources to meet its liabilities as they fall due.

Assessment of going concern (continued)

With regard to the next accounting period, the year ending 31 September 2023, there are no significant areas that affect the carrying value of the assets held by the charity and the trustees are therefore content that the charity is, and will remain, a going concern.

The trustees will continue to keep both income and expenditure under review.

Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably and it is probable that the income will be received.

Income comprises donations, rental income from properties, interest receivable and income from other sources, including any surplus on disposal of tangible fixed assets.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations and grants pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation or grant is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Donations received in kind (including the donation of land and buildings) are recognised at their fair value at the date of the gift, which is deemed to be open market value.

In accordance with the Charities SORP FRS 102 volunteer time is not recognised.

Rental income is recognised when due under the relevant tenancy agreement.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

The surplus on the disposal of tangible fixed assets is calculated as the difference between the sale proceeds net of sale costs and the net book value of the asset immediately prior to disposal. It is accounted for once legal completion of the disposal has taken place.

All other income is recognised to the extent that it is probable that the economic benefits will flow to the charity and the revenue can be measured reliably. It is measured at fair value and accounted for on an accruals basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is stated inclusive of irrecoverable VAT.

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs.

Expenditure (continued)

The costs of raising funds comprise the costs of managing the charity's short term deposits.

The costs of charitable activities comprise expenditure on the charity's primary charitable purposes as described in the trustees' report. Such costs include: the costs of maintaining and operating the charity's properties.

Support and governance costs

Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the charity it is necessary to provide support in the form of financial procedures including governance costs associated with the governance arrangements of the charity including costs of independent examination and the necessary legal procedures for compliance with statutory requirements.

All expenditure on support and governance is allocated to the charitable activities of providing accommodation to the beneficiaries.

Tangible fixed assets

All assets costing more than £1,000 and with an expected useful life exceeding one year are capitalised.

◆ Freehold land and buildings

Freehold land and buildings owned are used wholly or mainly for, private residential accommodation. Such land and buildings are included in the accounts at cost. Their value and condition are reviewed annually by the trustees, who are satisfied that their residual value is not materially less than their book value. Land and buildings donated to the charity are included at fair value, which is taken to be open market value on the date of transfer of the asset, and is regarded as deemed cost. These properties are depreciated over 50 years on a straight line basis.

◆ Building improvements

Expenditure in relation to improvements to the buildings is capitalised and depreciated over a three year period on a straight line basis.

◆ Fixtures and fittings

Furniture and fittings are capitalised and depreciated at 20% per annum on cost in order to write off each asset over its estimated useful life.

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

Fund structure

The general fund comprises those monies which may be used towards meeting the charitable objectives of the charity and which may be applied at the discretion of the trustees.

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets.

The designated funds are monies set aside out of general funds and designated for specific purposes by the trustees.

Details of funds are given in the notes to the accounts.

Services provided by the trustees

For the purposes of these accounts, no monetary value has been placed on administrative and other services provided by the trustees.

1 Income from: Donations

	2022 £	2021 £
Donations from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (note 16)		
. Cash	2,000	—
. Freehold land and buildings	—	300,000
	2,000	300,000

The £2,000 represents restricted donations received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord from a restricted donation received by that charity for OODIL. This money was used for refurbishing a property as per the request of the donor.

2 Income from: Charitable activities

	2022 £	2021 £
Rental income	39,256	36,913

3 Income from: Investments and interest receivable

	2022 £	2021 £
Interest on short term deposits	7,189	5,484

4 Expenditure on: Upkeep of the charity's properties

	2022 £	2021 £
Property running costs	13,457	7,678
Depreciation of tangible fixed assets	63,555	38,894
	77,012	46,572

5 Support costs

	2022 £	2021 £
Bank charges	60	25
Legal and professional fees	2,400	2,450
Governance costs (note 6)	2,400	2,400
	4,860	4,875

6 Governance costs

	2022 £	2021 £
Legal and professional services	2,400	2,400

7 Net (expenditure) income and net movement in funds

This is stated after charging:

	2022 £	2021 £
Depreciation	63,555	38,894
Independent examiner's (Buzzacott LLP's) remuneration (excluding VAT)		
. Independent examination services – current year	2,400	2,400
. Accounts preparation – current year	2,400	2,400

8 Staff costs, key management personnel and transactions with trustees

The charity did not employ staff during the year (2021 – none).

No employee earned £60,000 per annum or more (including taxable benefits) during the year (2021 – none).

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charitable company on a day to day basis. They received no remuneration in connection with their duties as trustees or their role as key management personnel during the year (2021 – none).

9 Taxation

The OODIL is a registered charity and, therefore, is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

10 Tangible fixed assets

	Freehold properties £	Property improvements £	Fixtures and fittings £	Total £
Cost				
At 1 October 2021	1,172,107	66,021	1,974	1,240,102
Additions	351,946	67,997	6,339	426,282
At 30 September 2022	1,524,053	134,018	8,313	1,666,384
Depreciation				
At 1 October 2021	26,163	28,771	395	55,329
Charge for the year	23,442	38,450	1,663	63,555
At 30 September 2022	49,605	67,221	2,058	118,884
Net book values				
At 30 September 2022	1,474,448	66,797	6,255	1,547,500
At 30 September 2021	1,145,944	37,250	1,579	1,184,773

11 Debtors

	2022 £	2021 £
Rental income receivable	4,862	2,475
Investment income and interest receivable	362	1,795
Prepayments	990	—
	6,214	4,270

12 Creditors: amounts falling due within one year

	2022 £	2021 £
Expense creditors	407	194
Rental deposits	982	—
Accruals	4,800	4,800
	6,189	4,994

13 Tangible fixed assets fund

	2022 £	2021 £
At 1 October 2021	1,184,773	917,383
Net movement in the year	362,727	267,390
At 30 September 2022	1,547,500	1,184,773

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets. A decision was made to separate this fund from the general fund of the charity in recognition of the fact that the tangible fixed assets are essential to the day-to-day work of the charity and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

14 Designated fund

	2022 £	2021 £
At 1 October 2021	1,000,000	—
Net movement in the year	(419,943)	1,000,000
At 30 September 2022	580,057	1,000,000

During the previous year the charity's trustees set aside £1,000,000 out of unrestricted funds for the future purchase of properties to meet the needs of vulnerable families and individuals in the Chelmsford and Colchester areas. At 30 September 2022, £580,057 remained set aside. Since the year end, the charity has purchased one further residential property for an aggregate cost of £454,000.

15 Analysis of net assets between funds

Fund balances at 30 September 2022 are represented by:

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2022 £
Tangible fixed assets	—	—	1,547,500	1,547,500
Net current assets	126,934	580,057	—	706,991
Total net assets	126,934	580,057	1,547,500	2,254,491

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2021 £
Tangible fixed assets	—	—	1,184,773	1,184,773
Net current assets	105,008	1,000,000	—	1,105,008
Total net assets	105,008	1,000,000	1,184,773	2,289,781

16 Related party transactions

Sister Moira O'Sullivan, a trustee of the charity, is also a trustee of a Charitable Incorporated Organisation, The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord, Charity Registration Number 1167869. The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord donated £2,000 (2021 - £300,000 to OODIL CIO (note 1)).

There were no other related party transactions requiring disclosure (2021 – none).

17 Post balance sheet events

Since the year end, the charity has purchased one further residential property for an aggregate cost of £454,000.

18 Membership of the CIO and members' liability

The members of the CIO are its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

OODIL

England & Wales - Charity number 1186851

Accounts

OODIL

Annual Report and Accounts

30 September 2021

Charity Registration Number
1186851

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Reference and administrative details of the Charity, its Trustees and advisers

Trustees	K A Amato K W Barrett S M B Barrett Sister T M B Lenahan CRSS Sister M J F O'Sullivan CRSS T J Tully M C Webb
Registered address	130 Wood Street London EC2V 6DL
Telephone	01245 604 108
Charity (CIO) registration number	1186851
Independent examiner (from January 2022)	Amanda Francis Buzzacott LLP 130 Wood Street London EC2V 6DL
Independent auditor (to January 2022)	Fisher Michael The Old Grange Warren Estate Lordship Road Writtle CM1 3WT
Property managers	Nuvest Limited t/a Belvoir Chelmsford Registration No: 5224544 19 Duke Street Chelmsford Essex CM1 1HL
Cash managers	Flagstone Investment Management Limited Clareville House 26-27 Oxendon St London SW1Y 4EL

Reference and administrative details of the Charity, its Trustees and advisers

Bankers	Reliance Bank Limited Faith House 23-24 Lovat Lane London EC3R 8EB
Conveyancers	Dyer and Crowe Limited 22 Duke Street Chelmsford Essex CM1 1HL

The trustees present the annual report and accounts of OODIL (the "charity") for the year ended 30 September 2021.

OODIL is an acronym for Out Of Darkness Into Light, reflecting our desire to bring hope into people's lives when they are struggling with difficult circumstances. OODIL was created by means of a charitable donation in the form of properties and capital from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (Charity Registration Number 1167869) (from here on referenced as "CRSS") in the year ended 30 September 2020.

The accounts accompanying this report are the accounts of the Charitable Incorporated Organisation (CIO) which is registered with the Charity Commission under Charity Registration Number 1186851.

The accounts have been prepared in accordance with the accounting policies set out on pages 16 to 19 of the attached accounts and comply with the charity's Constitution, applicable laws, applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the requirements 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 United Kingdom and Republic of Ireland (FRS 102).

Objects, aims, activities and relevant policies

Charitable objects and aims

The charity's objects, as set out in its Constitution, are restricted specifically, in each case only for the public benefit:

1. To carry on the business of:
 - a. providing and managing housing;
 - b. providing assistance to help house people; and
 - c. associated facilities, amenities and services related to such housing;

for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford, the town of Colchester and the surrounding areas upon terms appropriate to their means; and
2. Such other charitable purposes according to the law of England and Wales as the charity trustees shall from time to time determine.

OODIL's exists to provide and manage housing and give assistance to help house people and to provide associated facilities, amenities and services related to such housing for people in necessitous circumstances, people in financial need or for the relief of older, disabled (whether physically or mentally) or chronically sick people in the city of Chelmsford and the town of Colchester.

Objects, aims, activities and relevant policies (continued)

Charitable objects and aims (continued)

OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves and their families eliminating the worry of eviction or poor housing standards.

The vision is to secure a housing stock and to ensure that before it is offered for rental, each property is renovated to a good standard and all services and amenities are checked and functioning safely and properly. The overseeing of the renovations is carried out by the trustees.

A tenancy will be offered to individuals or families who have experienced difficulties in their lives and who need the stability and security of a good home and a good ethical landlord to enable them to put down or further develop roots. They will be people of limited means and in particular circumstances who will fully benefit from being an OODIL beneficiary. They will be people who have the capacity to manage running a house and a home without extraordinary support. Critically we prove to them that they are worthy and entitled to a full place within society to be treated with respect, dignity and to be given the opportunities that so often simply their backgrounds have prevented them from accessing.

Homes that will be made available will be:

- ◆ Available to people receiving state benefit;
- ◆ Offered for rental at the lower end of the market price within benefit levels;
- ◆ Made available without the additional need for guarantors, unreasonable deposits or other conditions (determined on a case-by-case basis).

We support our tenants where necessary to help them integrate into their new surroundings. We assist with moving, furnishings, setting up services and other ad-hoc support, signposting and supporting them to get to the right resources to assist with benefits, education, building a social network etc.

We inform our tenants of the facilities in their home and the amenities and support in the local area by means of a new home pack in their property. Tenants are expected to maintain good standards and we expect and ensure our tenants treat their home and neighbourhood with respect and pride.

We ensure that our properties gain a reasonable return so that the charity can grow and be self-sufficient eliminating the need for further funds.

Objects, aims, activities and relevant policies (continued)

Public benefit

It has been shown that by offering people a dignified and secure home the whole family will flourish within the community. They can lead fulfilling lives with opportunities for the individuals, parents and their children that may not have been available to them before.

Beneficiaries to date include:

- ◆ Single mothers fleeing domestic abuse. These individuals could not reasonably afford to rent in the private sector and the state could not provide adequate accommodation in the area where roots had been established and children had finally settled at school.
- ◆ Families living in overcrowded accommodation provided by the state where adults had to sleep on floors or sofas to enable children to use the bedrooms. Again, these families could not afford the necessary accommodation in the private sector and the state could not provide adequate housing in the area where they have an established support network of schools and medical care etc.

Our beneficiaries would require significant additional public support if they were not assisted by OODIL.

All the trustees are conversant with the Charity Commission's guidelines concerning Charities and Public Benefit and have considered them when assessing our activities. We therefore believe that we have complied fully with the duty in Section 4 of Part 1 of the Charities Act 2011 to have due regard to the Public Benefit guidance published by the Commission.

Principal activities during the year

The current tenants are the original tenants of the properties and the benefits of multi-year occupancy in secure and affordable accommodation is apparent.

No further properties have been purchased within the past year, but a further house was gifted to OODIL via an additional donation from CRSS. This house is under refurbishment and the OODIL trustees are considering its use.

There was an agreement to purchase a further property and this completed in February 2022. This house will also need to be refurbished and modernised to meet the needs of any beneficiary. We will select the best fit beneficiary as the we get closer to the property being in a habitable state.

Protection of Children and Vulnerable Adults

The trustees recognise the absolute necessity of ensuring the protection and safety of all those people whom the charity serves. All the trustees have been checked by the Disclosure and Barring Service (DBS). We can confirm that we have a written policy for safeguarding our vulnerable beneficiaries, and that there have been no serious incidents in respect to safeguarding to report during this last year.

Objects, aims, activities and relevant policies (continued)

Volunteers

There are currently no needs within ODDIL for an ongoing pool of volunteers for activities. The trustees complete the vast majority of activities although for example during a house move additional volunteers may be utilised to assist.

Fundraising policy

The charity benefits from a major donation from CRSS. ODDIL aims to achieve best practice in the way in which it communicates with donors and other supporters including providing a letter of comfort to CRSS each year.

The charity takes care with both the tone of its communications and the accuracy of its data to minimise the pressures on supporters. It applies best practice to protect supporters' data and never sells data, it never swaps data and ensures that communication preferences can be changed at any time. The charity manages its own fundraising activities and does not employ the services of professional fundraisers.

The charity undertakes to react to and investigate any complaints regarding its fundraising activities and to learn from them and improve its service. During the year, the charity received no complaints about its fundraising activities.

Investment policy

There are no restrictions on the charity's power to invest. The charity's short term deposits were overseen by one of ODDIL's trustees, with the authorisation of all other trustees. The primary focus is on gaining interest on retained funds. The charity invests funds with Flagstone Investment Management Limited.

Achievements and performance

To date the charity has secured properties within the Chelmsford area, three of which are tenanted. A fourth is undergoing refurbishment with a view to tenants moving in during the Second quarter of 2022. The properties have been purchased, renovated and tenants have been assisted with their relocation and then assisted to settle and integrate into the community.

These properties initially were in varied states of repair. Work ranged from full refurbishment including kitchen, bathrooms, rewiring, complete redecoration, and flooring as well as external improvements to the garden areas etc. to moderate amounts of work - such as a new bathroom and redecoration being required to bring the property up to a good standard. Work was commissioned according to the policies of the charity, and all necessary approvals and safety certificates were obtained.

The tenants who have been housed to date support the charity's philosophy and have made significant steps forward already within the time they have been housed with ODDIL. Tenants have been able to use the houses as a platform and catalyst to move themselves and their families forward.

It is felt that a particular achievement is having been able to provide secure and safe accommodation during the COVID-19 pandemic including to those who had underlying conditions that would have made them more vulnerable in alternative accommodation.

Financial review

Results for the year

A summary of the results of the year ended 30 September 2021 can be found on page 13 of this annual report and accounts. The comparatives provided below are the restated figures for the period from 9 December 2019 to 30 September 2020. Details of the restatement are given in note 12 to the attached accounts.

Total income for the year amounted to £342,397 (2020 – £2,023,312). Of this income, £300,000 was received by way of a donation of property from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (2020 – cash and property £2,000,000). Income from charitable activities for the year totalled £36,913 (2020 – £23,143). Interest receivable totalled £5,484 (2020 – £169).

Expenditure totalled £53,833 (2020 – £22,095). Expenditure on charitable activities includes the cost of maintaining properties which amounted to £46,572 (2020 – £21,330) and support costs of £4,875 (2020 – £765). The cost of raising funds comprises the fees payable to Flagstone Investment Management Limited who manage the charity's short term cash deposits.

Net income for the year and the net movement in funds was £288,564 (2020 – £2,001,217).

Reserves policy and financial position

The trustees have examined the requirement for free reserves i.e. those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The trustees consider that, given the nature of the charity's work, the level of free reserves should be approximately equal to two years' ongoing expenditure. The trustees are of the opinion that this provides sufficient flexibility to cover temporary shortfalls in incoming resources due to timing differences in income flows, adequate working capital to cover core costs, and will allow the charity to cope and respond to unforeseen emergencies whilst specific action plans are implemented.

The balance sheet shows total funds of £2,289,781 (2020 – £2,001,217). Of these funds, £1,184,773 (2020 – £917,383) are represented by freehold properties and other tangible fixed assets. A decision was made to separate these funds from the general fund in recognition of the fact that assets are used in the day-to-day work of the charity or by organisations for charitable purposes in line with the charity's objects, and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

£1million has been set aside for the future purchase of properties to meet the needs of vulnerable families and individuals in the Chelmsford and Colchester areas.

Funds which are available to support the work of the charity in the future are those shown on the balance sheet as the general fund and total £105,008 (2020 – £1,083,834). The trustees believe that these free reserves are adequate but not excessive and consistent with the charity's reserves policy outlined above.

Future plans

There are currently two houses in the pipeline with one under refurbishment and one in the purchase process. It is anticipated that a further purchase will be made within the next period so this gives a pipeline of making available a further three houses bringing the total to six.

The key objectives for the coming year are therefore:

1. Continue to maintain the current active properties to a good standard.
2. Support the housed tenants appropriately as per their individual needs.
3. Complete the refurbishment and purchase of the additional houses.
4. Ensure the successful settlement of our new tenants (whomever they may be) into the new properties.
5. Continue to stay focused and knowledgeable on the property market so appropriate purchases can be made at the correct price.
6. Explore ideas and routes to housing the correct beneficiaries for the additional properties, including through third party charities.

Structure, governance and management

The charity is a Charitable Incorporated Organisation (CIO) governed by a Constitution dated and agreed by the trustees on 27 September 2019 and registered with the Charity Commission on 9 December 2019

Organisational management

In terms of Civil Law, the trustees of the charity are legally responsible for the overall management and accounting of the charity and for safeguarding the assets of the charity. They receive no remuneration or expenses for their service as trustees. The trustees meet once every six weeks on average to review developments within the charity, and to take decisions. The trustees are supported by professional advisers, such as letting agents. Other professionals, including solicitors are consulted as appropriate.

The charity's strategy and overall management control is set and completed by the trustees. The trustees are made up of the original founders who are experienced personnel within varying sectors and all of whom can add value to the charity.

To date the complete operational running of the charity is undertaken by the trustees. Control is via formal discussion and decisions at trustee meetings as well as day to day operational communication and information sharing.

This structure allows the charity to evolve and develop at the required pace. It has been agreed that if and when the operational control of the charity becomes too much for the trustees to manage alone, an employee may be sought to ensure the beneficiaries fully receive the support required. This will be reviewed on an ongoing basis.

Structure, governance and management (continued)

Organisational management (continued)

Policies are in place to ensure the charity operates effectively, safely and conforms to required legalisation. Policies also ensure the trustees and the beneficiaries are protected from any detriment. All of the trustees have undertaken a Disclosure and Barring Service Check as some of our beneficiaries may be deemed vulnerable.

In terms of formal training, two of the trustees have undergone charity trustee training, the training content was shared with all of the trustees after the event. It is expected that more courses will be undertaken, and more trustees will undertake training across the next year. The trustees feel they are fully informed and equipped to effectively operate the charity. The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Trustees have delegated responsibilities and try to keep updated within their areas on recommended best practice regarding appropriate policy requirements.

Risk management

The continuation of the Covid-19 pandemic has clearly presented us with challenges and threats to the well-being of our charity and its activities which could not have been foreseen. The trustees recognise their responsibility for the management of risks faced by the charity and its beneficiaries. Whilst there will undoubtedly be challenges ahead, we do not expect material concerns to arise over the charity's financial position as a result of the pandemic.

We continue to review and update our risks as well as the documents and procedures put in place.

The areas identified for particular attention within our risk management strategy are:

- ◆ Governance and management
- ◆ Maintenance and Health and Safety
- ◆ Financial
- ◆ Litigation
- ◆ Reputational

The trustees have continued to operate within the key areas of risk controls which include:

- ◆ Regular and frequent meetings of the trustees with formal agendas and minutes;
- ◆ Comprehensive strategic planning, budgeting and management accounting;
- ◆ Established organisational structures and lines of accountability;
- ◆ Regular meetings with professional advisors to whom all our business is transparent;

Structure, governance and management (continued)

Risk management (continued)

- ◆ Establishing a clear authorisation and approved levels of decision-taking and spending; and
- ◆ Putting in place vetting procedures required by law for the protection and safeguarding of the vulnerable.

Time-frames exist for the annual monitoring of the risk assessments.

The key risks which faced the charity during the year are as follows:

- ◆ A severe economic downturn that leads to multiple tenants being unable to fulfill their rental payments leading to financial impact for the charity.
- ◆ Individual circumstances that impact a tenant that leads to them being unable to fulfill their rental payments leading to financial impact for the charity.
- ◆ Challenges and difficulties for one or more tenants that take up the trustees' time preventing the normal operation and growth of the charity.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and accounts 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 requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity of the incoming resources and application of resources of the charity for that period. In preparing these accounts, the trustees are required to:

- ◆ select suitable accounting policies and then apply them consistently;
- ◆ observe the methods and principles in the Statement of Recommended Practice 2015 FRS 102 (Accounting and Reporting by Charities) (the Charities' SORP);
- ◆ make judgements and estimates that are reasonable and prudent;
- ◆ state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- ◆ prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the relevant Charity (Accounts and Reports) Regulations and the provisions of the charity's Constitution. 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.

Structure, governance and management (continued)

Key management personnel

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charity on a day-to-day basis.

None of the trustees receive any remuneration or reimbursement of expenses in connection with their duties as trustees or key management personnel.

Signed on behalf of the trustees:

Sinead Barrett

Approved by the trustees on: 5th April 2022

Independent examiner's report to the trustees of OODIL

I report to the charity trustees on my examination of the accounts of OODIL (the charity) for the year ended 30 September 2021.

Responsibilities and basis of report

As the trustees of the charity 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 charity'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.

I have satisfied myself that the accounts of the charity are not required to be audited and are eligible for independent examination. Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with my examination giving me cause to believe that in any material respect:

- ◆ accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- ◆ The accounts do not accord with those records; or
- ◆ 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.

Amanda Francis, Chartered Accountant
Independent Examiner
Buzzacott LLP
130 Wood Street
London
EC2V 6DL

7 April 2022

Statement of financial activities Year to 30 September 2021

		Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
	Notes		
Income from:			
Donations	2	300,000	2,000,000
Income from charitable activities	3	36,913	23,143
Investments and interest receivable	4	5,484	169
Total income		342,397	2,023,312
Expenditure on:			
Raising funds		2,386	—
Charitable activities			
. Upkeep of the charity's properties	5	46,572	21,330
. Support costs	6	4,875	765
Total expenditure		53,833	22,095
Net income and net movement in funds	7	288,564	2,001,217
Reconciliation of funds:			
Funds brought forward at 1 October 2020 (as previously stated)		2,017,652	—
Prior period adjustment (note 12)		(16,435)	—
Total funds as at 1 October 2020 as restated		2,001,217	—
Total funds carried forward at 30 September 2021		2,289,781	2,001,217

All recognised gains and losses are included in the above statement of financial activities.

All of the charity's activities derived from continuing activities in each of the above two financial years.

Balance sheet 30 September 2021

	Notes	2021 £	2021 £	As restated	
				2020 £	2020 £
Fixed assets					
Tangible assets	10		1,184,773		917,383
Current assets					
Debtors	13	4,270		1,131	
Short term deposits		1,049,108		950,000	
Cash at bank and in hand		56,624		133,453	
		1,110,002		1,084,584	
Current liabilities					
Creditors: amounts falling due within one year	14	(4,994)		(750)	
Net current assets			1,105,008		1,083,834
Total net assets			2,289,781		2,001,217
The funds of the charity:					
Unrestricted income funds					
. General funds			105,008		1,083,834
. Tangible fixed assets fund	15		1,184,773		917,383
. Designated fund	16		1,000,000		—
			2,289,781		2,001,217

Approved by the trustees
and signed on their behalf by:

Trustee Sinead Barrett

Approved on: 5th April 2022

Statement of cash flows Year to 30 September 2021

	Notes	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Cash flows from operating activities:			
Net cash provided by operating activities	A	24,874	1,726,004
Cash flows from investing activities:			
Interest received		3,689	169
Purchase of tangible fixed assets		(6,284)	(642,720)
Cash invested in short term deposits		(99,108)	(950,000)
Net cash used in investing activities		(101,703)	(1,592,551)
Change in cash and cash equivalents in the year		(76,829)	133,453
Cash and cash equivalents at 30 September 2020		133,453	—
Cash and cash equivalents at 30 September 2021	B	56,624	133,453

Notes to the statement of cash flows for the year to 30 September 2021

A Reconciliation of net movement in funds to net cash provided by operating activities

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Net movement in funds (as per the statement of financial activities)	288,564	2,001,217
Adjustments for:		
Interest receivable	(5,484)	(169)
Donation of property received from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord	(300,000)	(291,098)
Depreciation	38,894	16,435
Increase in debtors	(1,344)	(1,131)
Increase in creditors	4,244	750
Net cash provided by operating activities	24,874	1,726,004

B Analysis of changes in net debt

	As at 30 September 2020 £	Cash flows £	As at 30 September 2021 £
Total cash and cash equivalents:			
Cash at bank and in hand	133,453	(76,829)	56,624

No separate statement of changes in net debt has been prepared as there is no difference between the movements in cash and cash equivalents and movement in net cash (debt).

Principal accounting policies 30 September 2021

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of preparation

These accounts have been prepared for the year to 30 September 2021, with comparative information given in respect to the period from 9 December 2019 to 30 September 2020

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with 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 United Kingdom and Republic of Ireland (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and are rounded to the nearest pound.

Critical accounting estimates and areas of judgement

Preparation of the accounts requires the trustees to make significant judgements and estimates.

The items in the accounts where these judgements and estimates have been made include:

- ◆ Estimating the useful economic life of tangible fixed assets for the purposes of determining the depreciation charge;
- ◆ Estimating the value at the time of the gift of those assets donated to the charity by third parties;
- ◆ Determining the value of the designated funds set aside at the year end; and
- ◆ Estimating future income and expenditure flows for the purpose of assessing going concern (see below).

Assessment of going concern

The trustees have assessed whether the use of the going concern assumption is appropriate in preparing these accounts. The trustees have made this assessment in respect to a period of at least one year from the date of approval of these accounts.

Undoubtedly there will be challenges ahead but the trustees do not expect material concerns to arise over the charity's financial position or going concern as a result of the continuing Covid-19 pandemic. The trustees have concluded that the charity will have sufficient resources to meet its liabilities as they fall due.

Assessment of going concern (continued)

With regard to the next accounting period, the year ending 31 September 2022, there are no significant areas that affect the carrying value of the assets held by the charity and the trustees are therefore content that the charity is, and will remain, a going concern.

The trustees will continue to keep both income and expenditure under review.

Income

Income is recognised in the period in which the charity is entitled to receipt, the amount can be measured reliably and it is probable that the income will be received.

Income comprises donations, rental income from properties, interest receivable and income from other sources, including any surplus on disposal of tangible fixed assets.

Donations are recognised when the charity has confirmation of both the amount and settlement date. In the event of donations and grants pledged but not received, the amount is accrued for where the receipt is considered probable. In the event that a donation or grant is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Donations received in kind (including the donation of land and buildings) are recognised at their fair value at the date of the gift, which is deemed to be open market value.

In accordance with the Charities SORP FRS 102 volunteer time is not recognised.

Rental income is recognised when due under the relevant tenancy agreement.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

The surplus on the disposal of tangible fixed assets is calculated as the difference between the sale proceeds net of sale costs and the net book value of the asset immediately prior to disposal. It is accounted for once legal completion of the disposal has taken place.

All other income is recognised to the extent that it is probable that the economic benefits will flow to the charity and the revenue can be measured reliably. It is measured at fair value and accounted for on an accruals basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. All expenditure is stated inclusive of irrecoverable VAT.

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs.

Expenditure (continued)

The costs of raising funds comprise the costs of managing the charity's short term deposits.

The costs of charitable activities comprise expenditure on the charity's primary charitable purposes as described in the trustees' report. Such costs include: the costs of maintaining and operating the charity's properties.

Support and governance costs

Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the charity it is necessary to provide support in the form of financial procedures including governance costs associated with the governance arrangements of the charity including costs of independent examination and the necessary legal procedures for compliance with statutory requirements.

All expenditure on support and governance is allocated to the charitable activities of providing accommodation to the beneficiaries.

Tangible fixed assets

All assets costing more than £1,000 and with an expected useful life exceeding one year are capitalised.

◆ **Freehold land and buildings**

Freehold land and buildings owned are used wholly or mainly for, private residential accommodation. Such land and buildings are included in the accounts at cost. Their value and condition are reviewed annually by the trustees, who are satisfied that their residual value is not materially less than their book value. Land and buildings donated to the charity are included at fair value, which is taken to be open market value on the date of transfer of the asset, and is regarded as deemed cost. These properties are depreciated over 50 years on a straight line basis.

◆ **Building improvements**

Expenditure in relation to improvements to the buildings is capitalised and depreciated over a three year period on a straight line basis.

◆ **Fixtures and fittings**

Furniture and fittings are capitalised and depreciated at 20% per annum on cost in order to write off each asset over its estimated useful life.

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

Fund structure

The general fund comprises those monies which may be used towards meeting the charitable objectives of the charity and which may be applied at the discretion of the trustees.

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets.

The designated funds are monies set aside out of general funds and designated for specific purposes by the trustees.

Details of funds are given in the notes to the accounts.

Services provided by the trustees

For the purposes of these accounts, no monetary value has been placed on administrative and other services provided by the trustees.

Notes to the accounts Year to 30 September 2021

1 Income from: Donations

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Donations from The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord (note 18)		
. Cash	—	1,708,902
. Freehold land and buildings	300,000	291,098
	300,000	2,000,000

2 Income from: Charitable activities

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Rental income	36,913	23,143

3 Income from: Investments and interest receivable

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 £
Interest on short term deposits	5,484	169

4 Expenditure on: Upkeep of the charity's properties

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Property running costs	7,678	4,895
Depreciation of tangible fixed assets	38,894	16,435
	46,572	21,330

5 Support costs

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Bank charges	25	15
Legal and professional fees	2,450	—
Governance costs (note 6)	2,400	750
	4,875	765

6 Governance costs

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 £
Legal and professional services	2,400	750

7 Net income and net movement in funds

This is stated after charging:

	Year to 30 September 2021 £	9 December 2019 to 30 September 2020 (As restated) £
Depreciation	38,894	16,435
Independent examiner's (Buzzacott LLP's) remuneration (excluding VAT)		
. Independent examination services – current year	2,400	—
. Accounts preparation – current year	2,400	—
Previous auditor's fee	—	250

8 Staff costs, key management personnel and transactions with trustees

The charity did not employ staff during the year (9 December 2019 to 30 September 2020: none)

No employee earned £60,000 per annum or more (including taxable benefits) during the year (9 December 2019 to 30 September 2020 – none).

The trustees consider that they comprise the key management of the charity in charge of directing and controlling, running and operating the charitable company on a day to day basis. They received no remuneration in connection with their duties as trustees or their role as key management personnel during the year (9 December 2019 to 30 September 2020 – none).

9 Taxation

The OODIL is a registered charity and, therefore, is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.

10 Tangible fixed assets

	Freehold properties £	Property improvements £	Fixtures and fittings £	Total £
Cost				
At 1 October 2020 – as previously stated	—	—	—	—
Prior period adjustment (note 12a)	872,107	61,711	—	933,818
At 1 October 2020 – as restated	872,107	61,711	—	933,818
Additions	300,000	4,310	1,974	306,284
At 30 September 2021	1,172,107	66,021	1,974	1,240,102
Depreciation				
At 1 October 2020 – as previously stated	—	—	—	—
Prior period adjustment (note 12b)	8,721	7,714	—	16,435
At 1 October 2020 – as restated	8,721	7,714	—	16,435
Charge for the year	17,442	21,057	395	38,894
At 30 September 2021	26,163	28,771	395	55,329
Net book values				
At 30 September 2021	1,145,944	37,250	1,579	1,184,773
At 1 October 2020 – as restated	863,386	53,997	—	917,383

11 Investment properties

	2021 £	2020 £
At 9 December 2019	933,818	—
Additions during the period – freehold properties	—	872,107
Additions during the period – property improvements	—	61,711
At 1 October 2020 – as previously stated	933,818	933,818
Prior period adjustment (note 12a and note 11)	(933,818)	(933,818)
At 30 September as restated	—	—

12 Prior period adjustment

- During the year the trustees have reviewed the use of the charity's properties and as a result have reclassified the investment properties as tangible fixed assets as these are applied in furtherance of the charity's objectives and not for commercial profit. These properties have been included in the accounts at cost. Renovation and improvement work carried out on these properties during the period to 30 September 2020 has been capitalised as building improvements.
- As part of the review of the charity's tangible fixed assets, the trustees have reviewed the depreciation policy applied to freehold land and buildings and improvements and concluded that depreciation should have been provided. The depreciation charge for the period ended 30 September 2020 has been calculated and a prior period adjustment has been processed.
- Following the reclassification of the charity's tangible fixed assets as noted above, the trustees have established the tangible fixed assets fund. Further detail about this fund is provided in note 15 below.

12 Prior period adjustment (continued)

- d. The cash balances held by the charity at 30 September 2020 of £950,000, invested in short term deposits administered by Flagstone Investment Management Limited, have been reclassified as short term deposits.
- e. Rental income of £23,143 receivable in the period to 30 September 2019, previously classified as donations received, has been classified as income from charitable activities to reflect the use of the properties in furtherance of the charity's objectives.

	General funds £	Tangible fixed assets fund £	2020 Total £
Net movements in funds for the period ended 30 September 2020 – as previously stated	2,017,652	—	2,017,652
Prior period adjustment:			
Depreciation for the period to 30 September 2020	(16,435)	—	(16,435)
Net movement in funds for the period ended 30 September 2020/total funds – as restated	2,001,217	—	2,001,217
Funds designated as tangible fixed assets fund:			
Cost of investments reclassified as tangible fixed assets (note 11)	(933,818)	933,818	—
Depreciation on the above	16,435	(16,435)	—
	(917,383)	917,383	—
Fund balances as at 30 September 2020 – as restated	1,083,834	917,383	2,001,217

13 Debtors

	2021 £	2020 £
Rental income receivable	2,475	1,131
Investment income and interest receivable	1,795	—
	4,270	1,131

14 Creditors: amounts falling due within one year

	2021 £	2020 £
Expense creditors	194	—
Accruals	4,800	750
	4,994	750

15 Tangible fixed assets fund

	2021 £	2020 £
At 1 October 2020	—	—
Prior period adjustment (note 12c)	917,383	917,383
At 1 October 2020	917,383	917,383
Net movement in the year	267,390	—
At 30 September 2021	1,184,773	—

The tangible fixed assets fund represents the net book value of the charity's tangible fixed assets. A decision was made to separate this fund from the general fund of the charity in recognition of the fact that the tangible fixed assets are essential to the day-to-day work of the charity and as such their value should not be regarded as funds that would be realisable with ease, in order to meet future contingencies.

16 Designated fund

During the year the charity's trustees have set aside £1,000,000 out of unrestricted funds for the future purchase of properties to meet the needs of vulnerable families and individuals in the Chelmsford and Colchester areas.

17 Analysis of net assets between funds

Fund balances at 30 September 2021 are represented by:

	General fund £	Designated fund £	Tangible fixed assets funds £	Total 2021 £
Tangible fixed assets	—	—	1,184,773	1,184,773
Net current assets	105,008	1,000,000	—	1,105,008
Total net assets	105,008	1,000,000	1,184,773	2,289,781

	General fund (as restated) £	Designated fund £	Tangible fixed assets funds (as restated) £	Total 2020 (as restated) £
Tangible fixed assets	—	—	917,383	917,383
Net current assets	1,083,834	—	—	1,083,834
Total net assets	1,083,834	—	917,383	2,001,217

18 Related party transactions

Sister Moira O'Sullivan, a trustee of the charity, is also a trustee of a Charitable Incorporated Organisation, The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord, Charity Registration Number 1167869. The Charity of the Regular Canonesses of the Order of the Holy Sepulchre of Our Lord donated £300,000 (2020- £ 2 million) to OODIL CIO (note 1).

There were no other related party transactions requiring disclosure (2020 – none).

19 Post balance sheet events

Since the year end, the charity has purchased one further residential property for an aggregate cost of £350,500.

20 Membership of the CIO and members' liability

The members of the CIO are its charity trustees for the time being. The only persons eligible to be members of the CIO are its charity trustees. Membership of the CIO cannot be transferred to anyone else.

If the CIO is wound up, the members of the CIO have no liability to contribute to its assets and no personal responsibility for settling its debts and liabilities.

OODIL

England & Wales - Charity number 1186851

Accounts

REGISTERED COMPANY NUMBER: 1186851 (England and Wales)
REGISTERED CHARITY NUMBER: 1186851

Report of the Trustees and
Financial Statements for the Period 9 December 2019 to 30 September 2020
for
OODIL

Contents of the Financial Statements
for the Period 9 December 2019 to 30 September 2020

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The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the period 9 December 2019 to 30 September 2020. 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, Activities and Outcomes

OODIL wishes to address some of the housing issues facing vulnerable families and individuals in the Chelmsford and Colchester areas by offering them a suitable and affordable home to rent which gives tenants stability and dignity. Our aim is to be understanding and empathetic to the needs and concerns of our beneficiaries and to enable them to build a positive and fruitful future for themselves and their families eliminating the worry of eviction or poor housing standards.

The vision is to secure a housing stock and to ensure that before it is offered for rental, each property is renovated to a good standard and all services and amenities are checked and functioning safely and properly. The overseeing of the renovations is carried out by the trustees.

A tenancy will be offered to individuals or families who have experienced difficulties in their lives and who need the stability and security of a good home and a good ethical landlord to enable them to put down or further develop roots. They will be people of limited means and in particular circumstances who will fully benefit from being an OODIL beneficiary. They will be people who have the capacity to manage running a house and a home without extra-ordinary support. Critically we prove to them that they are worthy and entitled to a full place within society to be treated with respect, dignity and to be given the opportunities that so often simply their backgrounds have prevented them from accessing.

Homes that will be made available will be:

- Available to people receiving state benefit
- Offered for rental at the lower end of the market price within benefit levels
- Made available without the additional need for guarantors, unreasonable deposits or other conditions (determined on a case-by-case basis)

We support our tenants where necessary to help them integrate into their new surroundings. We assist with moving, furnishings, setting up services and other ad-hoc support, signposting and supporting them to get to the right resources to assist with benefits, education, building a social network etc.

We inform our tenants of the facilities in their home and the amenities and support in the local area by means of a new home pack in their property. Tenants are expected to maintain good standards and we expect and ensure our tenants treat their home and neighbourhood with respect and pride.

We ensure that our properties gain a reasonable return so that the charity can grow and be self-sufficient eliminating the need for further funds.

2019 Achievements

To date we have secured an initial set of properties all within the Chelmsford area which are all fully tenanted. The properties have been purchased, renovated and tenants have been assisted to move in and then assisted to settle and integrate into the community.

These properties varied in state of repair when purchased. Work varied from full refurbishment such as kitchen, bathrooms, rewiring, complete redecoration and flooring as well as external improvements to the garden areas etc. to moderate amounts of work -such as a new bathroom and redecoration being required to bring the property up to good standard. Work was commissioned according to the policies of the charity, and all necessary approvals and safety certificates were secured.

In the coming year we will:

- a. Continue to maintain our properties to a good standard
- b. Support our tenant appropriately as per their individual needs
- c. Remain focused on the property market to ensure that we find the right property at the right price which will enable us to help another family
- d. Increase our focus on the Colchester area as well as Chelmsford.

OBJECTIVES AND ACTIVITIES

Public benefit

It has been shown that by offering people a dignified and secure home the whole family will flourish within the community. They can lead fulfilling lives with opportunities for the individuals, parents and their children that may not have been available to them before.

The tenants who have been housed to date support this philosophy and have made significant steps forward already within the short time they have been housed with OODIL. Feedback from all tenants has been excellent with each seeing their property as a platform and catalyst for wider life progression for themselves and their families.

We feel a particular achievement is having been able to provide secure and safe accommodation during the COVID-19 pandemic including to those who had underlying conditions that would have made them more vulnerable in alternative accommodation.

Beneficiaries to date include:

Single mothers fleeing domestic abuse. These individuals could not reasonably afford to rent in the private sector and the state could not provide adequate accommodation in the area where roots had been established and children had finally settled at school.

Families living in overcrowded accommodation provided by the state where adults had to sleep on floors or sofas to enable children to use the bedrooms. Again, these families could not afford the necessary accommodation in the private sector and the state could not provide adequate housing in the area where they have an established support network of schools and medical care etc.

Our beneficiaries would require significant additional public support if they were not assisted by OODIL.

STRATEGIC REPORT

STRUCTURE, GOVERNANCE AND MANAGEMENT

Structure, Management and Control

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

OODIL is an acronym for Out Of Darkness Into Light, reflecting our desire to bring hope into people's lives when they are struggling with difficult circumstances. OODIL was created by means of a charitable benefaction in the form of properties and capital to the value of circa £1.07m from Canonesses CIO 1167869. It is noteworthy that Sister Moira O'Sullivan is a trustee of both Canonesses and OODIL.

The charity's strategy and overall management control is set and completed by the trustees. The trustees are made up of the original founders who are experienced personnel within varying sectors and all of whom have the ability to add value to the charity.

To date the complete operational running of the charity is also undertaken by the trustees. Control is via formal discussion and decisions at Trustee meetings as well as day to day operational communication and information sharing.

This structure allows the charity to evolve and develop at the required pace. It has been agreed that if and when the operational control of the charity becomes too much for the trustees to manage alone an employee may be sought to ensure the beneficiaries fully receive the support required. This will be reviewed on an ongoing basis.

Polices are in place to ensure the charity operates effectively, safely and conforms to required legalisation. Polices also ensure the trustees and the beneficiaries are protected from any detriment. All of the trustees have undertaken a Disclosure and Barring Service Check as some of our beneficiaries may be deemed vulnerable.

In terms of formal training two of the trustees have undergone Charity Trustee training, the training content was shared with all of the trustees after the event. It is expected that more courses will be undertaken, and more trustees will undertake training across the next year. The Trustees feel they are fully informed and equipped to effectively operate the charity. The Board of trustees have had regard to the guidance issued by the Charity Commission on public benefit.

OODIL

Report of the Trustees for the Period 9 December 2019 to 30 September 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

Reserves Policy

OODIL's Reserve policy is to hold enough free cash to operate for 12 months. This also takes into account the situation of any unforeseen circumstances causing the properties remain unoccupied for sustained periods. Such free cash is in place.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

1186851 (England and Wales)

Registered Charity number

1186851

Registered office

Buzzacott LLP
St Peters House
130 Wood Street
London
EC2V 6DL

Trustees

K A Amato (appointed 9.12.19)
K W Barrett (appointed 9.12.19)
S M B Barrett (appointed 9.12.19)
Sister T M B Lenahan (appointed 9.12.19)
Sister M J F O'Sullivan (appointed 9.12.19)
T J Tully (appointed 9.12.19)
M C Webb (appointed 9.12.19)

Auditors

Fisher Michael
The Old Grange
Warren Estate
Lordship Road
Writtle
CM1 3WT

COMMENCEMENT OF ACTIVITIES

The charity was incorporated on 9th December 2019 and commenced activities immediately.

Years in successful operation to date: 1

OODIL

Report of the Trustees for the Period 9 December 2019 to 30 September 2020

THIRD PARTY INVOLVEMENT

Dyre and Crowe,
Conveyancing,
Dyer and Crowe Limited,
Registered No: 5176731,
22 Duke Street,
Chelmsford,
CM1 1HL.

Mark Klesel,
Surveying,
Mark Klesel & Co Limited,
Registered No: 3900682,
Trelawney House,
Park Lane,
Earls Colne,
Colchester,
CO6 2RH.

Nuvest Limited,
T/A Belvoir Chelmsford,
Property Managers
Registration No: 5224544,
19 Duke Street,
Chelmsford,
Essex,
CM1 1HL.

John Barnes FCA,
Chartered Accountants,
Registration Number: 8482789,
Handel House,
Roselawn Fields,
Broomfield,
Chelmsford,
CM1 7GB.

Andrea Kaley,
Statutory Auditor,
Fisher Michael,
The Old Grange,
Warren Estate,
Lordship Road,
Writtle,
CM1 3WT.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of OODIL for the purposes of company law) 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).

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company 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 charitable company 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 charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Fisher Michael, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 16 April 2021 and signed on the board's behalf by:

K A Amato - Trustee

Opinion

We have audited the financial statements of OODIL (the 'charitable company') for the period ended 30 September 2020 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2020 and of its incoming resources and application of resources, including its income and expenditure, for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Andrea Kaley (Senior Statutory Auditor)
for and on behalf of Fisher Michael
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
The Old Grange
Warren Estate
Lordship Road
Writtle
CM1 3WT

16 April 2021

OODIL

Statement of Financial Activities
for the Period 9 December 2019 to 30 September 2020

	Notes	Unrestricted fund £
INCOME AND ENDOWMENTS FROM		
Donations and legacies	2	2,023,143
Investment income	3	<u>169</u>
Total		2,023,312
 EXPENDITURE ON		
Charitable activities	4	
Property running costs		4,895
Other		<u>765</u>
Total		5,660
 NET INCOME		<u>2,017,652</u>
 TOTAL FUNDS CARRIED FORWARD		<u><u>2,017,652</u></u>

The notes form part of these financial statements

OODIL

Balance Sheet
30 September 2020

	Notes	Unrestricted fund £
FIXED ASSETS		
Investment property	8	933,818
CURRENT ASSETS		
Debtors	9	1,131
Cash at bank		<u>1,083,453</u>
		1,084,584
CREDITORS		
Amounts falling due within one year	10	(750)
		<u>1,083,834</u>
NET CURRENT ASSETS		
		<u>2,017,652</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		
		<u>2,017,652</u>
NET ASSETS		
		<u>2,017,652</u>
FUNDS	11	
Unrestricted funds		<u>2,017,652</u>
TOTAL FUNDS		<u>2,017,652</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 September 2020.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

The financial statements were approved by the Board of Trustees and authorised for issue on 16 April 2021 and were signed on its behalf by:

K A Amato - Trustee

M J F O'Sullivan - Trustee

The notes form part of these financial statements

OODIL

Cash Flow Statement

for the Period 9 December 2019 to 30 September 2020

	Notes	£
Cash flows from operating activities		
Cash generated from operations	1	<u>2,017,102</u>
Net cash provided by operating activities		<u>2,017,102</u>
 Cash flows from investing activities		
Purchase of investment property		(933,818)
Interest received		<u>169</u>
Net cash (used in)/provided by investing activities		<u>(933,649)</u>
 Change in cash and cash equivalents in the reporting period		 1,083,453
Cash and cash equivalents at the beginning of the reporting period		 <u>-</u>
 Cash and cash equivalents at the end of the reporting period		 <u><u>1,083,453</u></u>

The notes form part of these financial statements

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	£
Net income for the reporting period (as per the Statement of Financial Activities)	2,017,652
Adjustments for:	
Interest received	(169)
Increase in debtors	(1,131)
Increase in creditors	<u>750</u>
Net cash provided by operations	<u><u>2,017,102</u></u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 9.12.19 £	Cash flow £	At 30.9.20 £
Net cash			
Cash at bank	<u>-</u>	<u>1,083,453</u>	<u>1,083,453</u>
	<u>-</u>	<u>1,083,453</u>	<u>1,083,453</u>
Total	<u><u>-</u></u>	<u><u>1,083,453</u></u>	<u><u>1,083,453</u></u>

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, 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 Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

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.

Investment property

Investment property is shown at cost which is not considered to be materially different from fair value.

Taxation

The charity is exempt from corporation 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.

There are no restricted funds.

2. DONATIONS AND LEGACIES

	£
Rent receivable	23,143
Donations	<u>2,000,000</u>
	<u>2,023,143</u>

3. INVESTMENT INCOME

	£
Deposit account interest	<u>169</u>

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs £
Property running costs	<u>4,895</u>

5. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Other resources expended	<u>15</u>	<u>750</u>	<u>765</u>

6. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

Auditors' remuneration	<u>£ 250</u>
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7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 30 September 2020.

Trustees' expenses

There were no trustees' expenses paid for the period ended 30 September 2020.

8. INVESTMENT PROPERTY

	£
FAIR VALUE	
Additions	872,107
Improvements	<u>61,711</u>
At 30 September 2020	<u>933,818</u>
NET BOOK VALUE	
At 30 September 2020	<u>933,818</u>

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Other debtors	<u>1,131</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Other creditors	£ <u>750</u>
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11. MOVEMENT IN FUNDS

	Net movement in funds £	At 30.9.20 £
Unrestricted funds		
General fund	2,017,652	2,017,652
TOTAL FUNDS	<u>2,017,652</u>	<u>2,017,652</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,023,312	(5,660)	2,017,652
TOTAL FUNDS	<u>2,023,312</u>	<u>(5,660)</u>	<u>2,017,652</u>

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the period ended 30 September 2020.