

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		
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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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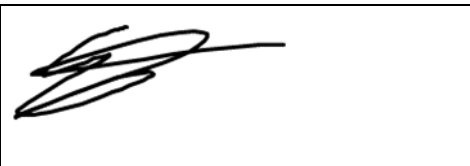
Other optional information

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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