

PLEASE SIGN  
AND RETURN

Charity registration number: 200230

Regulator of Social Housing registration number: A0211

**AYLOTT JANES ALMSHOUSES**  
**FINANCIAL STATEMENTS FOR THE**  
**YEAR ENDED 31 DECEMBER 2024**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**AYLOTT JANES ALMSHOUSES**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

	<b>Page</b>
<b>Registered Social Housing Provider Information</b>	<b>1</b>
<b>Trustees Report</b>	<b>2</b>
<b>Report of the Independent Auditors</b>	<b>5</b>
<b>Statement of Comprehensive Income</b>	<b>8</b>
<b>Balance Sheet</b>	<b>9</b>
<b>Statement of Changes in Reserves</b>	<b>10</b>
<b>Statement of Cash Flows</b>	<b>11</b>
<b>Notes to the Financial Statements</b>	<b>12</b>

## AYLOTT JANES ALMSHOUSES

### REGISTERED SOCIAL HOUSING PROVIDER INFORMATION for the Year Ended 31 December 2024

**STATUS:** Unincorporated charity registered 15 January 1963  
Charity Registered Number 200230  
Regulator of Social Housing Number A0211

**TRUSTEES**

**CHAIRMAN:** J Young

**OTHER TRUSTEES:**

C Tolvervey	(Resigned 12 January 2024)
P Banks-Smith	
K A Cowan	
Father R Brown	
Councillor J Hussain	(Resigned 15 July 2024)
Councillor F Begum	(Resigned 15 July 2024)
Councillor C Isles	
K Porter	(Appointed 13 January 2024)
Councillor S Shahanara	(Appointed 15 July 2024)
Councillor A Khan	(Appointed 15 July 2024)
Councillor M Hussain	(Appointed 15 July 2024)

**CLERK TO THE TRUSTEES:** Duncan Welch & Co

**REGISTERED OFFICE:** Peterson House  
2a Tennyson Road  
Luton  
Bedfordshire  
LU1 3RT

**AUDITORS:** Miller & Co  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**BANKERS:** Metro Bank  
10 - 20 Castle Street  
Luton  
Bedfordshire  
LU1 3AJ

**INVESTMENT MANAGERS:** J M Finn & Co  
4 Coleman Street  
London  
EC2R 5TA

**AYLOTT JANES ALMSHOUSES**  
**TRUSTEES REPORT**  
**for the Year Ended 31 December 2024**

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2024.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Social Housing Providers 2018.

The charity is managed on a day to day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis, which includes an annual investment review with the charity's advisors. The investment policy is a medium risk one which provides income and steady growth.

New trustees are identified and appointed by the existing trustees where they consider that the new trustees have the necessary experience and ability to contribute to the management of the charity. Details of changes are reported on page 1.

### **Objectives and activities**

The object of the charity is to administer the 36 Almshouses belonging to the charity in conformity with trust deed. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

### **Achievements**

The charity offers 18 single and 18 double units at Queens Close and there was one unoccupied flat at the year end.

During the year the stairwell landing lights underwent a complete refurbishment, various flats had electrical rectification works and there was also one new boiler installation.

### **Review of business**

The total comprehensive income of the charity for the year was a surplus of £112,251 (2023: £72,409) which included a gain in the fair value of investments of £46,899 (2023: £45,709). The investments are held specifically to fund future extraordinary repairs. The total reserves at the end of the year had increased to £1,676,075. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.



**AYLOTT JANES ALMSHOUSES**

**TRUSTEES REPORT**  
**for the Year Ended 31 December 2024**

**Value for money**

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result, is increases to contributions made which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Aylott Janes Almshouses (AJA).

	<b>The Regulator for Social Housing Value for money Metrics</b>	<b>AJA 2024</b>	<b>AJA 2023</b>	<b>SPBM<sup>1</sup></b>
<b>1</b>	<b>Reinvestment %</b>	0%	0%	3.70%
<b>2</b>	<b>New Supply Delivered %</b>			
2a	New Supply Delivered (Social Housing Units)	0%	0%	0%
2b	New Supply Delivered (Non-social Housing Units)	0%	0%	0%
<b>3</b>	<b>Gearing %</b>	0%	0%	13.24%
<b>4</b>	<b>EBITDA MRI Interest Cover %</b>	0%	0%	168%
<b>5</b>	<b>Headline Social Housing Cost Per Unit Per Annum</b>	£3,872	£4,669	£5,395
<b>6</b>	<b>Operating Margin %</b>			
6a	Operating Margin (Social Housing Lettings Only)	19.40%	(4.98)%	13.34%
6b	Operating Margin (Overall)	19.40%	(4.98)%	13.21%
<b>7</b>	<b>Return On Capital Employed</b>	1.83%	(0.46)%	1.86%

<sup>1</sup> Acuity Benchmarking 2023 Report, Page 15.

The charity's objects are to appropriate and use the 36 Almshouses belonging to the charity, thus, no new supply was delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital are higher this year mainly due to a decrease in required repair and maintenance costs. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

**Tenant satisfaction measures**

The Tenant Satisfaction Measures Standard issued by the Regulator of Social Housing came into effect from the 1 April 2023. Registered providers must collect and process information specified by the regulator relating to their performance against the tenant satisfaction measures, and publish their performance at least bi-annually as a small registered provider. We undertook a Tenant Perception Survey in October 2024. All 35 residents were invited to participate, not just a small sample. 18 residents responded which was over 50% participation, which we considered was a very good level of assessment. The overall score that Aylott Janes Almshouses achieved was 83.24%. This figure would have been higher if the residents had fully completed all questions. Unfortunately, some residents struggled to comprehend a couple of the questions. We adopted the recommended 12 point questionnaire compiled by The Almshouse Association, but for the next one in October 26 we will try and address these questions in a more simple fashion.

The residents have 24 hour a day access to the onsite warden who handles any complaints or requests relating to matters requiring attention in a timely manner. The residents can also take up any issues they may have with the Clerk to the Trustees who visits every month and directly with the Trustees who also make regular visits.

**Risk management**

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

**AYLOTT JANES ALMSHOUSES**

**TRUSTEES REPORT  
for the Year Ended 31 December 2024**

**Reserves policy**

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly.

**Public benefit**

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust 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 Housing SORP 2018;
- 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ON BEHALF OF THE TRUSTEES:**



Trustee -

Trustee -



4 March 2025



## AYLOTT JANES ALMSHOUSES

### REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF AYLOTT JANES ALMSHOUSES

#### Opinion

We have audited the financial statements of Aylott Janes Almshouses (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows 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, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its income and expenditure for the year 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 Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

#### 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 charity 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 charity'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 in the Trustees Report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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, 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 financial statements is inconsistent in any material respect with the trustees' report; or
- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.



## AYLOTT JANES ALMSHOUSES

### REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF AYLOTT JANES ALMSHOUSES

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees 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 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 charity'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 charity 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 auditor under section 145 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 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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

#### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Charity's Act 2011.



## AYLOTT JANES ALMSHOUSES

### REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF AYLOTT JANES ALMSHOUSES

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the Charity's ability to operate or to avoid a material penalty.

#### *Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

#### **Use of our report**

This report is made solely to the charity'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 charity's trustees those matters we are required to state to them in an auditor's 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date:

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

AYLOTT JANES ALMSHOUSES

STATEMENT OF COMPREHENSIVE INCOME  
for the Year Ended 31 December 2024

		<u>2024</u>	<u>2023</u>
	Note	£	£
Turnover	3	173,019	160,117
Operating expenditure	3	(139,404)	(168,092)
Operating (deficit)/surplus	3	33,615	(7,975)
Income from fixed asset investments		31,737	34,675
Movements in fair value of financial instruments	5	46,899	45,709
<b>Total comprehensive income for the year</b>		<u>112,251</u>	<u>72,409</u>

All income and expenditure derive from continuing activities.

The financial statements were approved by the Trustees on 4 March 2025 and signed on their behalf by:



Trustee -



Trustee -

AYLOTT JANES ALMSHOUSES

**BALANCE SHEET**  
**31 December 2024**

		2024		2023	
	Notes	£	£	£	£
<b>FIXED ASSETS:</b>					
Freehold Housing Properties	4		730,385		741,360
Investments	5		<u>991,143</u>		<u>900,855</u>
			<b>1,721,528</b>		<b>1,642,215</b>
<b>CURRENT ASSETS:</b>					
Debtors	6	29,314		18,621	
Cash at bank and in hand		<u>95,642</u>		<u>75,265</u>	
		<b>124,956</b>		<b>93,886</b>	
<b>CREDITORS:</b> Amounts falling due within one year	7	<u>13,176</u>		<u>12,446</u>	
<b>NET CURRENT ASSETS</b>			<b>111,780</b>		<b>81,440</b>
<b>CREDITORS:</b> Amounts falling due after more than one year	8		<u>157,233</u>		<u>159,831</u>
<b>TOTAL NET ASSETS</b>			<b><u>£1,676,075</u></b>		<b><u>£1,563,824</u></b>
<b>RESERVES:</b>					
Restricted funds:					
Endowment reserve	12		730,641		680,883
Restricted reserve	12		<u>267,414</u>		<u>226,884</u>
			<b>998,055</b>		<b>907,767</b>
Unrestricted funds:					
Income and expenditure reserve	11		<u>678,020</u>		<u>656,057</u>
			<b><u>£1,676,075</u></b>		<b><u>£1,563,824</u></b>

The financial statements were approved and authorised for issue by the Trustees on 4 March 2025.

Signed on behalf of the Trustees:



Trustee -



Trustee -

The notes form part of these financial statements



**AYLOTT JANES ALMSHOUSES**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2024**

	<b>Income and expenditure reserve £</b>	<b>Restricted reserve £</b>	<b>Endowment reserve £</b>	<b>Total £</b>
At 1 January 2023	669,463	192,366	629,586	1,491,415
Surplus / (deficit) for the year	26,700	5,015	40,694	72,409
Total comprehensive income	696,163	197,381	670,280	1,563,824
Transfers between funds	(40,106)	29,503	10,603	-
At 31 December 2023 and 1 January 2024	656,057	226,884	680,883	1,563,824
Surplus / (deficit) for the year	65,352	9,109	37,790	112,251
Total comprehensive income	721,409	235,993	718,673	1,676,075
Transfers between funds	(43,389)	31,421	11,968	-
At 31 December 2024	<u>678,020</u>	<u>267,414</u>	<u>730,641</u>	<u>1,676,075</u>

**AYLOTT JANES ALMSHOUSES**

**STATEMENT OF CASH FLOWS**  
for the Year Ended 31 December 2024

	Note	2024 £	2023 £
<b>Net cash flow from operating activities</b>	15	<u>32,029</u>	<u>(8,076)</u>
<b>Net cash flow from investing activities</b>			
Dividends received		31,737	34,675
Payments to acquire investments		<u>(43,389)</u>	<u>(40,106)</u>
<b>Net cash flow from investing</b>		<u>(11,652)</u>	<u>(5,431)</u>
<b>Net (decrease) / increase in cash and cash equivalents</b>		20,377	(13,507)
<b>Cash and cash equivalents at beginning of the year</b>		<u>75,267</u>	<u>88,774</u>
<b>Cash and cash equivalents at end of the year</b>		<u>95,644</u>	<u>75,267</u>
 <b>Cash and cash equivalents consist of</b>			
Cash at bank and on hand		95,642	75,265
Cash on deposit with brokers		2	2
<b>Cash and cash equivalents at end of the year</b>	16	<u>95,644</u>	<u>75,267</u>

## AYLOTT JANES ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

#### 1. ACCOUNTING POLICIES

##### Legal Status

Aylott Janes Almshouses is an unincorporated charity registered with the Charity Commission for England and Wales, a private registered provider of social housing in the United Kingdom.

##### Principal accounting policies and basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

##### Tangible fixed assets

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Not depreciated
Housing property	Over 70 years

##### Social housing grant

Aylott Janes Almshouses have been partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the useful life of the housing structure which has been deemed to be 100 years.

##### Endowment fund

This reserve was created with the monies endowed upon the charity by F C W Janes and S C Aylott. This fund is designed to supply an investment income for the Charity.

##### Restricted fund

Restricted funds comprise the Extraordinary Repairs Fund reserve which has been created to cover extraordinary repairs, improvement or rebuilding of the Almshouses belonging to the Charity. An amount of not less than £100 must be invested yearly in this fund. Expenditure which meets the terms of the fund are allocated against these funds.

##### Accumulated fund

This fund is for the future general upkeep and running costs of Queens Close Almshouses.



## AYLOTT JANES ALMSHOUSES

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

#### **Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

#### **Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

#### *Significant judgements*

##### **Housing properties**

In applying the charity's accounting policies the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, there is no record of the original almshouses cost and the value attributed in 1979 has been deemed cost. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £4,408,574.

#### *Estimation uncertainty*

##### **Useful lives of depreciable assets**

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods.

#### **Turnover**

Turnover represents contributions and service charges income receivable in the year, net of losses from voids and amortisation of government grants.

## **2. EMPLOYEES**

During the year there were no employees paid by the charity. The management of the charity is undertaken by Duncan Welch & Co, Clerk to the Trustees. Management fees charged in the year amounted to £27,600 (2023: £27,600).

**AYLOTT JANES ALMSHOUSES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS**

	2024	2023
	£	£
<b>Turnover</b>		
Contributions receivable net of identifiable service charges and voids	161,500	149,703
Service charge income	8,921	7,816
Amortised government grants	<u>2,598</u>	<u>2,598</u>
<b>Turnover from social housing lettings</b>	<b>173,019</b>	<b>160,117</b>
<b>Administrative expenditure (note 18)</b>		
Management costs	38,856	37,269
Service charge costs	29,713	26,287
Repairs and maintenance	59,860	93,561
Depreciation of housing properties	<u>10,975</u>	<u>10,975</u>
<b>Administrative expenditure on social housing lettings</b>	<b>139,404</b>	<b>168,092</b>
	<hr/>	<hr/>
<b>Operating (deficit)/surplus on social housing lettings</b>	<b><u>33,615</u></b>	<b><u>(7,975)</u></b>
	<hr/>	<hr/>
<b>Void losses</b>	<b><u>6,540</u></b>	<b><u>5,391</u></b>

All turnover and expenditure is in respect of housing for older people.

**4. TANGIBLE FIXED ASSETS**

	<b>Freehold Housing Property £</b>
<b>Cost</b>	
At 1 January 2024 and 31 December 2024	<u><b>829,160</b></u>
<b>Depreciation</b>	
At 1 January 2024	<b>87,800</b>
Charge for year	<u><b>10,975</b></u>
<b>At 31 December 2024</b>	<u><b>98,775</b></u>
<b>Net book value</b>	
At 31 December 2024	<u><b>730,385</b></u>
At 31 December 2023	<u><b>741,360</b></u>

The notes form part of these financial statements

**AYLOTT JANES ALMSHOUSES**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**5. INVESTMENTS**

	Cost	Market Value
	£	£
<b>Endowment fund</b>		
Balance brought forward	327,171	673,969
Additions in year	0	0
Disposals in year	0	0
Accumulated income	11,968	11,968
Change in market value	<u>0</u>	<u>37,790</u>
Balance carried forward	339,139	723,727
Cash on deposit at brokers	<u>2</u>	<u>2</u>
Total endowment funds	339,141	723,729
<b>Extraordinary repairs fund</b>		
Balance brought forward	211,025	226,884
Additions in year	21,600	21,600
Disposals in year	0	0
Accumulated income	9,821	9,821
Change in market value	<u>0</u>	<u>9,109</u>
Balance carried forward	<u>242,446</u>	<u>267,414</u>
At 31 December 2024	<u>581,587</u>	<u>991,143</u>
At 31 December 2023	<u>538,198</u>	<u>900,855</u>

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date.

**6. DEBTORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Contribution arrears	1,402	1,713
Prepayments	<u>27,912</u>	<u>16,908</u>
	<u>29,314</u>	<u>18,621</u>

**7. CREDITORS: AMOUNTS FALLING  
DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Contributions paid in advance	5,795	5,493
Accrued expenses	4,783	4,355
Deferred income	<u>2,598</u>	<u>2,598</u>
	<u>13,176</u>	<u>12,446</u>

The notes form part of these financial statements



# AYLOTT JANES ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

### 8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024 £	2023 £
Deferred income	<u>157,233</u>	<u>159,831</u>
	<u>157,233</u>	<u>159,831</u>

### 9. TAXATION

The charity has model charitable rules and its surpluses and gains are exempt from taxation.

### 10. HOMES IN MANAGEMENT

The charity had 36 flats in management at both the beginning and the end of the accounting period. These are owned by the charity and represent housing for older people. Contributions are received from 35 flats whilst 1 flat is provided free of charge to the warden.

### 11. INCOME AND EXPENDITURE RESERVE

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.

### 12. RESTRICTED FUNDS

	2024 £	2023 £
<i>ENDOWMENT RESERVE</i>		
Brought forward	680,883	629,586
Net transfers from income and expenditure reserve	11,968	10,603
Movement in fair value	<u>37,790</u>	<u>40,694</u>
Carried forward	<u>730,641</u>	<u>680,883</u>

The endowment reserve is made up of the endowment fund which provides investment income for the charity.

#### *RESTRICTED RESERVE*

Brought forward	226,884	192,366
Net transfers from income and expenditure reserve	31,421	29,503
Movement in fair value	<u>9,109</u>	<u>5,015</u>
Carried forward	<u>267,414</u>	<u>226,884</u>

The restricted reserve is made up of the extraordinary repairs fund which is to cover extraordinary repairs, improvement or rebuilding of the almshouses.

### 13. TRUSTEES AND KEY MANAGEMENT PERSONNEL REMUNERATION AND EXPENSES

Key management personnel neither received nor waived any remuneration, nor were they reimbursed any expenses during the year (2023: £nil).

# AYLOTT JANES ALMSHOUSES

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

### 14. CAPITAL COMMITMENTS

There were no capital commitments at the year end.

### 15. CASH FLOW FROM OPERATING ACTIVITIES

	2024	2023
	£	£
Surplus / (deficit) for the year	112,251	72,409
Amortised housing grant	(2,598)	(2,598)
Depreciation of tangible fixed assets	10,975	10,975
(Decrease) / Increase in creditors	730	728
Decrease / (Increase) in debtors	(10,693)	(9,206)
Dividends receivable	(31,737)	(34,675)
Movement in fair value of fixed asset investments	(46,899)	(45,709)
Net cash flow from operating activities	<u>32,029</u>	<u>(8,076)</u>

### 16. ANALYSIS OF CHANGES IN NET FUNDS

	At 01.01.24	Cash flow	At 31.12.24
	£	£	£
Net cash			
Cash and cash equivalents	75,267	20,377	95,644
	<u>75,267</u>	<u>20,377</u>	<u>95,644</u>
Total	<u>75,267</u>	<u>20,377</u>	<u>95,644</u>

AYLOTT JANES ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024

17. FINANCIAL INSTRUMENTS

	2024 £	2023 £
The carrying amounts of the charity's financial instruments are as follows:		
<b>Financial assets</b>		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 5)	<u>991,141</u>	<u>900,855</u>
Debt instruments measured at amortised cost:		
- Other debtors (note 6)	<u>1,402</u>	<u>1,713</u>
<b>Financial liabilities</b>		
Measured at amortised cost:		
- Other creditors (note 7)	<u>10,578</u>	<u>9,848</u>
The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows:		
<i>Income and expense</i>		
Financial assets measured at fair value through the statement of comprehensive income:	<u>31,737</u>	<u>20,133</u>
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through the statement of comprehensive income:	<u>46,899</u>	<u>45,709</u>



**AYLOTT JANES ALMSHOUSES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**for the Year Ended 31 December 2024**

**18. OPERATING COSTS**

	2024	2023
	£	£
<b>Management costs</b>		
Property insurance	4,191	3,850
Subscriptions	599	582
Fee for right of way	150	150
Management charges	27,600	27,600
Auditors' remuneration	2,088	2,016
Auditors' remuneration – non audit work	1,386	1,356
Legal and professional fees	2,652	1,475
Bank charges	190	240
	<u>38,856</u>	<u>37,269</u>
<b>Service costs</b>		
Water rates	8,921	7,816
Council tax on empty properties	2,350	1,599
Light & heat on empty properties	261	373
Sundry expenses	1,368	994
Lighting of common areas	1,433	2,000
Warden's light and heat	2,804	2,330
Warden's telephone	1,587	1,382
Warden's council tax	1,473	1,404
Warden's water rates	324	166
Warden's Christmas box gift	250	250
Warden call system	2,002	1,823
Cleaning	2,860	2,330
Garden maintenance	4,080	3,820
	<u>29,713</u>	<u>26,287</u>
<b>Day to day repairs and maintenance</b>		
Repairs and servicing to boilers	4,380	2,243
Gas safety check	3,570	3,570
Plumbing repairs	5,901	5,308
Warden call maintenance	3,023	3,790
Redecoration and refurbishment of flats	2,130	48,296
Fire extinguisher servicing and replacements	544	845
Electrical repairs	35,828	11,098
General repairs	4,484	18,411
	<u>59,860</u>	<u>93,561</u>

The notes form part of these financial statements