

BARLOW HOMES FOR AGED PERSONS

England & Wales · Charity number 203035

Details

Status Registered

Legal form Trust

Registered 1961-02-13

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

Contact

Address Sandwell Metropolitan Borough
Democratic Services Unit
Oldbury
West Midlands
B69 3DE

Phone 01215693193

Email trisha_newton@sandwell.gov.uk

Activities

Objects: PROVISION OF HOMES FOR AGED PERSONS BEING INHABITANTS OF OLDBURY.

Activities: Barlow Homes provides accomodation of 37 bungalows and a Community Hall. The Community Hall is used for residents meetings, council meetings, club meetings and local elections.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** BOROUGH OF OLDBURY.
- Sandwell

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£155,463	£93,837	-	-
2024-03-31	£171,257	£151,506	-	-
2023-03-31	£156,520	£97,387	-	-
2022-03-31	£151,718	£83,809	-	-
2021-03-31	£134,883	£91,212	-	-

Trustees

Name	Role	Appointed
SANDWELL MBC		1947-02-20

BARLOW HOMES FOR AGED PERSONS

England & Wales - Charity number 203035

Accounts



Trustees' Annual Report for the period

From 01/04/24 Period start date

To 31/03/25 Period end date

Charity name: Barlow Homes for Aged Persons

Charity registration number: 203035

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Barlow Homes provides accommodation of 37 bungalows for elderly and disabled residents with links to the local area of Oldbury. There is a community hall on the estate that is used by the residents, local community groups and for local elections.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trust provides bungalow accommodation for elderly and disabled residents with links to Oldbury.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit. https://www.gov.uk/guidance/public-benefit-rules-for-charities

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trust does not undertake any social investment activities, or a policy on grant making.
Policy on social investment including program related investment	Para 1.38	The Trust does not undertake any social investment activities, or a policy on grant making.
Contribution made by volunteers	Para 1.38	The Trust does not employ volunteers.
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	A high quality of homes on the estate which are popular and short periods of void lets. The community hall is used by a local dementia charity as well as residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The Trust continues to provide quality housing for elderly and disabled residents.
Performance of fundraising activities against objectives set	Para 1.41	The Trust does not undertake fundraising activities and is funded from rents and income from the rent of the community hall to a local dementia charity.
Investment performance against objectives	Para 1.41	The Trust has not made any investments in the last financial year.
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The final outturn as at 31/3/25 was a surplus of £84,447 which was transferred into reserves. This was higher than expected due to a reduction in repairs spend and interest received on cash balances, offset by increased voids costs during the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There is no definitive policy but as a guide the Trust looks to have at least 10% of its annual rent income set aside in balances. The actual level of balances as at 31/3/25 is significantly above this level.
Amount of reserves held	Para 1.22	£545,483
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the	Para 1.23	

charity continuing as a going concern		
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Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rental income from the properties is the main source of income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Independent Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by Sandwell MBC

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barlow Homes For Aged Persons
Other name the charity uses	
Registered charity number	203035
Charity's principal address	Sandwell Metropolitan Borough Council Democratic Services Oldbury Council House, West Midlands B69 3BS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandwell MBC	Sandwell MBC PO BOX 2374, Oldbury, West Midlands B69 3DE		
2				
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Mike Jones - Assistant Director for Legal and Assurance and Monitoring Officer.

Exemptions from disclosure


Reason for non-disclosure of key personnel details

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ellen Fenton	
Position (eg Secretary, Chair, etc)	Chair Barlow Homes Management Committee	
Date	19.1.2026	

BARLOW HOMES 2024/25
REVENUE ACCOUNT FOR THE FINANCIAL YEAR 2024/2025

Budget 2024/25	Description	Outturn 2024/25	Variance Actual vs Budget
£		£	£
	INCOME		
0	Interest Receivable	0	0
(300)	Hire of Hall	0	300
(162,900)	Rents of Dwellings	(155,463)	7,437
(163,200)	Total Income	(155,463)	7,737
	EXPENDITURE		
26,550	Maintenance of Grounds	26,314	(236)
3,000	Treeworks	0	(3,000)
48,000	Response Repairs/Call Out/voids	37,190	(10,810)
1,500	Gas - Community Hall	2,474	974
1,500	Electricity - Community Hall	2,761	1,261
800	Council Tax - Void Properties	0	(800)
700	Water Charges - Community Hall	1,270	570
1,200	Internal Cleaning Recharge	984	(216)
8,000	Insurance Premiums	9,253	1,253
50	Printing	50	0
100	Postage	100	0
600	Community Alarms Line Rental	0	(600)
1,000	Broadband	1,567	567
100	ICT hardware / software	0	(100)
500	Events / miscellaneous	925	425
8,700	Recharge from SMBC	9,600	900
0	Legal Charges	1,000	1,000
600	National Non Domestic Rates	349	(251)
102,900	Total Expenditure	93,837	(9,063)
0	Interest Receivable	(22,821)	(22,821)
(60,300)	Deficit/(Surplus)	(84,447)	(24,147)
	Statement of Movement in Reserve		
	Balance at 1st April 2024	(461,036)	
	Surplus in Year	(84,447)	

Balance at 31st March 2025

(545,483)

BARLOW HOMES FOR AGED PERSONS

England & Wales - Charity number 203035

Accounts

25 July 2024

Subject:	Charity Commission Trustees' Annual Report 2023-24
Purpose of Report	To note the attached Annual Report 2023-24
Contact Officer(s):	Surjit Tour Director of Law and Governance and Monitoring Officer

1 PURPOSE OF THE ITEM

To approve the Charity Commission Trustees' Annual Report 2023-24.

2 RECOMMENDATION

That the Charity Commission Trustees' Annual Report 2023-24 be approved.

3 BACKGROUND DETAILS

3.1 The Charity Commission requires an annual report. This document is backwards looking and must be approved by the Management Committee (or its representative) before submission to the Charity Commission.



Trustees' Annual Report for the period

From 01/04/23 Period start date

To 31/03/24 Period end date

Charity name: Barlow Homes For Aged Persons

Charity registration number: 203035

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Barlow Homes provides accommodation of 37 bungalows for elderly residents with links to the local area of Oldbury. There is a community hall on the estate that is used by the residents, local community groups and for local elections.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	There have been significant improvements to the bungalows and estate over the last few years to bring the properties up to a modern standard. This included renovated new kitchens and bathrooms, electrical rewiring and other improvements required.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	A high quality of homes on the estate which are popular and short periods of void lets. The community hall is used for local community groups and residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The final outturn as at 31/3/24 was a surplus of £19,751 which was transferred into reserves. This was higher than expected due to voids being occupied during the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There is no definitive policy but as a guide the Trust looks to have at least 10% of its annual rent income set aside in balances. The actual level of balances as at 31/3/24 is significantly above this level.
Amount of reserves held	Para 1.22	£461,036
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rental income from the properties is the main source of income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Independent Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by Sandwell MBC

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	The Trust receives administration and management support from Sandwell Council officers. Sandwell Council manage the lettings of the bungalows on the estate and ensure that all costs and income are separately accounted to the Trust. The trustees meet with key council officers approximately quarterly at the scheduled Board meetings. Decisions on the maintenance, repair and improvements of the bungalows and other estate issues are taken by the local trustee councillors on the Board.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barlow Homes For Aged Persons
Other name the charity uses	
Registered charity number	203035
Charity's principal address	Sandwell Metropolitan Borough Council Democratic Services Oldbury Council House, West Midlands B69 3BS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandwell MBC	Sandwell MBC PO BOX 2374, Oldbury, West Midlands B69 3DE		
2				
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

Mike Jones - Assistant Director for Legal and Assurance and Monitoring Officer.

Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ellen Fenton	
Position (eg Secretary, Chair, etc)	Chair Barlow Homes Management Committee	
Date	25 July 2024	

BARLOW HOMES 2023/24
Statement of Accounts for the Year ended 31st March 2024

Budget 2023/24	Description	Actual Spend 2023/24	Variance 2023/24
		£	£
	INCOME		
(600)	Interest Receivable	(26,221)	(25,621)
(300)	Hire of Hall	0	300
(154,000)	Rents of Dwellings	(145,036)	8,964
(154,900)	Total Income	(171,257)	(16,357)
	EXPENDITURE		
26,550	Maintenance of Grounds	47,152	20,602
5,350	Treeworks	0	(5,350)
46,600	Response Repairs/Call Out/voids	75,183	28,583
1,500	Gas - Community Hall	3,221	1,721
1,500	Electricity - Community Hall	2,770	1,270
800	Council Tax - Void Properties	0	(800)
700	Water Charges - Community Hall	0	(700)
1,200	Internal Cleaning Recharge	975	(225)
8,400	Insurance Premiums	8,430	30
50	Printing	50	0
100	Postage	100	0
600	Community Alarms Line Rental	1,177	577
750	Broadband	3,051	2,301
300	ICT hardware / software	0	(300)
1,000	Events / miscellaneous	0	(1,000)
8,200	Recharge from SMBC	9,040	840
0	Legal Charges	0	0
600	National Non Domestic Rates	358	(242)
104,200	Total Expenditure	151,506	47,306
(50,700)	Deficit/(Surplus) to date	(19,751)	30,949
(441,286)	Reserve	(441,286)	
(491,986)	General Reserve cfwd	(461,037)	

Finance Statement

I have checked that these accounts are a true and fair representation of the transactions relating to Barlow Homes Trust for the financial year 2023/24. It reconciled to the final ledger statements for Barlow Homes.

A handwritten signature in black ink, appearing to read 'V. De Grassi', with a stylized flourish at the end.

Vincenzo De Grassi FCCA
Sandwell Metropolitan Borough Council
10 June 2024

BARLOW HOMES FOR AGED PERSONS

England & Wales - Charity number 203035

Accounts



Trustees' Annual Report for the period

From 01/04/22
Period end date

Period start date To

31/03/23

Charity name: Barlow Homes For Aged Persons

Charity registration number: 203035

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Barlow Homes provides accommodation of 37 bungalows for elderly residents with links to the local area of Oldbury. There is a community hall on the estate that is used by the residents, local community groups and for local elections.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	There have been significant improvements to the bungalows and estate over the last few years to bring the properties up to a modern standard. This included renovated new kitchens and bathrooms, electrical rewiring and other improvements required.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	A high quality of homes on the estate which are popular and short periods of void lets. The community hall is used for local community groups and residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The final outturn as at 31/3/23 was a surplus of £59,133 which was transferred into reserves.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There is no definitive policy but as a guide the Trust looks to have at least 10% of its annual rent income set aside in balances. The actual level of balances as at 31/3/23 is significantly above this level.
Amount of reserves held	Para 1.22	£441,286
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rental income from the properties is the main source of income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Independent Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by Sandwell MBC

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>The Trust receives administration and management support from Sandwell Council officers. Sandwell Council manage the lettings of the bungalows on the estate and ensure that all costs and income are separately accounted to the Trust.</p> <p>The trustees meet with key council officers approximately quarterly at the scheduled Board meetings.</p> <p>Decisions on the maintenance, repair and improvements of the bungalows and other estate issues are taken by the local trustee councillors on the Board.</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barlow Homes For Aged Persons
Other name the charity uses	
Registered charity number	203035
Charity's principal address	Sandwell Metropolitan Borough Council Democratic Services Oldbury Council House, West Midlands B69 3BS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandwell MBC	Sandwell MBC PO BOX 2374, Oldbury, West Midlands B69 3DE		
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal and Governance	Vanessa Mahersmith Legal Services Manager - Governance and Regulatory	Sandwell Council House, Freeth Street, Oldbury. B69 3DB

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ellen Fenton	
Position (eg Secretary, Chair, etc)	Chair Barlow Homes Management Committee	
Date	24 January 2024	

Appendix A

BARLOW HOMES 2022/23				
STATEMENT OF ACCOUNTS FOR THE YEAR ENDING 31st MARCH 2023				
Budget	Description	Actual Spend	Variance	Budget
2022/23		2022/23	2022/23	2023/24
		£	£	
	INCOME			
(600)	Interest Receivable	(10,153)	(9,553)	(600)
(300)	Hire of Hall	(100)	200	(300)
(154,000)	Rents of Dwellings	(146,267)	7,733	(154,000)
(154,900)	Total Income	(156,520)	(1,620)	(154,900)
	EXPENDITURE			
25,300	Maintenance of Grounds	29,769	4,469	26,550
5,100	Treeworks	0	(5,100)	5,350
44,400	Response Repairs/Call Out/voids	43,649	(751)	46,600
1,000	Gas - Community Hall	1,040	40	1,500
500	Electricity - Community Hall	1,732	1,232	1,500
800	Council Tax - Void Properties	743	(57)	800
700	Water Charges - Community Hall	302	(398)	700
1,200	Internal Cleaning Recharge	965	(235)	1,200
8,000	Insurance Premiums	7,101	(899)	8,400
50	Printing	50	0	50
100	Postage	100	0	100
550	Community Alarms Line Rental	561	11	600
300	Broadband	1,773	1,473	750
300	ICT hardware / software	0	(300)	300
1,000	Events / miscellaneous	410	(590)	1,000
7,800	Recharge from SMBC	8,640	840	8,200
0	Legal Charges	0	0	0
0	National Non Domestic Rates	553	553	600
97,100	Total Expenditure	97,387	287	104,200
(57,800)	Deficit/(Surplus) to date	(59,133)	(1,333)	(50,700)
(382,153)	General Reserve b/fwd	(382,153)	0	(441,286)
(439,953)	General Reserve cfwd	(441,286)	(1,333)	(491,986)

BARLOW HOMES FOR AGED PERSONS

England & Wales - Charity number 203035

Accounts



Trustees' Annual Report for the period

From 01/04/21
Period end date

Period start date To

31/03/22

Charity name: Barlow Homes For Aged Persons

Charity registration number: 203035

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Barlow Homes provides accommodation of 37 bungalows for elderly residents with links to the local area of Oldbury. There is a community hall on the estate that is used by the residents, local community groups and for local elections.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	There have been significant improvements to the bungalows and estate over the last few years to bring the properties up to a modern standard. This included renovated new kitchens and bathrooms, electrical rewiring and other improvements required.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	A high quality of homes on the estate which are popular and short periods of void lets. The community hall is used for local community groups and residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The final outturn as at 31/3/22 was a surplus of £67,909 which was transferred into reserves. This was higher than expected due to voids being occupied during the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There is no definitive policy but as a guide the Trust looks to have at least 10% of its annual rent income set aside in balances. The actual level of balances as at 31/3/22 is significantly above this level.
Amount of reserves held	Para 1.22	£382,158.68
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rental income from the properties is the main source of income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Independent Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by Sandwell MBC

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>The Trust receives administration and management support from Sandwell Council officers. Sandwell Council manage the lettings of the bungalows on the estate and ensure that all costs and income are separately accounted to the Trust.</p> <p>The trustees meet with key council officers approximately quarterly at the scheduled Board meetings.</p> <p>Decisions on the maintenance, repair and improvements of the bungalows and other estate issues are taken by the local trustee councillors on the Board.</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barlow Homes For Aged Persons
Other name the charity uses	
Registered charity number	203035
Charity's principal address	Sandwell Metropolitan Borough Council Democratic Services Oldbury Council House, West Midlands B69 3BS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Sandwell MBC	Sandwell MBC PO BOX 2374, Oldbury, West Midlands B69 3DE		
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal and Governance	Surjit Tour Director Law and Governance and Monitoring Officer	Sandwell Council House, Freeth Street, Oldbury. B69 3DB

Name of chief executive or names of senior staff members (Optional information)

Surjit Tour – Director Law and Governance and Monitoring Officer

Exemptions from disclosure

Reason for non-disclosure of key personnel details


Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ellen Fenton	
Position (eg Secretary, Chair, etc)	Chair Barlow Homes Management Committee	
Date	21.11.2022	

BARLOW HOMES 2021/22
STATEMENT OF ACCOUNTS FOR THE YEAR ENDING 31st MARCH 2022

Budget 2021/22	Description	Actual P12	Profiled Budget	Variance P12
		£		£
	INCOME			
(1,400)	Interest Receivable	(538)	(1,400)	862
(300)	Hire of Hall	(40)	(300)	260
(144,000)	Rents of Dwellings	(151,139)	(144,000)	(7,139)
(145,700)	Total Income	(151,718)	(145,700)	(6,018)
	EXPENDITURE			
20,200	Maintenance of Grounds	25,304	20,200	5,104
5,100	Treeworks	1,709	5,100	(3,391)
44,400	Response Repairs/Call Out/voids	37,260	44,400	(7,140)
1,000	Gas - Community Hall	650	1,000	(350)
500	Electricity - Community Hall	700	500	200
800	Council Tax - Void Properties	553	800	(247)
700	Water Charges - Community Hall	0	700	(700)
1,200	Internal Cleaning Recharge	637	1,200	(563)
4,000	Insurance Premiums	7,501	4,000	3,501
50	Printing	50	50	0
100	Postage	100	100	0
550	Community Alarms Line Rental	556	550	6
0	ICT hardware / software	1,090	0	1,090
1,000	Events / miscellaneous	0	1,000	(1,000)
7,700	Recharge from SMBC	7,700	7,700	0
0	Legal Charges	0	0	0
87,300	Total Expenditure	83,809	87,300	(3,491)
(58,400)	Deficit/(Surplus) to date	(67,909)	(58,400)	(9,509)
(314,244)	Reserves			
(372,644)	General Reserve cfwd	(382,153)		

Finance Statement

I have checked that these accounts are a true and fair representation of transactions relating to Barlow Homes trust in 2021/22. It reconciled to the final ledger statements for Barlow Homes.

Neale Cooper – CIPFA Accountant

Sandwell Metropolitan Borough Council

A handwritten signature in black ink, appearing to read 'N Cooper'.

14/12/2022

BARLOW HOMES FOR AGED PERSONS

England & Wales - Charity number 203035

Accounts



Trustees' Annual Report for the period

From **01/04/20**
Period end date

Period start date To

31/03/21

Charity name: Barlow Homes For Aged Persons

Charity registration number: 203035

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Barlow Homes provides accommodation of 37 bungalows for elderly residents with links to the local area of Oldbury. There is a community hall on the estate that is used by the residents, local community groups and for local elections.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	There have been significant improvements to the bungalows and estate over the last few years to bring the properties up to a modern standard. This included renovated new kitchens and bathrooms, electrical rewiring and other improvements required.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	A high quality of homes on the estate which are popular and short periods of void lets. The community hall is used for local community groups and residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The final outturn as at 31/3/21 was a surplus of £43,671 which was transferred into reserves. It was not as high as budgeted due to higher operational expenditure for repairs and maintenance.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There is no definitive policy but as a guide the Trust looks to have at least 10% of its annual rent income set aside in balances. The actual level of balances as at 31/3/21 is significantly above this level.
Amount of reserves held	Para 1.22	£314,243.59
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rental income from the properties is the main source of income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	Independent Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by Sandwell MBC

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>The Trust receives administration and management support from Sandwell Council officers. Sandwell Council manage the lettings of the bungalows on the estate and ensure that all costs and income are separately accounted to the Trust.</p> <p>The trustees meet with key council officers approximately quarterly at the scheduled Board meetings.</p> <p>Decisions on the maintenance, repair and improvements of the bungalows and other estate issues are taken by the local trustee councillors on the Board.</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barlow Homes For Aged Persons
Other name the charity uses	
Registered charity number	203035
Charity's principal address	Sandwell Metropolitan Borough Council Democratic Services Oldbury Council House, West Midlands B69 3BS

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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Legal and Governance	Surjit Tour Director Law and Governance and Monitoring Officer	Sandwell Council House, Freeth Street, Oldbury. B69 3DB

Name of chief executive or names of senior staff members (Optional information)

Surjit Tour – Director Law and Governance and Monitoring Officer

Exemptions from disclosure

Reason for non-disclosure of key personnel details


Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ellen Fenton	
Position (eg Secretary, Chair, etc)	Chair Barlow Homes Management Committee	
Date	03/03/2022	

BARLOW HOMES 2020/21
STATEMENT OF ACCOUNTS FOR THE YEAR ENDING 31st MARCH 2021

DESCRIPTION	Final Outturn 2020/21	Final Budget 2020/21	Variance
	£		£
INCOME			
Interest Receivable	0	(1,400.00)	1,400
Hire of Hall	0	(300)	300
	0		0
Rents of Dwellings	(134,883)	(141,200)	6,317
Total Income	(134,883)	(142,900)	8,017
EXPENDITURE			
Maintenance of Grounds	27,107	20,200	6,907
Treeworks	0	5,100	(5,100)
Response Repairs/Call Out/voids	50,165	44,400	5,765
Gas - Community Hall	642	1,000	(358)
Electricity - Community Hall	426	500	(74)
Council Tax - Void Properties	9	800	(791)
Water Charges - Community Hall	0	700	(700)
Internal Cleaning Recharge	0	1,200	(1,200)
Insurance Premiums	3,520	4,000	(480)
Printing	50	50	0
Postage	100	100	0
Community Alarms Line Rental	550	550	0
ICT hardware / software	942	0	942
Events / miscellaneous	0	1,000	(1,000)
Recharge from SMBC	7,700	7,700	0
Legal Charges	0	0	0
Total Expenditure	91,212	87,300	3,912
Deficit/(Surplus) to date	(43,671)	(55,600)	11,929
General Reserve b/wd	(270,572.16)		
General Reserve c/wd	(314,243.59)		

<u>Statement of Reserves</u>			
	B/wd £	Actual Movement in year £	C/wd £
General Reserve	(270,572.16)	(43,671.43)	(314,243.59)
	<u>(270,572.16)</u>	<u>(43,671.43)</u>	<u>(314,243.59)</u>

Audit Statement

I have checked that these accounts are a true and fair representation of transactions relating to Barlow Homes trust in 2020/21. It reconciled to the final ledger statements for Barlow Homes.

Sundeep Sangha – ACCA Accountant

Sandwell Metropolitan Borough Council

A handwritten signature in black ink, appearing to read 'Sundeep Sangha', written in a cursive style.

24/01/2022