

HORNCHURCH HOUSING TRUST

England & Wales · Charity number 1197580

Details

Status Registered

Legal form CIO

Registered 2022-01-19

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

Contact

Address 33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

Phone 01708477799

Email INFO@HORNCHURCHHOUSINGTRUST.ORG.UK

Website <http://www.hornchurchhousingtrust.org.uk/index.html>

Activities

Objects: 3.1. THE OBJECTS OF THE CIO ARE 3.1.1. THE RELIEF OF POVERTY, HARDSHIP OR DISTRESS IN THE AREA OF BENEFIT BY THE PROVISION AND MAINTENANCE OF ALMSHOUSE ACCOMMODATION; AND 3.1.2. SUCH CHARITABLE PURPOSES FOR THE RESIDENTS OF THE ALMSHOUSES OF THE CIO AS THE TRUSTEES SHALL IN THEIR ABSOLUTE DISCRETION THINK FIT. 3.2. RESIDENTS OF THE ALMSHOUSES SHALL BE SINGLE PERSONS OR COUPLES OF GOOD CHARACTER WHO: 3.2.1. HAVE BEEN RESIDENT IN THE AREA OF BENEFIT FOR AT LEAST TWO YEARS PRIOR TO THE TIME OF THEIR APPOINTMENT; AND 3.2.2. ARE IN SUFFICIENT NEED, HARDSHIP OR DISTRESS REQUIRING SUPPORT WITH A PREFERENCE BEING GIVEN TO PERSONS OVER THE AGE OF 55 WHO ARE RESIDENT WITHIN THE AREA OF BENEFIT. 3.3. IN THIS CONSTITUTION THE EXPRESSION "AREA OF BENEFIT" SHALL MEAN THE PARISH OF HORNCHURCH IN ESSEX BUT MAY AT THE DISCRETION OF THE CHARITY TRUSTEES ALSO INCLUDE THE WIDER LONDON BOROUGH OF HAVERING.

Activities: THE OBJECTS OF THE CIO ARE 3.1.1. THE RELIEF OF POVERTY, HARDSHIP OR DISTRESS IN THE AREA OF BENEFIT BY THE PROVISION AND MAINTENANCE OF ALMSHOUSE ACCOMMODATION; AND 3.1.2. SUCH CHARITABLE PURPOSES FOR THE RESIDENTS OF THE ALMSHOUSES OF THE CIO AS THE TRUSTEES SHALL IN THEIR ABSOLUTE DISCRETION THINK FIT. 3.2. RESIDENTS OF THE ALMSHOUSES SHALL BE SINGLE PERSONS OR COUPLES OF GOOD CHARACTER WHO: 3.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Disability
- **Who:** Elderly/old People

Geography

- Havering

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31		£0	£0	-
2023-12-31		£0	£0	-
2022-12-31		£0	£0	-

Trustees

Name	Role	Appointed
Melvin John Wallace	Chair	2022-01-19
CAROL MARGARET SMITH		2022-01-19
Colin Nigel Smith		2024-03-14
PETER SALISBURY		2022-01-19
Rev KENNETH ANDREW WYLIE		2022-01-19
SPENCER BRIAN SEATON		2023-05-11

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 1197580

Accounts

Charity registration number 1197580 (England and Wales)

HORNCHURCH HOUSING TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

HORNCHURCH HOUSING TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Melvin Wallace Spencer Seaton Rev Ken Wylie Carol Smith Peter Salisbury John Wood Colin Smith	(Appointed 14 March 2024) (Appointed 14 March 2024)
Charity registration	England and Wales	1197580
Accountants	M J Bushell Audit LLP Ground Floor Kings House 101-135 Kings Road Brentwood Essex CM14 4DR	
Investment advisors	Brewin Dolphin Ltd 12 Smithfield Street London EC1A 9BD Ruffer LLP 80 Victoria Street London SW1E 5JL M & G Investment 10 Fenchurch Avenue London EC3M 5AG	

HORNCHURCH HOUSING TRUST

CONTENTS

	Page
Trustees' report	1 - 2
Accountants' report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6 - 10

HORNCHURCH HOUSING TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Funds of the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The CIO remains dormant for the period due to the legal ownership being transferred from an unincorporated charity (247236) to a CIO.

Public benefit

The charity was dormant for the period.

Achievements and performance

Significant activities and achievements against objectives

The charity was dormant for the period.

Financial review

The charity was dormant for the period.

Plans for future periods

Even though the CIO is currently dormant and in the process of a legal transfer, the future plans for Hornchurch Housing Trust align with those of the unincorporated charity:

The charity intends to continue providing sheltered accommodation to the community, and ensure that maintenance and ancillary fees cover the day-to-day running costs and future refurbishments.

In the longer term, the charity plans to purchase a couple more properties to house additional persons in financial need and achieve their objectives further.

Economic climate

The charity needs to consider the impact of the economic climate on their operations. Since Covid-19 and Brexit, construction and refurbishments costs have increased following an increase in the cost of materials. In the event of an economic downturn, Hornchurch Housing Trust is in a stable position to continue operations as normal, and have assets readily available to liquidate to cover unexpected or rising costs.

Covid-19

The charity was among many organisations impacted by the Covid-19 outbreak, which greatly affected day-to-day operations. It has been noted that necessary measures were undertaken during the outbreak including closure of sites to protect the residents, as well as the team. Contingency plans were formed early to be able to manage a similar situation quickly and effectively, and utilise their healthy cash reserves to progress during the economic decline.

Structure, governance and management

The charity is controlled by its governing document and a deed of trust.

Hornchurch Housing Trust was constituted in its present form in 1991, formerly known as Hornchurch United Charities. The earliest recognition of the charity was Appleton's Almshouses, founded in 1586 and established in the Parish of Hornchurch. The trust is registered with the Charity Commission.

HORNCHURCH HOUSING TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees who served during the year and up to the date of signature of the financial statements were:

Melvin Wallace
Spencer Seaton
Rev Ken Wylie
Carol Smith
Peter Salisbury
John Wood
Colin Smith

(Appointed 14 March 2024)

(Appointed 14 March 2024)

Recruitment and appointment of trustees

Each trustee serves for a four year term but is eligible for re-appointment.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

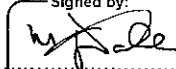
Organisational structure

The board of trustees ensure that a meeting is held quarterly to discuss the daily operations of the charity, future plans and evaluate their investment portfolio position.

Relationship with related parties

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice.

The trustees' report was approved by the Board of Trustees.

Signed by:


E2E6D9698EB3418...
Melvin Wallace
Trustee

Date: 29 October 2025
.....

HORNCHURCH HOUSING TRUST

CHARTERED ACCOUNTANTS' REPORT TO THE TRUSTEES ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF HORNCHURCH HOUSING TRUST FOR THE YEAR ENDED 31 DECEMBER 2024

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the financial statements of Hornchurch Housing Trust for the year ended 31 December 2024, which comprise the statement of financial activities and the related notes from the charity's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation>.

This report is made to the charity's trustees, as a body, in accordance with the terms of our engagement letter dated 13 June 2025. Our work has been undertaken solely to prepare for your approval the financial statements of Hornchurch Housing Trust and state those matters that we have agreed to state to the charity's trustees, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Hornchurch Housing Trust and the charity's trustees as a body, for our work or for this report.

It is your duty to ensure that Hornchurch Housing Trust has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Hornchurch Housing Trust. You consider that Hornchurch Housing Trust is exempt from the statutory audit requirement for the year, and is not required to obtain an independent examiner's report.

We have not been instructed to carry out an audit or a review of the financial statements of Hornchurch Housing Trust. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

M J Bushell

M J Bushell Audit LLP

Chartered Accountants

Ground Floor

Kings House

101-135 Kings Road

Brentwood

Essex

CM14 4DR

Date: 29-10-2025

HORNCHURCH HOUSING TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Donations and legacies	3	-	-
Charitable activities	4	-	-
Investments	5	-	-
Total income		-	-
Expenditure on:			
Charitable activities	6	-	-
Total expenditure		-	-
Net gains/(losses) on investments		-	-
Net income and movement in funds		-	-
Reconciliation of funds:			
Fund balances at 1 January 2024		-	-
Fund balances at 31 December 2024		-	-

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

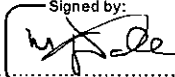
HORNCHURCH HOUSING TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets			-		-
Investment property			-		-
Investments			-		-
			<u>-</u>		<u>-</u>
			-		-
Current assets					
Debtors		-		-	
Cash at bank and in hand		-		-	
		<u>-</u>		<u>-</u>	
		-		-	
Creditors: amounts falling due within one year		<u>-</u>		<u>-</u>	
Net current assets			-		-
			<u>-</u>		<u>-</u>
Total assets less current liabilities			-		-
			<u>-</u>		<u>-</u>
The funds of the Funds of the charity					
Unrestricted funds	10		-		-
			<u>-</u>		<u>-</u>
			<u>-</u>		<u>-</u>

The financial statements were approved by the trustees on 29 October 2025

Signed by:

 E2E8D9698E83418...
 Melvin Wallace
 Trustee

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Hornchurch Housing Trust is a charity which provides sheltered accommodation for elderly people who live within the borough.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the Funds of the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The Funds of the charity is a Public Benefit Entity as defined by FRS 102.

The Funds of the charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Funds of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Funds of the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Funds of the charity.

1.4 Income

Income is recognised when the Funds of the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Funds of the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Funds of the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit 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.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Impairment of fixed assets

At each reporting end date, the Funds of the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

1.11 Financial instruments

The Funds of the charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Funds of the charity's balance sheet when the Funds of the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Funds of the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Funds of the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the Funds of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

3 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	-	-

4 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Charitable activities		
Weekly maintenance & ancillary charges	-	-

5 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Dividends receivable	-	-

6 Expenditure on charitable activities

	Charitable activities 2024 £
Direct costs	
Staff costs	-
Repairs & maintenance	-
Insurance	-
Property utilities	-
Accountancy fees	-
Helpline service	-
Advertising	-
Analysis by fund	
Unrestricted funds	-

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Funds of the charity during the year.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

8 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

Remuneration of key management personnel

The remuneration of key management personnel was as follows:

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	-	-	-	-	-
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	-	-	-	-	-

11 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 1197580

Accounts

**Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2023
for
HORNCHURCH HOUSING TRUST CIO**

Cooper Parry Group Limited
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

HORNCHURCH HOUSING TRUST

**Contents of the Financial Statements
for the year ended 31 December 2023**

	Page
Report of the Trustees	1 to 4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 9
Detailed Statement of Financial Activities	10 to 11

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. 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

The charity is currently transitioning from an unincorporated charity (number 247236) to a CIO.

During this period the CIO was dormant as assets were still in the process of being formally transferred to the legal ownership of the new entity.

Public Benefit

The charity was dormant during this period.

Achievement and performance

The charity was dormant during this period.

Financial review

The charity was dormant during this period.

Investment policy and objectives

The charity was dormant during this period.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

Future plans

The charity was dormant during this period however the future plans for the CIO remain the same as the unincorporated charity (number 247236), as follows:

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It still remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. In the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust was, like all organisations, affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We closely monitored the crisis, and having formed contingency plans early and left significant cash in the organisation following a good year, the trust was well placed to see out the crisis and to progress strongly as the economy continues to recover.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. One property has been purchased since the year end. Trustees will take the appropriate expert advice before making any investments / strategic decisions.

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of seven trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. A clerk has been appointed by the trustees to manage its day-to-day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

Reference and administrative details

Registered Charity number

1197580

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

Trustees

Cllr C Smith
Mr J Mylod
Mr S B Seaton
Mr M Wallace
Mr P J Salisbury
Rev K A Wylie
Mr J R Evans
Mrs Carol Margaret Smith
Mr John Wood

Auditors

Cooper Parry Group Limited
Statutory Auditor
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

The audit business of Haines Watts LLP was acquired by Cooper Parry Group Limited on 14 November 2023. Haines Watts LLP has resigned as auditor and Cooper Parry Group Limited has been appointed in its place.

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

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

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2023

Statement of trustees' responsibilities - continued

Under the Charities Act 1993, the Trustees are required to:

- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees 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

Approved by order of the board of trustees on 5/11/24 and signed on its behalf by:


.....
Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Statement of Financial Activities
for the year ended 31 December 2023

	Notes	2023 Total funds £	2022 Total funds
Income and endowments from			
Donations and legacies		-	-
Charitable activities			
Core Activities		-	-
Investment income	2	-	-
Total		-	-
Expenditure on			
Charitable activities			
Core Activities		-	-
Net gains/(losses) on investments		-	-
NET INCOME		-	-
Reconciliation of funds			
Total funds brought forward		-	-
Total funds carried forward		-	-


The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

Balance Sheet
31 December 2023

	Notes	2023 Total funds £	2022 Total funds £
Fixed assets			
Tangible assets	7	-	-
Investments			
Investments	8	-	-
Investment property	9	-	-
		-	-
Current assets			
Debtors	10	-	-
Cash at bank and in hand		-	-
		-	-
Creditors			
Amounts falling due within one year	11	-	-
		-	-
Net current assets		-	-
Total assets less current liabilities		-	-
NET ASSETS		-	-
Funds	12		
Unrestricted funds		-	-
Total funds		-	-

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


.....
Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements for the year ended 31 December 2023

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. Based on these assessments, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

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.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2023

1. Accounting policies - continued

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

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

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

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

2. Comparatives for the statement of financial activities

	Unrestricted funds £
Income and endowments from Charitable activities	
Core Activities	-
Investment income	-
Total	-
Expenditure on Charitable activities	
Core Activities	-
Net gains on investments	-
NET INCOME	-
Reconciliation of funds	
Total funds brought forward	-
Total funds carried forward	-

3. Movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	-	-	-
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u> </u>	<u> </u>	<u> </u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4. Related party disclosures

No related party disclosures to note in this period.

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies		
Donated services and facilities	-	-
Investment income		
Dividends receivable	-	-
Deposit account interest	-	-
	-	-
Charitable activities		
Weekly maintenance & ancillary charges	-	-
Ground rents	-	-
	-	-
	-	-
Total incoming resources	-	-
Expenditure		
Charitable activities		
Repairs and maintenance	-	-
Insurance	-	-
Property utilities	-	-
Accountancy	-	-
Helpline service	-	-
Personnel cost	-	-
Cost of generating funds	-	-
	-	-
	-	-
Support costs		
Management		
Office costs	-	-
Gifts and benevolence	-	-
Legal and consultancy	-	-
Sundries	-	-
Subscriptions	-	-
Depreciation	-	-
	-	-
	-	-
Finance		
Bank charges	-	-
	-	-
Total resources expended	-	-
Net income before gains and losses	-	-
Realised recognised gains and losses		
Carried forward	-	-

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2023

	2023 £	2022 £
Realised recognised gains and losses		
Brought forward	-	-
Net gains/(losses) on investments	<u>-</u>	<u>-</u>
Net income	<u><u>-</u></u>	<u><u>-</u></u>

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 1197580

Accounts

**Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2022
for
HORNCHURCH HOUSING TRUST CIO**

Cooper Parry Group Limited
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

HORNCHURCH HOUSING TRUST

**Contents of the Financial Statements
for the year ended 31 December 2022**

	Page
Report of the Trustees	1 to 4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7 to 9
Detailed Statement of Financial Activities	10 to 11

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. 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

The charity is currently transitioning from an unincorporated charity (number 247236) to a CIO.

During this period the CIO was dormant as assets were still in the process of being formally transferred to the legal ownership of the new entity.

Public Benefit

The charity was dormant during this period.

Achievement and performance

The charity was dormant during this period.

Financial review

The charity was dormant during this period.

Investment policy and objectives

The charity was dormant during this period.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

Future plans

The charity was dormant during this period however the future plans for the CIO remain the same as the unincorporated charity (number 247236), as follows:

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It still remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. In the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust was, like all organisations, affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We closely monitored the crisis, and having formed contingency plans early and left significant cash in the organisation following a good year, the trust was well placed to see out the crisis and to progress strongly as the economy continues to recover.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. One property has been purchased since the year end. Trustees will take the appropriate expert advice before making any investments / strategic decisions.

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of seven trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. A clerk has been appointed by the trustees to manage its day-to-day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

Reference and administrative details

Registered Charity number

1197580

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

Trustees

Cllr C Smith
Mr J Mylod
Mr S B Seaton
Mr M Wallace
Mr P J Salisbury
Rev K A Wylie
Mr J R Evans
Mrs Carol Margaret Smith

Auditors

Cooper Parry Group Limited
Statutory Auditor
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

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

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2022

Statement of trustees' responsibilities - continued

Under the Charities Act 1993, the Trustees are required to:

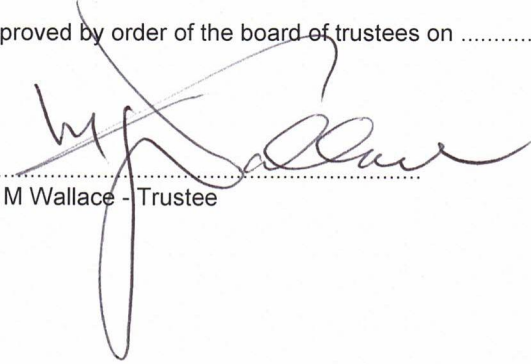
- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees 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

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



.....
Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Statement of Financial Activities
for the year ended 31 December 2022

	Notes	2022 Unrestricted funds £	2022 Total funds
Income and endowments from			
Donations and legacies		-	-
Charitable activities			
Core Activities		-	-
Investment income	2	-	-
Total		-	-
Expenditure on			
Charitable activities			
Core Activities		-	-
Net gains/(losses) on investments		-	-
NET INCOME		-	-
Reconciliation of funds			
Total funds brought forward		-	-
Total funds carried forward		-	-

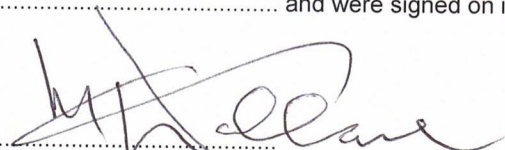
The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

Balance Sheet
31 December 2022

	Notes	2022 Unrestricted funds £	2022 Total funds £
Fixed assets			
Tangible assets	7	-	-
Investments			
Investments	8	-	-
Investment property	9	-	-
		-	-
Current assets			
Debtors	10	-	-
Cash at bank and in hand		-	-
		-	-
Creditors			
Amounts falling due within one year	11	-	-
		-	-
Net current assets		-	-
		-	-
Total assets less current liabilities		-	-
		-	-
NET ASSETS		-	-
		-	-
Funds			
Unrestricted funds	12	-	-
		-	-
Total funds		-	-
		-	-

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


.....
Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements for the year ended 31 December 2022

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. Based on these assessments, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

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.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2022

1. Accounting policies - continued

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

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

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

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

2. Comparatives for the statement of financial activities

	Unrestricted funds £
Income and endowments from Charitable activities	
Core Activities	-
Investment income	-
Total	-
Expenditure on Charitable activities	
Core Activities	-
Net gains on investments	-
NET INCOME	-
Reconciliation of funds	
Total funds brought forward	-
Total funds carried forward	-

3. Movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	-	-	-
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u> </u>	<u> </u>	<u> </u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u> </u>	<u> </u>	<u> </u>	<u> </u>

4. Related party disclosures

No related party disclosures to note in this period.

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2022

	2022 £	2021 £
Income and endowments		
Donations and legacies		
Donated services and facilities	-	-
Investment income		
Dividends receivable	-	-
Deposit account interest	-	-
	-	-
Charitable activities		
Weekly maintenance & ancillary charges	-	-
Ground rents	-	-
	-	-
	-	-
Total incoming resources	-	-
Expenditure		
Charitable activities		
Repairs and maintenance	-	-
Insurance	-	-
Property utilities	-	-
Accountancy	-	-
Helpline service	-	-
Personnel cost	-	-
Cost of generating funds	-	-
	-	-
	-	-
Support costs		
Management		
Office costs	-	-
Gifts and benevolence	-	-
Legal and consultancy	-	-
Sundries	-	-
Subscriptions	-	-
Depreciation	-	-
	-	-
	-	-
Finance		
Bank charges	-	-
	-	-
Total resources expended	-	-
Net income before gains and losses	-	-
Realised recognised gains and losses		
Carried forward	-	-

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2022

	2022 £	2021 £
Realised recognised gains and losses		
Brought forward	-	-
Net gains/(losses) on investments	<u>-</u>	<u>-</u>
Net income	<u><u>-</u></u>	<u><u>-</u></u>