

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

England & Wales · Charity number 203918

Details

Status Registered

Legal form Trust

Registered 1962-02-04

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

Contact

Address Town Hall
Market Square
Higham Ferrers
Rushden
NN10 8BT

Phone 01933312075

Email clerk@highamferrers-tc.gov.uk

Activities

Objects: TO ALLEVIATE THE HARDSHIPS OF PERSONS OF EITHER SEX OF LIMITED MEANS RESIDING OR WHO HAVE RESIDED IN OR NEAR THE BOROUGH OF HIGHAM FERRERS OR ELSEWHERE IN THE UNITED KINGDOM.

Activities: Provision of housing for needy - selection based on criteria set out in Trust Deed - foremost being length of domicile within the Town of Higham Ferrers.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** HIGHAM FERRERS, NATIONAL
- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-29	£29,407	£16,212	-	-
2023-09-29	£27,258	£19,608	-	-
2022-09-29	£25,608	£22,923	-	-
2021-09-29	£23,169	£14,164	-	-
2020-09-29	£26,733	£11,385	-	-

Trustees

Name	Role	Appointed
Brian Arthur Kirk		2020-06-17
Christopher Peter O'Rourke		2018-10-17
DAVID RODNEY HUDSON JP		
HERBERT LEWIS JACKSON		2015-07-22
Rev Louise Bishop		2023-10-30

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

England & Wales - Charity number 203918

Accounts

The John White Homes - War Memorial - Trust

ADMINISTERING

*Nine Dwellings, completed in 1951 and known as The John White Close, Higham Ferrers,
Donor --- the late JOHN WHITE, Esq., H.F.*

Town Hall,
Market Square,
Higham Ferrers,
Northamptonshire,
NN10 8BT
Telephone 01933 312075

Annual Report 2023-24

Introduction

The Trust was created by a Deed dated 29 December 1950, that sets out the circumstances in which the Donor, Mr John White, a prominent Boot and Shoe Manufacturer in Rushden and Higham Ferrers, provided the Trust with a sum of £10,000-00, property situated in Wood Street, Higham Ferrers and an area of land in Midland Road, Higham Ferrers (on which the Trust Homes were subsequently built). This endowment, including the proceeds from the sale of the Wood Street property were used to finance the construction of the nine Trust Homes which are now known as The John White Close, being occupied at a nominal rent by elderly persons selected as beneficiaries of the Trust in accordance with criteria set out in the Trust Deed.

The Trustees

The Trust Deed provides for a maximum of eleven, and not less than four trustees, with provision for four 'Family Trustees', three 'Corporation Trustees', the Vicar of Higham Ferrers and an 'Additional Trustee' to represent the non-conformists in the locality.

The original 'Family Trustees' comprised the Donor, Mr John White, his wife, and his daughter Mrs Florence E Wilson together with her husband, Mr John L Wilson. The last surviving original trustee, Mrs Wilson died in 1999. At the present time the 'Family Trustees' are Mr Bert Jackson, Mr David Hudson and Mr Geoff Moore. The 'Corporation Trustees' were originally to be nominated by the Higham Ferrers Borough Council, being succeeded by the Higham Ferrers Town Council in 1974. The Trust Deed suggests that the Mayor and Deputy Mayor should be nominated and this has been the case. For the year of May 2023-May 2024 the Mayor and Deputy Mayor were Councillor Nigel Brown and Councillor Vijay Paul. The Reverend of St Mary's Church, Mother Louise Bishop was a 'Non-Corporation Trustee' and joins the existing Non-Corporation Trustee Mr Brian Kirk, who has been a resident of Higham Ferrers for many years.

The Objects of the Trust

The objects of the Trust as set out within the Trust deed are as follows:

“To alleviate the hardships of persons of either sex of limited means residing or who have resided in or near the Borough of Higham Ferrers aforesaid or elsewhere in the United Kingdom by all or any of the following methods (that is to say):-

- (a) The provision of houses or lodgings or apartments for such persons or some of them respectively at rents or free of rents within their his or her means.
- (b) The provision of financial assistance to all or any of such persons for such period or periods (whether continuous or discontinuous) as the Trustees may from time to time at their absolute discretion think fit.
- (c) The fixing of the maximum rents to be paid for the properties respectively for the time being held in trust for the charity.
- (d) The acquisition from time to time for the purposes of the charity of other property (whether freehold or leasehold held for a term of which not less than 60 years is still unexpired at the time of the acquisition) such property as and when acquired (unless and until the said lands and funds have been vested as aforesaid) to be vested in the Trustees or the survivors of them.
- (e) The provision of gifts from the property and funds of the charity (whether of land or money or investments) to other charities or charitable Institutions having objects similar with those of this Charity.
- (f) The payment from time to time or at any time out of the funds of the Charity of subscriptions or donations to other charitable Institutions as the Trustees may at their absolute discretion think proper.”

The Trust Homes

The nine Trust Homes are situated on land in Midland Road originally acquired for the purpose by the Donor being conveniently located close to the town centre.

These single storey dwellings were designed by Professor A Richardson to a very high architectural standard at the time and comprise three blocks of three dwellings on three sides of a central green giving views of the Parish Church to the open south side. The buildings are constructed in hand-made brick under steep pitch tiled roofs with leaded light glazing. Each has two bedrooms. Gas fired boiler with radiators and central heating was installed in 1973 and secondary glazing in 2004. The timber framed windows were replaced with white uPVC double glazed windows with a style in-keeping with the original design during 2019/20. In July 2021 elements of the copper guttering were replaced with black plastic ogee. The original copper downpipes and hoppers remain. The character of the development essentially remains as it was when built in 1951.

The Beneficiaries of the Trust

The Trust Homes provide accommodation at rents substantially below the market rates for occupants who are selected in accordance with the criteria set out in the Trust Deed as follows:-

“Each applicant for a home shall be allocated and shall be considered on his or

her respective merits and those of his or her spouse and primary regard in the following sequence shall be had to:-

- (a) Length of residence in the Borough of Higham Ferrers aforesaid
- (b) Advancing years
- (c) Infirmary
- (d) Hardship (financial or domestic)
- (e) Such other causes and matter and things as may to the Trustees seem fit.”

In general, the Trustees have favoured couples as providing best use of the properties and at 30th September 2023 three homes were so occupied, with widows occupying the remainder. The rent payable during the period of this report was £227.04 every 4 weeks to 31st March 2024, increasing to £246.36 every 4 weeks from 1st April 2024 in line with the state pension increase. There were no occupiers in receipt of Housing Benefit.

Accounts for Year to 30th September 2024

A copy of the Certified Accounts is attached as an Appendix to this Report from which it will be apparent that the Trust has income comprising the rent for the Trust Homes and any interest on fund balances. The ongoing expenses continue to relate to the maintenance and improvement of the dwellings, adjacent footpaths, the upkeep of the grounds, appropriate insurance for the Trust and bank account fees.

The day-to-day administration is undertaken by the Secretary. An annual administration fee is paid to the Higham Ferrers Town Council. The fee charged for the period of this report was £2000. A one-off administration fee of £200 currently applies for a change of tenancy.

No payments or expenses were paid to any of the Trustees or the Secretary.

Reserves Policy

It is considered that a General Fund balance of some £10,000 is necessary to provide a working fund to finance the day-to-day costs of the Trust. In addition, a Property Repair and Improvement Reserve of £90,000 is considered prudent for maintaining the nine dwellings and as provision for property improvements in the short/medium term.

Enquiries

All enquiries about the Trust should be addressed to:

The John White Homes (War Memorial) Trust, The Town Clerk, Town Hall, Market Square, Higham Ferrers, Northamptonshire, NN10 8BT. Telephone 01933 312075.

Report prepared by Emily Arrow, Trust Secretary

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST

FINANCIAL YEAR TO 30 SEPTEMBER 2024

Rent Debtors	0.00
	<u>0.00</u>

Creditors	No. 1 Rent	100.00
	No. 2 Rent	94.00
	No. 3 Rent	190.00
	No. 4 Rent	6.00
	No. 5 Rent	94.00
	No. 7 Rent	94.00
	No. 9 Rent	188.00
		<u>766.00</u>

Rent Reconciliation	Received as Rent	27,780.84
		<u>27,780.84</u>
	Rent balance at 30/09/23	766.00
		28,546.84
		<u>28,546.84</u>
	Add Debtors at 30/09/23	0.00
		28,546.84
	Less Creditors at 30/09/23	766.00
		<u>£27,780.84</u>
	Rent Due : £227.04 x 6 payments	27,780.84
	£246.36 x 7 payments	

£27,780.84

Bank Reconciliation	Opening Balance Main Account at 30/09/23	67,073.36
	Add Income	29,406.84
		<u>96,480.20</u>
	Less Expenditure	16,211.80
		<u>80,268.40</u>
	Closing Balance Main Account at 30/09/24	<u>£80,268.40</u>

Business A/c. as at 30/09/24	68,735.36
Current A/c. as at 30/09/24	80,268.40
Blackrock Charinco (at cost)	50,000.00
	<u>£199,003.76</u>

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - EXPENDITURE to 30th September 2024

Invoice Date	Cheque No. or Online Pay Date	Payee	Property	Reason	Insurance	Maint Grounds	Maint Gas	Maint Electricity	Maint General	Charity Admin/Bank Fees
	9.10.23	Bank charges		Charges to 17 Sep 23						5.00
	8.11.23	Bank charges		Charges to 17 Oct 23						5.00
5.12.23	8.12.23	Trelawn Garden Services		Grounds Maintenance to end October 2023		900.00				
24.11.23	8.12.23	Steve Pell		Clean out all guttering to all properties					160.00	
	9.12.23	Bank charges		Charges to 17 Nov 23						5.00
23.10.23	12.12.23	Colson and Loaring	1	Boiler went on to service display, needed reset			55.20			
	8.1.24	Bank charges		Charges to 17 Dec 23						5.00
30.1.24	2.2.24	Colson and Loaring	4	Replacement shower valve					653.41	
	8.2.24	Bank charges		Charges to 17 Jan 24						5.00
	10.3.24	Bank charges		Charges to 17 Feb 24						5.00
19.1.24	11.3.24	Wayne Cave	6, 4, 9	Electrical work - lights and sockets various issues				149.36		
4.3.24	11.3.24	Wayne Cave	9, 5	Repair light and test shower				102.38		
19.2.24	14.3.24	Colson and Loaring	7	No heating - faulty programmer replaced			227.10			
28.2.24	18.3.24	Higham Ferrers TC		Administration for October 22-September 23						2,000.00
	8.4.24	Bank charges		Charges to 17 Mar 24						5.00
17.4.24	2.5.24	Colson and Loaring	1	Annual boiler service and associated works			150.00			
17.4.24	2.5.24	Colson and Loaring	6	Annual boiler service and associated works			150.00			
17.4.24	2.5.24	Colson and Loaring	8	Annual boiler service and associated works			221.40			
17.4.24	2.5.24	Colson and Loaring	9	Annual boiler service and associated works			152.40			
	9.5.24	Bank charges		Charges to 17 Apr 24						5.00
30.4.24	21.5.24	Colson and Loaring	5	Leaking toilet					282.90	
	22.5.24	Northants Exterior Cleaning		Roof scrape and moss treatment					740.00	
	8.6.24	Bank charges		Charges to 17 May 24						5.00
27.5.24	18.6.24	Zurich		Insurance for 24-25	2,366.40					
12.6.24	18.6.24	Dunn Kirk Consultancy		Tree Survey for LC/JWC area		420.00				
6.6.24	18.6.24	Colson and Loaring	3	Annual boiler service and associated works			156.00			
14.6.24	18.6.24	Wayne Cave	6	Repair light				51.30		
5.7.24	18.6.24	Steve Pell	1	Replace Yale lock and barrel					75.00	
	9.7.24	Bank charges		Charges to 17 Jun 24						5.00
30.6.24	11.7.24	Trelawn Garden Services		Grounds Maintenance March-June		900.00				
21.6.24	11.7.24	Colson and Loaring	7	Annual boiler service and associated works			180.00			
21.6.24	11.7.24	Colson and Loaring	5	Annual boiler service and associated works			161.40			
12.6.24	11.7.24	Colson and Loaring	2	Annual boiler service and associated works			156.00			
13.6.24	11.7.24	Colson and Loaring	4	Annual boiler service and associated works			156.00			
12.7.24	24.7.24	Colson and Loaring	5	WC problems					216.00	
12.7.24	24.7.24	Colson and Loaring	1	Replacement bath taps					415.75	
	8.8.24	Bank charges		Charges to 17 Jul 24						5.00
13.7.24	21.8.24	Steve Pell	All	Replacement slabs, decorate railings, paint porthole windows, remove branches					1,230.00	
	8.9.24	Bank charges		Charges to 17 Aug 24						5.00
9.9.24	19.9.24	Steve Pell	5	Replace Yale lock and barrel					75.00	
17.9.24	19.9.24	All Aspects Tree Services		Tree Work as per survey	3,230.00					
16.9.24	30.9.24	Colson and Loaring	6	EICR 5 yearly inspection				336.00		

[illegible]

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - RECEIPTS to 30th September 2024

Date	Type	From Whom	Number	Amount Rent	Amount Interest
20.10.23	Credit	Blackrock Char UK Bond			406.50
9.10.23	Credit	T Hart	8	227.04	
9.10.23	Credit	M Beesley	1	227.04	
9.10.23	Credit	J Ricker	6	227.04	
16.10.23	Credit	K Jones	4	227.04	
16.10.23	Credit	C Jarvis	3	227.04	
16.10.23	Credit	B Perry	7	227.04	
16.10.23	Credit	M Neville	2	227.04	
16.10.23	Credit	P Sawford	9	227.04	
17.10.23	Credit	J Hart	5	227.04	
6.11.23	Credit	T Hart	8	227.04	
6.11.23	Credit	M Beesley	1	227.04	
6.11.23	Credit	J Ricker	6	227.04	
13.11.23	Credit	K Jones	4	227.04	
13.11.23	Credit	C Jarvis	3	227.04	
13.11.23	Credit	B Perry	7	227.04	
13.11.23	Credit	M Neville	2	227.04	
13.11.23	Credit	P Sawford	9	227.04	
14.11.23	Credit	J Hart	5	227.04	
4.12.23	Credit	T Hart	8	227.04	
4.12.23	Credit	M Beesley	1	227.04	
4.12.23	Credit	J Ricker	6	227.04	
11.12.23	Credit	C Jarvis	3	227.04	
11.12.23	Credit	B Perry	7	227.04	
11.12.23	Credit	K Jones	4	227.04	
11.12.23	Credit	P Sawford	9	227.04	
11.12.23	Credit	M Neville	2	227.04	
12.12.23	Credit	J Hart	5	227.04	
2.1.24	Credit	T Hart	8	227.04	
2.1.24	Credit	M Beesley	1	227.04	

2.1.24	Credit	J Ricker	6	227.04	
8.1.24	Credit	K Jones	4	227.04	
8.1.24	Credit	M Neville	2	227.04	
8.1.24	Credit	C Jarvis	3	227.04	
8.1.24	Credit	B Perry	7	227.04	
8.1.24	Credit	P Sawford	9	227.04	
9.1.24	Credit	J Hart	5	227.04	
22.1.24	Credit	Blackrock Char UK Bond			406.50
29.1.24	Credit	T Hart	8	227.04	
29.1.24	Credit	M Beesley	1	227.04	
29.1.24	Credit	J Ricker	6	227.04	
5.2.24	Credit	K Jones	4	227.04	
5.2.24	Credit	C Jarvis	3	227.04	
5.2.24	Credit	B Perry	7	227.04	
5.2.24	Credit	M Neville	2	227.04	
5.2.24	Credit	P Sawford	9	227.04	
6.2.24	Credit	J Hart	5	227.04	
26.2.24	Credit	T Hart	8	227.04	
26.2.24	Credit	M Beesley	1	227.04	
26.2.24	Credit	J Ricker	6	227.04	
4.3.24	Credit	K Jones	4	227.04	
4.3.24	Credit	C Jarvis	3	227.04	
4.3.24	Credit	B Perry	7	227.04	
4.3.24	Credit	M Neville	2	227.04	
4.3.24	Credit	P Sawford	9	227.04	
5.3.24	Credit	J Hart	5	227.04	
25.3.24	Credit	T Hart	8	246.36	
25.3.24	Credit	M Beesley	1	246.36	
25.3.24	Credit	J Ricker	6	227.04	
2.4.24	Credit	K Jones	4	246.36	
2.4.24	Credit	C Jarvis	3	246.36	
2.4.24	Credit	B Perry	7	246.36	
2.4.24	Credit	M Neville	2	246.36	

2.4.24	Credit	P Sawford	9	246.36	
2.4.24	Credit	J Hart	5	246.36	
17.4.24	Credit	J Ricker	6	19.32	
22.4.24	Credit	Blackrock Char UK Bond			406.50
22.4.24	Credit	T Hart	8	246.36	
22.4.24	Credit	M Beesley	1	246.36	
22.4.24	Credit	J Ricker	6	246.36	
29.4.24	Credit	K Jones	4	246.36	
29.4.24	Credit	C Jarvis	3	246.36	
29.4.24	Credit	B Perry	7	246.36	
29.4.24	Credit	M Neville	2	246.36	
29.4.24	Credit	P Sawford	9	246.36	
29.4.24	Credit	J Hart	5	246.36	
20.5.24	Credit	T Hart	8	246.36	
20.5.24	Credit	M Beesley	1	246.36	
20.5.24	Credit	J Ricker	6	246.36	
28.5.24	Credit	K Jones	4	246.36	
28.5.24	Credit	C Jarvis	3	246.36	
28.5.24	Credit	B Perry	7	246.36	
28.5.24	Credit	M Neville	2	246.36	
28.5.24	Credit	P Sawford	9	246.36	
28.5.24	Credit	J Hart	5	246.36	
17.6.24	Credit	T Hart	8	246.36	
17.6.24	Credit	M Beesley	1	246.36	
17.6.24	Credit	J Ricker	6	246.36	
24.6.24	Credit	K Jones	4	246.36	
24.6.24	Credit	C Jarvis	3	246.36	
24.6.24	Credit	B Perry	7	246.36	
24.6.24	Credit	M Neville	2	246.36	
24.6.24	Credit	P Sawford	9	246.36	
24.6.24	Credit	J Hart	5	246.36	
15.7.24	Credit	T Hart	8	246.36	
15.7.24	Credit	M Beesley	1	246.36	

15.7.24	Credit	J Ricker	6	246.36	
22.7.24	Credit	K Jones	4	246.36	
22.7.24	Credit	C Jarvis	3	246.36	
22.7.24	Credit	B Perry	7	246.36	
22.7.24	Credit	M Neville	2	246.36	
22.7.24	Credit	P Sawford	9	246.36	
22.7.24	Credit	J Hart	5	246.36	
22.7.24	Credit	Blackrock Char UK Bond			406.50
12.8.24	Credit	T Hart	8	246.36	
12.8.24	Credit	M Beesley	1	246.36	
12.8.24	Credit	J Ricker	6	246.36	
19.8.24	Credit	K Jones	4	246.36	
19.8.24	Credit	C Jarvis	3	246.36	
19.8.24	Credit	B Perry	7	246.36	
19.8.24	Credit	M Neville	2	246.36	
19.8.24	Credit	P Sawford	9	246.36	
19.8.24	Credit	J Hart	5	246.36	
9.9.24	Credit	T Hart	8	246.36	
9.9.24	Credit	M Beesley	1	246.36	
9.9.24	Credit	J Ricker	6	246.36	
16.9.24	Credit	K Jones	4	246.36	
16.9.24	Credit	C Jarvis	3	246.36	
16.9.24	Credit	B Perry	7	246.36	
16.9.24	Credit	M Neville	2	246.36	
16.9.24	Credit	P Sawford	9	246.36	
16.9.24	Credit	J Hart	5	246.36	
				27780.84	1626.00

TOTAL

29406.84

JOHN WHITE HOMES (WAR MEMORIAL) TRUST
UNAUDITED FINANCIAL STATEMENTS
29 SEPTEMBER 2024

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOHN WHITE HOMES (WAR MEMORIAL) TRUST

YEAR ENDED 29 SEPTEMBER 2024

I report to the trustees on my examination of the financial statements of John White Homes (War Memorial) Trust ('the charity') for the year ended 29 September 2024.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

INDEPENDENT EXAMINER'S STATEMENT

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



B Cook ACA FCCA
Independent Examiner

Headlands House
1 Kings Court
Kettering Parkway
Kettering
NN15 6WJ

8 July 2025

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 29 SEPTEMBER 2024

		2024		2023
	Note	Unrestricted funds £	Total funds £	Total funds £
Income resources				
Rent receivable	4	27,781	27,781	25,438
Investment income	5	2,949	2,949	2,400
Total incoming resources		<u>30,730</u>	<u>30,730</u>	<u>27,838</u>
Expenditure				
Resources used				
General expenditure	6	16,211	16,211	19,415
Total expenditure		<u>16,211</u>	<u>16,211</u>	<u>19,415</u>
Net increase/decrease on investments	7	(1,583)	(1,583)	564
Net income and net movement in funds		<u>16,102</u>	<u>16,102</u>	<u>7,859</u>
Reconciliation of funds				
Total funds brought forward		194,371	194,371	186,512
Total funds carried forward		<u>210,473</u>	<u>210,473</u>	<u>194,371</u>

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

The notes on pages 4 to 7 form part of these financial statements.

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

STATEMENT OF FINANCIAL POSITION

29 SEPTEMBER 2024

		2024		2023	
	Note	£	£	£	£
FIXED ASSETS					
Tangible fixed assets	10		23,020		23,020
CURRENT ASSETS					
Investments	11	39,523		37,939	
Cash at bank and in hand		148,696		134,178	
		<u>188,219</u>		<u>172,117</u>	
CREDITORS: amounts falling due within one year	12	<u>766</u>		<u>766</u>	
NET CURRENT ASSETS			<u>187,453</u>		<u>171,351</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>210,473</u>		<u>194,371</u>
FUNDS OF THE CHARITY					
Unrestricted funds			<u>210,473</u>		<u>194,371</u>
Total charity funds	13		<u>210,473</u>		<u>194,371</u>

These financial statements were approved by the board of trustees and authorised for issue on 8 July 2025, and are signed on behalf of the board by:

Emily Arrow
Clerk to the Trustees

The notes on pages 4 to 7 form part of these financial statements.

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 29 SEPTEMBER 2024

1. GENERAL INFORMATION

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Town Hall, Market Square, Higham Ferrers, Rushden, NN10 8BT.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis and are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

General funds represent the funds of the trust that are not subject to any restrictions regarding their use and are available for application on the general purposes of the trust. Funds designated for a particular purpose by the trust are restricted.

The accounts include all transactions, assets and liabilities for which the trust is responsible in law.

Incoming resources

Ordinary income - rental income from the letting of the trust premises is recognised when the rental is due.

Income from investments - interest is accounted for when receivable.

Investments - fixed assets investments are stated at fair value.

Resources expended

Expenditure is recognised on an accrual basis and relates to the maintenance and improvements of the dwellings, adjacent footpaths and the upkeep of the grounds.

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2024

3. ACCOUNTING POLICIES (continued)

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

4. RENT RECEIVABLE

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Rent receivable	<u>27,781</u>	<u>27,781</u>	<u>25,438</u>	<u>25,438</u>

5. INVESTMENT INCOME

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Portfolio interest received	1,626	1,626	1,626	1,626
Bank interest received	1,323	1,323	774	774
	<u>2,949</u>	<u>2,949</u>	<u>2,400</u>	<u>2,400</u>

6. GENERAL EXPENDITURE

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Repairs and maintenance	6,335	6,335	14,109	14,109
Admin costs	4,426	4,426	2,187	2,187
Garden services	5,450	5,450	3,119	3,119
	<u>16,211</u>	<u>16,211</u>	<u>19,415</u>	<u>19,415</u>

7. NET INCREASE/DECREASE ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2024 £	Unrestricted Funds £	Total Funds 2023 £
Gains/(losses) in value of investments	<u>1,583</u>	<u>1,583</u>	<u>(564)</u>	<u>(564)</u>

8. INDEPENDENT EXAMINATION FEES

No fees were payable in respect of the independent examination.

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2024

9. TRUSTEE REMUNERATION AND EXPENSES

No trustees received remuneration or reimbursement of expenses.

10. TANGIBLE FIXED ASSETS

	Freehold property £
Cost	
At 30 September 2023 and 29 September 2024	23,020
Depreciation	
At 30 September 2023 and 29 September 2024	—
Carrying amount	
At 29 September 2024	23,020
At 29 September 2023	23,020

The freehold property is measured at its historical cost. The most recent survey carried out for insurance purposes stated the value of the property at £1,777,000.

11. INVESTMENTS

	2024 £	2023 £
Investments	39,523	37,939

12. CREDITORS: amounts falling due within one year

	2024 £	2023 £
Trade creditors	766	766

13. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 30 September 2023 £	Income £	Expenditure £	Gains and losses £	At 29 September 2024 £
General fund	194,371	30,730	(16,211)	1,583	210,473

	At 30 September 2022 £	Income £	Expenditure £	Gains and losses £	At 29 September 2023 £
General fund	186,512	27,838	(19,415)	(564)	194,371

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 29 SEPTEMBER 2024

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Total Funds 2024 £
Tangible fixed assets	23,020	23,020
Current assets	188,219	188,219
Creditors less than 1 year	(766)	(766)
Net assets	<u>210,473</u>	<u>210,473</u>

	Unrestricted Funds £	Total Funds 2023 £
Tangible fixed assets	23,020	23,020
Current assets	172,117	172,117
Creditors less than 1 year	(766)	(766)
Net assets	<u>194,371</u>	<u>194,371</u>

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

England & Wales - Charity number 203918

Accounts

The John White Homes - War Memorial - Trust

ADMINISTERING

*Nine Dwellings, completed in 1951 and known as The John White Close, Higham Ferrers,
Donor --- the late JOHN WHITE, Esq., H.F.*

Town Hall,
Market Square,
Higham Ferrers,
Northamptonshire,
NN10 8BT
Telephone 01933 312075

Annual Report 2022-23

Introduction

The Trust was created by a Deed dated 29 December 1950, that sets out the circumstances in which the Donor, Mr John White, a prominent Boot and Shoe Manufacturer in Rushden and Higham Ferrers, provided the Trust with a sum of £10,000-00, property situated in Wood Street, Higham Ferrers and an area of land in Midland Road, Higham Ferrers (on which the Trust Homes were subsequently built). This endowment, including the proceeds from the sale of the Wood Street property were used to finance the construction of the nine Trust Homes which are now known as The John White Close, being occupied at a nominal rent by elderly persons selected as beneficiaries of the Trust in accordance with criteria set out in the Trust Deed.

The Trustees

The Trust Deed provides for a maximum of eleven, and not less than four trustees, with provision for four 'Family Trustees', three 'Corporation Trustees', the Vicar of Higham Ferrers and an 'Additional Trustee' to represent the non-conformists in the locality.

The original 'Family Trustees' comprised the Donor, Mr John White, his wife, and his daughter Mrs Florence E Wilson together with her husband, Mr John L Wilson. The last surviving original trustee, Mrs Wilson died in 1999. At the present time the 'Family Trustees' are Mr Bert Jackson, Mr David Hudson and Mr Geoff Moore. The 'Corporation Trustees' were originally to be nominated by the Higham Ferrers Borough Council, being succeeded by the Higham Ferrers Town Council in 1974. The Trust Deed suggests that the Mayor and Deputy Mayor should be nominated and this has been the case. For the year of May 2022-May 2023 the Mayor and Deputy Mayor were Councillor Nigel Brown and Councillor Vijay Paul. Both Cllr Brown and Cllr Paul continued in these respective positions for the year May 2023-May 2024. After a vacant period, the local church of St Mary's appointed a new

Reverend – Mother Louise Bishop. Mother Louise was appointed as a ‘Non-Corporation Trustee’ and joins the existing Non-Corporation Trustee Mr Brian Kirk, who has been a resident of Higham Ferrers for many years.

The Objects of the Trust

The objects of the Trust as set out within the Trust deed are as follows:

“To alleviate the hardships of persons of either sex of limited means residing or who have resided in or near the Borough of Higham Ferrers aforesaid or elsewhere in the United Kingdom by all or any of the following methods (that is to say):-

(a) The provision of houses or lodgings or apartments for such persons or some of them respectively at rents or free of rents within their his or her means.

(b) The provision of financial assistance to all or any of such persons for such period or periods (whether continuous or discontinuous) as the Trustees may from time to time at their absolute discretion think fit.

(c) The fixing of the maximum rents to be paid for the properties respectively for the time being held in trust for the charity.

(d) The acquisition from time to time for the purposes of the charity of other property (whether freehold or leasehold held for a term of which not less than 60 years is still unexpired at the time of the acquisition) such property as and when acquired (unless and until the said lands and funds have been vested as aforesaid) to be vested in the Trustees or the survivors of them.

(e) The provision of gifts from the property and funds of the charity (whether of land or money or investments) to other charities or charitable Institutions having objects similar with those of this Charity.

(f) The payment from time to time or at any time out of the funds of the Charity of subscriptions or donations to other charitable Institutions as the Trustees may at their absolute discretion think proper.”

The Trust Homes

The nine Trust Homes are situated on land in Midland Road originally acquired for the purpose by the Donor being conveniently located close to the town centre.

These single storey dwellings were designed by Professor A Richardson to a very high architectural standard at the time and comprise three blocks of three dwellings on three sides of a central green giving views of the Parish Church to the open south side. The buildings are constructed in hand-made brick under steep pitch tiled roofs with leaded light glazing. Each has two bedrooms. Gas fired boiler with radiators and central heating was installed in 1973 and secondary glazing in 2004. The timber framed windows were replaced with white uPVC double glazed windows with a style in-keeping with the original design during 2019/20. In July 2021 elements of the copper guttering were replaced with black plastic ogee. The original copper downpipes and hoppers remain. The character of the development essentially remains as it was when built in 1951.

The Beneficiaries of the Trust

The Trust Homes provide accommodation at rents substantially below the market rates for occupants who are selected in accordance with the criteria set out in the Trust Deed as follows:-

“Each applicant for a home shall be allocated and shall be considered on his or her respective merits and those of his or her spouse and primary regard in the following sequence shall be had to:-

- (a) Length of residence in the Borough of Higham Ferrers aforesaid
- (b) Advancing years
- (c) Infirmary
- (d) Hardship (financial or domestic)
- (e) Such other causes and matter and things as may to the Trustees seem fit.”

In general, the Trustees have favoured couples as providing best use of the properties and at 30th September 2023 three homes were so occupied, with widows occupying the remainder. The rent payable during the period of this report was £51.55 per week to 31st March 2023, increasing to £56.76 from 1st April 2023 in line with the state pension increase. There were no occupiers in receipt of Housing Benefit.

Accounts for Year to 30th September 2023

A copy of the Certified Accounts is attached as an Appendix to this Report from which it will be apparent that the Trust has income comprising the rent for the Trust Homes and any interest on fund balances. The ongoing expenses continue to relate to the maintenance and improvement of the dwellings, adjacent footpaths, the upkeep of the grounds, appropriate insurance for the Trust and bank account fees.

The day-to-day administration is undertaken by the Secretary. An annual administration fee is paid to the Higham Ferrers Town Council. The fee charged for the period of this report was £2000. A one-off administration fee of £200 currently applies for a change of tenancy.

No payments or expenses were paid to any of the Trustees or the Secretary.

Reserves Policy

It is considered that a General Fund balance of some £10,000 is necessary to provide a working fund to finance the day-to-day costs of the Trust. In addition, a Property Repair and Improvement Reserve of £90,000 is considered prudent for maintaining the nine dwellings and as provision for property improvements in the short/medium term.

Enquiries

All enquiries about the Trust should be addressed to:

The John White Homes (War Memorial) Trust, The Town Clerk, Town Hall, Market Square, Higham Ferrers,

Northamptonshire, NN10 8BT. Telephone/Fax 01933 312075.
Report prepared by Emily Arrow, Trust Secretary

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST

FINANCIAL YEAR TO 30 SEPTEMBER 2023

Rent Debtors	0.00
	<u>0.00</u>

Creditors	No. 1 Rent	100.00
	No. 2 Rent	94.00
	No. 3 Rent	190.00
	No. 4 Rent	6.00
	No. 5 Rent	94.00
	No. 7 Rent	94.00
	No. 9 Rent	188.00
		<u>766.00</u>

Rent Reconciliation	Received as Rent	25,438.32
		<u>25,438.32</u>
	Rent balance at 30/09/22	766.00
		26,204.32
		<u>26,204.32</u>
	Add Debtors at 30/09/23	0.00
		26,204.32
	Less Creditors at 30/09/23	766.00
		<u>£25,438.32</u>
	Rent Due : £206.20 x 6 payments	25,438.32
	£227.04 x 7 payments	

£25,438.32

Bank Reconciliation	Opening Balance Main Account at 30/09/22	59,423.23
	Add Receipts	27,258.12
		<u>86,681.35</u>
	Less Payments	19,607.99
		<u>67,073.36</u>
	Closing Balance Main Account at 30/09/23	<u>£67,073.36</u>

Business A/c. as at 30/09/23	67,412.22
Current A/c. as at 30/09/23	67,073.36
Blackrock Charinco (at cost)	50,000.00
	<u>£184,485.58</u>

[illegible]

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - RECEIPTS to 30th September 2023

Date	Type	From Whom	Detail	Amount Rent	Amount Interest
10.10.22	Credit	Hart	8	200.00	
10.10.22	Credit	Beesley	1	206.20	
10.10.22	Credit	J Ricker	6	206.20	
10.10.22	BP	Hart	8	6.20	
17.10.22	Credit	Jennifer Hart	5	206.20	
17.10.22	Credit	Perry	7	206.20	
17.10.22	Credit	C Jarvis	3	206.20	
17.10.22	Credit	K Jones	4	206.20	
17.10.22	Credit	P Sawford	9	206.20	
17.10.22	Credit	M Neville	2	206.20	
20.10.22	Credit	BR Charitable UK Bond			406.50
7.11.22	Credit	M Beesley	1	206.20	
7.11.22	Credit	J Ricker	6	206.20	
7.11.22	Credit	Hart	8	200.00	
7.11.22	BP	Hart	8	6.20	
14.11.22	Credit	Jennifer Hart	5	206.20	
14.11.22	Credit	Perry	7	206.20	
14.11.22	Credit	C Jarvis	3	206.20	
14.11.22	Credit	M Neville	2	206.20	
14.11.22	Credit	P Sawford	9	206.20	
14.11.22	Credit	K Jones	4	206.20	
5.12.22	Credit	M Beesley	1	206.20	
5.12.22	Credit	J Ricker	6	206.20	
5.12.22	Credit	Hart	8	200.00	
5.12.22	BP	Hart	8	6.20	
12.12.22	Credit	Jennifer Hart	5	206.20	
12.12.22	Credit	C Jarvis	3	206.20	
12.12.22	Credit	Perry	7	206.20	
12.12.22	Credit	M Neville	2	206.20	
12.12.22	Credit	P Sawford	9	206.20	

12.12.22	Credit	K Jones	4	206.20	
3.1.23	Credit	Hart	8	200.00	
2.1.23	BP	Hart	8	6.20	
3.1.23	Credit	M Beesley	1	206.20	
3.1.23	Credit	J Ricker	6	206.20	
9.1.23	Credit	Jennifer Hart	5	206.20	
9.1.23	Credit	Perry	7	206.20	
9.1.23	Credit	C Jarvis	3	206.20	
9.1.23	Credit	M Neville	2	206.20	
9.1.23	Credit	P Sawford	9	206.20	
9.1.23	Credit	K Jones	4	206.20	
20.1.23	Credit	BR Charitable UK Bond			406.50
30.1.23	Credit	M Beesley	1	206.20	
30.1.23	Credit	J Ricker	6	206.20	
30.1.23	Credit	Hart	8	200.00	
30.1.23	BP	Hart	8	206.20	
6.2.23	Credit	Jennifer Hart	5	206.20	
6.2.23	Credit	C Jarvis	3	206.20	
6.2.23	Credit	Perry	7	206.20	
6.2.23	Credit	M Neville	2	206.20	
6.2.23	Credit	P Sawford	9	206.20	
6.2.23	Credit	K Jones	4	206.20	
27.2.23	Credit	M Beesley	1	206.20	
27.2.23	Credit	J Ricker	6	206.20	
27.2.23	Credit	Hart	8	200.00	
6.3.23	Credit	Jennifer Hart	5	206.20	
6.3.23	Credit	C Jarvis	3	206.20	
6.3.23	Credit	Perry	7	206.20	
6.3.23	Credit	M Neville	2	206.20	
6.3.23	Credit	P Sawford	9	206.20	
6.3.23	Credit	K Jones	4	206.20	
27.3.23	Credit	M Beesley	1	227.04	
27.3.23	Credit	J Ricker	6	227.04	

27.3.23	Credit	Hart	8	227.04	
4.4.23	Credit	Jennifer Hart	5	227.04	
3.4.23	Credit	C Jarvis	3	227.04	
3.4.23	Credit	Perry	7	206.20	
3.4.23	Credit	M Neville	2	227.04	
3.4.23	Credit	P Sawford	9	227.04	
3.4.23	Credit	K Jones	4	206.20	
20.4.23	Credit	BR Charitable UK Bond			406.50
24.4.23	Credit	M Beesley	1	227.04	
24.4.23	Credit	J Ricker	6	227.04	
24.4.23	Credit	Hart	8	227.04	
2.5.23	Credit	Jennifer Hart	5	227.04	
2.5.23	Credit	C Jarvis	3	227.04	
2.5.23	Credit	Perry	7	227.04	
2.5.23	Credit	M Neville	2	227.04	
2.5.23	Credit	P Sawford	9	227.04	
2.5.23	Credit	K Jones	4	227.04	
22.5.23	Credit	M Beesley	1	227.04	
22.5.23	Credit	J Ricker	6	227.04	
22.5.23	Credit	Hart	8	227.04	
30.5.23	Credit	Jennifer Hart	5	227.04	
30.5.23	Credit	C Jarvis	3	227.04	
30.5.23	Credit	Perry	7	227.04	
30.5.23	Credit	M Neville	2	227.04	
30.5.23	Credit	P Sawford	9	227.04	
30.5.23	Credit	K Jones	4	227.04	
19.6.23	Credit	M Beesley	1	227.04	
19.6.23	Credit	J Ricker	6	227.04	
19.6.23	Credit	Hart	8	227.04	
27.6.23	Credit	Jennifer Hart	5	227.04	
26.6.23	Credit	C Jarvis	3	227.04	
26.6.23	Credit	Perry	7	227.04	
26.6.23	Credit	M Neville	2	227.04	

26.6.23	Credit	P Sawford	9	227.04	
26.6.23	Credit	K Jones	4	227.04	
17.7.23	Credit	M Beesley	1	227.04	
17.7.23	Credit	J Ricker	6	227.04	
17.7.23	Credit	Hart	8	227.04	
20.7.23	Credit	Cash paid in - rent		20.84	
20.7.23	Credit	BR Charitable UK Bond			406.50
20.7.23	Credit	Cheque paid in - rent		20.84	
25.7.23	Credit	Jennifer Hart	5	227.04	
24.7.23	Credit	C Jarvis	3	227.04	
24.7.23	Credit	Perry	7	227.04	
24.7.23	Credit	M Neville	2	227.04	
24.7.23	Credit	P Sawford	9	227.04	
24.7.23	Credit	K Jones	4	227.04	
14.8.23	Credit	M Beesley	1	227.04	
14.8.23	Credit	J Ricker	6	227.04	
14.8.23	Credit	Hart	8	227.04	
22.8.23	Credit	Jennifer Hart	5	227.04	
21.8.23	Credit	C Jarvis	3	227.04	
21.8.23	Credit	Perry	7	227.04	
21.8.23	Credit	M Neville	2	227.04	
21.8.23	Credit	P Sawford	9	227.04	
21.8.23	Credit	K Jones	4	227.04	
11.9.23	Credit	M Beesley	1	227.04	
11.9.23	Credit	J Ricker	6	227.04	
11.9.23	Credit	Hart	8	227.04	
19.9.23	Credit	Jennifer Hart	5	227.04	
18.9.23	Credit	C Jarvis	3	227.04	
18.9.23	Credit	Perry	7	227.04	
18.9.23	Credit	M Neville	2	227.04	
18.9.23	Credit	P Sawford	9	227.04	
18.9.23	Credit	K Jones	4	227.04	
				25632.12	1626.00

TOTAL 27258.12

Info

Total is correct taking into account the refund issued for rental overpayment to no.8 (noted on expenditure spreadsheet)

Each tenant - 6 x payments of £206.20, 7 x payments of £227.04, annual total per tenant = £2,826.48

9 tenants = 9 x £2,826.48 = £25,438.32 - expected annual rent income for 22-23

Overpayment of £193.80 made by no. 8 over 2 months (£200 overpayment in Jan 23, £6.20 underpayment in Feb 23)

£25,632.12 (total above) less overpayment of £193.80 = £25,438.32

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - EXPENDITURE to 30th September 2023

Invoice Date	Cheque No. or Online Pay Date	Payee	Property	Reason	Insurance	Maint Grounds	Maint Gas	Maint Electricity	Maint General	Charity Admin/ Bank Fees
-	9.10.22	HSBC		Bank account fee						5.00
17.10.22	31.10.22	Colson and Loaring	9	Faulty toilet cistern					124.30	
7.10.22	31.10.22	Colson and Loaring	1 & 5	No heating/hot water, low pressure issues			82.80			
-	8.11.22	HSBC		Bank account fee						5.00
24.10.22	24.10.22	Colson and Loaring	5	Boiler issues, low pressure. Needed parts.			1,335.10			
27.10.22	11.11.22	Trelawn Garden Services	All	Grounds maintenance July-October 2022		800.00				
7.11.22	11.11.22	Steve Pell	5 & 9	5 - downpipe install, 9 - redress steps					180.00	
22.11.22	28.11.22	Colson and Loaring	8	Boiler service and landlords safety check			150.00			
22.11.22	28.11.22	Colson and Loaring	9	Boiler service and landlords safety check			150.00			
22.11.22	28.11.22	Colson and Loaring	6	Boiler service and landlords safety check			150.00			
22.12.22	28.11.22	Colson and Loaring	9	No heating, replacement programmer needed			295.20			
22.11.22	28.11.22	Colson and Loaring	1,4,5 & 9	Electrical inspections				1,140.00		
-	9.12.22	HSBC		Bank account fee						5.00
5.12.22	15.12.22	Colson and Loaring	9	Replacement electric shower				561.56		
5.12.22	15.12.22	Colson and Loaring	1	Electrical remedial works to make compliant				1,214.40		
-	8.1.23	HSBC		Bank account fee						5.00
21.12.22	10.1.23	Colson and Loaring	1	No hot water, tap issue					99.86	
28.11.22	10.1.23	Colson and Loaring	1	Replacement electric shower				561.56		
28.11.22	10.1.23	Colson and Loaring	1	Full boiler replacement			3,273.59			
-	8.2.23	HSBC		Bank account fee						5.00
26.1.23	23.2.23	Colson and Loaring	5	Remedial works for electrical inspections				1,283.40		
9.2.23	23.2.23	Colson and Loaring	4	Link under sink - parts issue					94.80	
16.2.23	23.2.23	Colson and Loaring	9	Heating issue - room stat replacement			152.40			
13.2.23	23.2.23	W Cave Electrical	6	Security light repair				51.25		
-	11.3.23	HSBC		Bank account fee						5.00
-	15.3.23	Mr Hart No 8	8	Rent overpayment refund						193.80
1.3.23	15.3.23	Turney Landscapes		Clearance work for fence corner of no 1		420.00				
7.3.23	15.3.23	Colson and Loaring	1	System needed repressurising for heating			55.20			
7.3.23	15.3.23	Colson and Loaring	3	No heating - wireless stat needed new batteries			58.80			
17.3.23	28.3.23	Mark Cockerill Fencing	1/all	Fencing on corner boundary		998.54				
-	8.4.23	HSBC		Bank account fee						5.00
-	9.5.23	HSBC		Bank account fee						5.00
16.5.23	26.5.23	Colson and Loaring	7	Replace CO detector					97.20	
10.5.23	26.5.23	Colson and Loaring	7	Boiler service and landlords safety check			177.60			
22.5.23	7.6.23	H L Jackson	All	Reimbursement for purchase of CO alarms for all					112.20	
-	8.6.23	HSBC		Bank account fee						5.00
27.5.23	14.6.23	Zurich		Insurance for John White Trust	2,125.97					
14.6.23	27.6.23	Peter Tomas Co Ltd	8	Boarding up window after break in					94.20	
7.6.23	29.6.23	Colson and Loaring	2	Boiler service and landlords safety check			156.00			
7.6.23	29.6.23	Colson and Loaring	5	Boiler service and landlords safety check			156.00			
7.6.23	29.6.23	Colson and Loaring	4	Boiler service and landlords safety check			156.00			
7.6.23	29.6.23	Colson and Loaring	3	Boiler service and landlords safety check			156.00			

[illegible]

CHARITY REGISTRATION NUMBER: 203918

JOHN WHITE MEMORIAL HOMES
UNAUDITED FINANCIAL STATEMENTS
29 SEPTEMBER 2023

JOHN WHITE MEMORIAL HOMES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOHN WHITE MEMORIAL HOMES

YEAR ENDED 29 SEPTEMBER 2023

I report to the trustees on my examination of the financial statements of John White Memorial Homes ('the charity') for the year ended 29 September 2023.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

INDEPENDENT EXAMINER'S STATEMENT

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



B Cook ACA FCCA
Independent Examiner

Headlands House
1 Kings Court
Kettering Parkway
Kettering
NN15 6WJ

23 April 2024

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 29 SEPTEMBER 2023

		2023		2022
		Unrestricted	Total funds	Total funds
	Note	funds	£	£
		£		
Income resources				
Rent receivable	4	25,438	25,438	23,791
Investment income	5	2,400	2,400	1,662
Total incoming resources		<u>27,838</u>	<u>27,838</u>	<u>25,453</u>
Expenditure				
Resources used				
General expenditure	6	19,415	19,415	22,167
Total expenditure		<u>19,415</u>	<u>19,415</u>	<u>22,167</u>
Net increase/decrease on investments	7	564	564	11,386
Net income/(expenditure) and net movement in funds		<u>7,859</u>	<u>7,859</u>	<u>(8,100)</u>
Reconciliation of funds				
Total funds brought forward		186,512	186,512	194,612
Total funds carried forward		<u>194,371</u>	<u>194,371</u>	<u>186,512</u>

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

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL POSITION

YEAR ENDED 29 SEPTEMBER 2023

		2023	2022
	Note	£	£
FIXED ASSETS			
Tangible fixed assets	10	23,020	23,020
CURRENT ASSETS			
Investments	11	37,939	38,505
Cash at bank and in hand		134,178	125,753
		<u>172,117</u>	<u>164,258</u>
CREDITORS: amounts falling due within one year	12	<u>766</u>	<u>766</u>
NET CURRENT ASSETS		<u>171,351</u>	<u>163,492</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>194,371</u>	<u>186,512</u>
FUNDS OF THE CHARITY			
Unrestricted funds		<u>194,371</u>	<u>186,512</u>
Total charity funds	13	<u>194,371</u>	<u>186,512</u>

These financial statements were approved by the board of trustees and authorised for issue on 23 April 2024, and are signed on behalf of the board by:

Emily Arrow
Clerk to the Trustees

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 29 SEPTEMBER 2023

1. GENERAL INFORMATION

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Town Hall, Market Square, Higham Ferrers, Rushden, NN10 8BT.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis and are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

General funds represent the funds of the trust that are not subject to any restrictions regarding their use and are available for application on the general purposes of the trust. Funds designated for a particular purpose by the trust are restricted.

The accounts include all transactions, assets and liabilities for which the trust is responsible in law.

Incoming resources

Ordinary income - rental income from the letting of the trust premises is recognised when the rental is due.

Income from investments - interest is accounted for when receivable.

Investments - fixed assets investments are stated at fair value.

Resources expended

Expenditure is recognised on an accrual basis and relates to the maintenance and improvements of the dwellings, adjacent footpaths and the upkeep of the grounds.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2023

3. ACCOUNTING POLICIES (continued)

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

4. RENT RECEIVABLE

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Rent receivable	25,438	25,438	23,791	23,791

5. INVESTMENT INCOME

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Portfolio interest received	1,626	1,626	1,626	1,626
Bank interest received	774	774	36	36
	<u>2,400</u>	<u>2,400</u>	<u>1,662</u>	<u>1,662</u>

6. GENERAL EXPENDITURE

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Repairs and maintenance	14,109	14,109	15,529	15,529
Admin costs	2,187	2,187	3,994	3,994
Garden services	3,119	3,119	2,644	2,644
	<u>19,415</u>	<u>19,415</u>	<u>22,167</u>	<u>22,167</u>

7. NET INCREASE/DECREASE ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) in value of investments	(564)	(564)	(11,386)	(11,386)

8. INDEPENDENT EXAMINATION FEES

No fees were payable in respect of the independent examination.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2023

9. TRUSTEE REMUNERATION AND EXPENSES

No trustees received remuneration or reimbursement of expenses.

10. TANGIBLE FIXED ASSETS

	Freehold property £
Cost	
At 30 September 2022 and 29 September 2023	23,020
Depreciation	
At 30 September 2022 and 29 September 2023	—
Carrying amount	
At 29 September 2023	23,020
At 29 September 2022	23,020

The freehold property is measured at its historical cost. The most recent survey carried out for insurance purposes stated the value of the property at £1,777,000.

11. INVESTMENTS

	2023 £	2022 £
Investments	37,939	38,505

12. CREDITORS: amounts falling due within one year

	2023 £	2022 £
Trade creditors	766	766

13. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 30 September 2022 £	Income £	Expenditure £	Gains and losses £	At 29 September 2023 £
General fund	186,512	27,838	(19,415)	(564)	194,371

	At 30 September 2021 £	Income £	Expenditure £	Gains and losses £	At 29 September 2022 £
General fund	194,612	25,453	(22,167)	(11,386)	186,512

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2023

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Total Funds 2023 £
Tangible fixed assets	23,020	23,020
Current assets	172,117	172,117
Creditors less than 1 year	(766)	(766)
Net assets	<u>194,371</u>	<u>194,371</u>

	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	23,020	23,020
Current assets	164,258	164,258
Creditors less than 1 year	(766)	(766)
Net assets	<u>186,512</u>	<u>186,512</u>

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

England & Wales - Charity number 203918

Accounts

The John White Homes - War Memorial - Trust

ADMINISTERING

*Nine Dwellings, completed in 1951 and known as The John White Close, Higham Ferrers,
Donor --- the late JOHN WHITE, Esq., H.F.*

Town Hall,
Market Square,
Higham Ferrers,
Northamptonshire,
NN10 8BT
Telephone 01933 312075

Annual Report 2021-22

Introduction

The Trust was created by a Deed dated 29 December 1950, that sets out the circumstances in which the Donor, Mr John White, a prominent Boot and Shoe Manufacturer in Rushden and Higham Ferrers, provided the Trust with a sum of £10,000-00, property situated in Wood Street, Higham Ferrers and an area of land in Midland Road, Higham Ferrers (on which the Trust Homes were subsequently built). This endowment, including the proceeds from the sale of the Wood Street property were used to finance the construction of the nine Trust Homes which are now known as The John White Close, being occupied at a nominal rent by elderly persons selected as beneficiaries of the Trust in accordance with criteria set out in the Trust Deed.

The Trustees

The Trust Deed provides for a maximum of eleven, and not less than four trustees, with provision for four 'Family Trustees', three 'Corporation Trustees', the Vicar of

Higham Ferrers and an 'Additional Trustee' to represent the non-conformists in the locality.

The original 'Family Trustees' comprised the Donor, Mr John White, his wife, and his daughter Mrs Florence E Wilson together with her husband, Mr John L Wilson. The

last surviving original trustee, Mrs Wilson died in 1999. At the present time the

'Family Trustees' are Mr Bert Jackson and Mr David Hudson. Former 'Family Trustee' Mr David R Hill retired from the position in August 2022 due to ill health. The 'Corporation Trustees' were originally to be nominated by the Higham Ferrers Borough Council, being succeeded by the Higham Ferrers Town Council in 1974. The Trust Deed suggests that the Mayor, Deputy Mayor and Town Clerk should be nominated and this has been the case. For the year of May 2021-May 2022 the Mayor and Deputy Mayor were Councillor Christina Reavey and Councillor Angela Gardner. For the year of May 2022-May 2023 the Mayor and Deputy Mayor are Councillor Nigel Brown and Councillor Vijay Paul, who replaced Councillor Angela Gardner who had to step down from her position as Deputy Mayor mid-year. The Town Clerk was Mrs Sandra Mitcham until 31st March 2022, upon which the Town Clerk became Miss Alicia Schofield. Reverend Michelle Dalliston was appointed as a Trustee on 17th June 2020 by virtue of being the replacement and Interim Vicar of Higham Ferrers. Reverend Dalliston retired from her position in February 2022 due to moving to another district within the Diocese. We have not had representation from St Mary's church since Reverend Dalliston's departure then as there was no official replacement Vicar in Higham Ferrers, but one has just been appointed for the upcoming year and we hope to invite her to become a Trustee when she arrives. Mr Brian Kirk, a resident of Higham Ferrers since his marriage in 1969, holds the position of Church Steward and Property Steward on the Methodist Church Council and has been the 'Additional Trustee' since his appointment on 17th June 2020.

The Objects of the Trust

The objects of the Trust as set out within the Trust deed are as follows:

"To alleviate the hardships of persons of either sex of limited means residing or

who have resided in or near the Borough of Higham Ferrers aforesaid or elsewhere in the United Kingdom by all or any of the following methods (that is to

say):-

(a) The provision of houses or lodgings or apartments for such persons or some of them respectively at rents or free of rents within their his or her means
 (b) The provision of financial assistance to all or any of such persons for such period or periods (whether continuous or discontinuous) as the Trustees may from time to time at their absolute discretion think fit
 (c) The fixing of the maximum rents to be paid for the properties respectively for the time being held in trust for the charity
 (d) The acquisition from time to time for the purposes of the charity of other property (whether freehold or leasehold held for a term of which not less than 60 years is still unexpired at the time of the acquisition) such property as and when acquired (unless and until the said lands and funds have been vested as aforesaid) to be vested in the Trustees or the survivors of them
 (e) The provision of gifts from the property and funds of the charity (whether of land or money or investments) to other charities or charitable Institutions having objects similar with those of this Charity
 (f) The payment from time to time or at any time out of the funds of the Charity of subscriptions of donations to other charitable Institutions as the Trustees may at their absolute discretion think proper."

The Trust Homes

The nine Trust Homes are situated on land in Midland Road originally acquired for the purpose by the Donor being conveniently located close to the town centre. These single storey dwellings were designed by Professor A Richardson to a very high architectural standard at the time and comprise three blocks of three dwellings on three sides of a central green giving views of the Parish Church to the open south side. The buildings are constructed in hand-made brick under steep pitch tiled roofs

with leaded light glazing. Each has two bedrooms. Gas fired boiler with radiators and central heating was installed in 1973 and secondary glazing in 2004. The timber framed windows were replaced with white uPVC double glazed windows with a style in-keeping with the original design during 2019/20. In July 2021 elements of the copper guttering were replaced with plastic black ogee. The original copper downpipes and hoppers remain. The character of the development essentially remains as it was when built in 1951.

The Beneficiaries of the Trust

The Trust Homes provide accommodation at rents substantially below the market

rates for occupants who are selected in accordance with the criteria set out in the

Trust Deed as follows:-

“Each applicant for a home shall be allocated and shall be considered on his or

her respective merits and those of his or her spouse and primary regard in the

following sequence shall be had to:-

(a) Length of residence in the Borough of Higham Ferrers aforesaid

(b) Advancing years

(c) Infirmary

(d) Hardship (financial or domestic)

(e) Such other causes and matter and things as may to the Trustees seem fit.”

In general the Trustees have favoured couples as providing best use of the properties and at 20th September 2022 three homes were so occupied, with widows

occupying the remainder. The rent payable during the period of this report was £50.00 per week to 31st March 2022, increasing to £51.55

from 1st April 2022 in line with the state pension increase. There were no occupiers in receipt of Housing Benefit.

Accounts for Year to 30 September 2022

A copy of the Certified Accounts is attached as an Appendix to this Report from

which it will be apparent that the Trust has income comprising the rent for the Trust

Homes and any interest on fund balances. The ongoing expenses continue to relate

to the maintenance and improvement of the dwellings, adjacent footpaths, the

upkeep of the grounds, appropriate insurance for the Trust and bank account fees.

The day-to-day administration is undertaken by the Secretary. An annual administration fee is paid to the Higham Ferrers Town Council. The fee charged for the period of this report was £2000. A one-off administration fee of £200 currently applies for a change of tenancy.

No payments or expenses were paid to any of the Trustees or the Secretary.

Reserves Policy

It is considered that a General Fund balance of some £10,000 is necessary to provide a working fund to finance the day-to-day costs of the Trust. In addition, a Property Repair and Improvement Reserve of £90,000 is considered prudent for maintaining the nine dwellings and as provision for property improvements in the short/medium term.

Enquiries

All enquiries about the Trust should be addressed to:

The Trust Secretary, The Town Clerk, Town Hall, Market Square, Higham Ferrers,

Northamptonshire, NN10 8BT. Telephone/Fax 01933 312075.

Report prepared by Emily Arrow, Trust Secretary

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST

FINANCIAL YEAR TO 30 SEPTEMBER 2022

Rent Debtors	0.00
	<u>0.00</u>

Creditors	No. 1 Rent	100.00
	No. 2 Rent	94.00
	No. 3 Rent	190.00
	No. 4 Rent	6.00
	No. 5 Rent	94.00
	No. 7 Rent	94.00
	No. 9 Rent	188.00
		<u>766.00</u>

Rent Reconciliation	Received as Rent	23,790.60
		<u>23,790.60</u>
	Rent balance at 29/09/19	766.00
		24,556.60
		<u>24,556.60</u>
	Add Debtors at 29/09/20	0.00
		24,556.60
	Less Creditors at 29/09/20	766.00
		<u>£23,790.60</u>
	Rent Due : £200 x 6 payments	23,790.60
	£203.20 x 7 payments	

£23,790.60

Bank Reconciliation	Opening Balance at 29/09/21	173,375.79
	Add Receipts	25,608.34
		<u>198,984.13</u>
	Less Payments	22,923.39
		<u>176,060.74</u>

Closing Balance at 29/09/21 £176,060.74

Business A/c. as at 29/09/21	66,637.51
Current A/c. as at 29/09/21	59,423.23
Blackrock Charinco (at cost)	50,000.00
	<u>£176,060.74</u>

John White Homes (War Memorial) Trust Rents Paid 2021-22																			
Rent £50 per week (4 weeks in advance) to April 2022																			
Rent £51.55 a week (4 weeks in advance) from April 2022																			
No.	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Credit	Debit	Year end 29/9/21	Year end 30/9/22	
1	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			100.00	100.00
2	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			94.00	94.00
3	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			190.00	190.00
4	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			6.00	6.00
5	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			94.00	94.00
6	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			0.00	0.00
7	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			94.00	94.00
8	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			0.00	0.00
9	200.00	200.00	200.00	200.00	200.00	200.00	200.00	206.20	206.20	206.20	206.20	206.20	206.20	206.20	2643.40			188.00	188.00
	1800.00	1800.00	1800.00	1800.00	1800.00	1800.00	1800.00	1855.80	1855.80	1855.80	1855.80	1855.80	1855.80	1855.80	23790.60	0.00	0.00	766.00	766.00

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - EXPENDITURE to 30th September 2022

Invoice Date	Cheque No. or Online Pay Date	Payee	Property	Reason	Insurance	Maint Grounds	Maint Gas	Maint Electricity	Maint General	Charity Admin/Bank Fees
20.8.21	11.10.21	Bee Safe Pest Control	3	Treatment of wasps nest					150.00	
21.09.21	11.10.21	Stephen J Pell	1	Replace broken roof tiles					25.00	
15.09.21	15.10.21	Stephen J Pell	5&6	Replace roof tiles					505.00	
07.10.21	15.10.21	Colson & Loaring	3	Call out to boiler fault			108.00			
20.10.21	22.10.21	Stephen J Pell		Remove concrete slabs					1,260.00	
29.10.21	05.11.21	Trelawn Garden Service		Grounds Maintenance July -Oct	800.00					
26.10.21	05.11.21	Mancraft Fencing Ltd		Erect post and rail fence					1,608.00	
19.11.21	02.12.21	Colson & Loaring	3	Leaking radiator			108.00			
22.11.21	02.12.21	Colson & Loaring	3	Re-pressurise boiler			54.00			
22.11.21	02.12.22	Colson & Loaring	1	Re-pressurise boiler			81.00			
12.11.21	02.12.23	W.Cave Electrical	5, 8, 9	Flood light repairs and replace smoke detector at 9				273.62		
25.11.21	02.12.24	W.Cave Electrical	2, 3, 7	Flood lights and security light repairs				265.77		
3.12.21	15.12.21	Colson & Loaring	2	Boiler service and landlord safety check			156.00			
3.12.21	15.12.21	Colson & Loaring	3	Boiler service and landlord safety check						
3.12.21	15.12.21	Colson & Loaring	4	Boiler service and landlord safety check			156.00			
3.12.21	15.12.21	Colson & Loaring	5	Boiler service and landlord safety check			156.00			
3.12.21	23.12.21	Colson & Loaring	2	Boiler service and landlord safety check			156.00			
-	8.1.22	HSBC		Bank account fee						5.00
26.11.21	12.1.22	Turneys		Hedge cutting		1,344.00				
22.12.21	20.01.22	Colson & Loaring	3	New boiler			2,941.24			
12.01.22	20.01.22	W.Cave Electrical	2, 6	Repair security light				105.04		
-	8.2.22	HSBC		Bank account fee						5.00
11.02.22	762 23.2.22	Wilson Browne Solicitors		ID certification AS, BK, DH					40.00	
01.02.22	11.02.22	Colson & Loaring	1	Boiler re-pressurise system			66.00			
24.01.22	11.02.22	Colson & Loaring	5	Boiler replacement pressure gauge			143.03			
18.02.22	25.02.22	Stephen J Pell	7	Replace missing roof tile					45.00	
21.02.22	25.02.22	W.Cave Electrical	2	Install new security light				169.06		
28.2.22	7.3.22	Michael Skeats		Wall repair					1,098.00	
-	11.3.22	HSBC		Bank account fee						5.00
8.3.22	24.3.22	Turneys		Hedge cutting		300.00				
28.2.22	24.3.22	Colson & Loaring	9	Boiler - new pump valve and circulation pump			465.00			
18.3.22	24.3.22	Colson & Loaring	2	Replace batteries in wireless room stat for boiler			112.80			
-	8.4.22	HSBC		Bank account fee						5.40
25.3.22	21.4.22	Stephen J Pell	2, 3, 4, 7, 8, 9	Roof repairs, door frame repairs, top up central heating etc					670.00	
8.4.22	21.4.22	Colson & Loaring	2	Cistern repairs					155.22	
-	9.5.22	HSBC		Bank account fee						5.00
4.5.22	17.5.22	Colson & Loaring	3	Room stat enquiry			54.00			
6.5.22	17.5.22	Colson & Loaring	2	Heating/hot water issue, room stat on frost setting			54.00			
19.4.22	17.5.22	Colson & Loaring	7	Boiler service and landlord safety check			156.00			
-	8.6.22	HSBC		Bank account fee						5.00
24.5.22	17.6.22	W.Cave Electrical	8	Repair front security light				51.08		
20.5.22	17.6.22	Colson & Loaring	1	Boiler- low pressure, heat exchanger not working. Re-pressurised. Needs replacement.			81.00			

[illegible]

THE JOHN WHITE HOMES (WAR MEMORIAL) TRUST - RECEIPTS to 30th September 2022

Date	Type	From Whom	Details	Rent	Blackrock	Interest	Other
	Credit or BP (bank payment)						
11/10/2021	Credit	No 1 Rent - Beesley	1	200.00			
11/10/2021	Credit	No 6 Rent - Ricker	6	200.00			
11/10/2021	BP	No 8 Rent - Hart	8	200.00			
16/10/2021	Credit	Business account interest				£0.55	
18/10/2021	Credit	No 5 Rent - Hart	5	200.00			
18/10/2021	Credit	No 7 Rent - Perry	7	200.00			
18/10/2021	Credit	No 3 Rent - Jarvis	3	200.00			
18/10/2021	Credit	No 4 Rent - Jones	4	200.00			
18/10/2021	Credit	No 9 Rent - Sawford	9	200.00			
18/10/2021	Credit	No 2 Rent - Neville	2	200.00			
20/10/2021	Credit	BR Charitable UK Bond			406.50		
08/11/2021	Credit	No 1 Rent - Beesley	1	200.00			
08/11/2021	Credit	No 6 Rent - Ricker	6	200.00			
08/11/2021	BP	No 8 Rent - Hart	8	200.00			
15/11/2021	Credit	No 5 Rent - Hart	5	200.00			
15/11/2021	Credit	No 7 Rent - Perry	7	200.00			
15/11/2021	Credit	No 3 Rent - Jarvis	3	200.00			
15/11/2021	Credit	No 2 Rent - Neville	2	200.00			
15/11/2021	Credit	No 9 Rent - Sawford	9	200.00			
15/11/2021	Credit	No 4 Rent - Jones	4	200.00			
17/11/2021	Credit	Business account interest				£0.57	
06/12/2021	Credit	No 1 Rent - Beesley	1	200.00			
06/12/2021	Credit	No 6 Rent - Ricker	6	200.00			
06/12/2021	BP	No 8 Rent - Hart	8	200.00			
13/12/2021	Credit	No 5 Rent - Hart	5	200.00			
13/12/2021	Credit	No 3 Rent - Jarvis	3	200.00			
13/12/2021	Credit	No 7 Rent - Perry	7	200.00			
13/12/2021	Credit	No 2 Rent - Neville	2	200.00			
13/12/2021	Credit	No 9 Rent - Sawford	9	200.00			

13/12/2021	Credit	No 4 Rent - Jones	4	200.00			
17/12/2021	Credit	Business account interest				£0.55	
03/01/2022	BP	No 8 Rent - Hart	8	200.00			
04/01/2022	Credit	No 1 Rent - Beesley	1	200.00			
04/01/2022	Credit	No 6 Rent - Ricker	6	200.00			
10/01/2022	Credit	No 5 Rent - Hart	5	200.00			
10/01/2022	Credit	No 7 Rent - Perry	7	200.00			
10/01/2022	Credit	No 3 Rent - Jarvis	3	200.00			
10/01/2022	Credit	No 2 Rent - Neville	2	200.00			
10/01/2022	Credit	No 9 Rent - Sawford	9	200.00			
10/01/2022	Credit	No 4 Rent - Jones	4	200.00			
12/01/2022	Credit	Colson and Loaring SW Duplicate Payment		156.00			
16/01/2022	Credit	Business account interest				£0.57	
20/01/2022	Credit	BR Charitable UK Bond			406.50		
31/01/2022	Credit	No 1 Rent - Beesley	1	200.00			
31/01/2022	Credit	No 6 Rent - Ricker	6	200.00			
31/01/2022	BP	No 8 Rent - Hart	8	200.00			
07/02/2022	Credit	No 5 Rent - Hart	5	200.00			
07/02/2022	Credit	No 3 Rent - Jarvis	3	200.00			
07/02/2022	Credit	No 7 Rent - Perry	7	200.00			
07/02/2022	Credit	No 2 Rent - Neville	2	200.00			
07/02/2022	Credit	No 9 Rent - Sawford	9	200.00			
07/02/2022	Credit	No 4 Rent - Jones	4	200.00			
17/02/2022	Credit	Business account interest				0.57	
28/02/2022	Credit	No 1 Rent - Beesley	1	200.00			
28/02/2022	Credit	No 6 Rent - Ricker	6	200.00			
28/02/2022	BP	No 8 Rent - Hart	8	200.00			
07/03/2022	Credit	No 5 Rent - Hart	5	200.00			
07/03/2022	Credit	No 3 Rent - Jarvis	3	200.00			
07/03/2022	Credit	No 7 Rent - Perry	7	200.00			
07/03/2022	Credit	No 2 Rent - Neville	2	200.00			
07/03/2022	Credit	No 9 Rent - Sawford	9	200.00			
07/03/2022	Credit	No 4 Rent - Jones	4	200.00			
17/03/2022	Credit	Business account interest				1.53	

28/03/2022	Credit	No 1 Rent - Beesley		1	206.20			
28/03/2022	Credit	No 6 Rent - Ricker		6	206.20			
28/03/2022	BP	No 8 Rent - Hart		8	6.20			
28/03/2022	Credit	No 8 Rent - Hart		8	200.00			
04/04/2022	Credit	No 5 Rent - Hart		5	206.20			
04/04/2022	Credit	No 3 Rent - Jarvis		3	206.20			
04/04/2022	Credit	No 7 Rent - Perry		7	206.20			
04/04/2022	Credit	No 2 Rent - Neville		2	206.20			
04/04/2022	Credit	No 9 Rent - Sawford		9	206.20			
04/04/2022	Credit	No 4 Rent - Jones		4	206.20			
17/04/2022	Credit	Business account interest					2.83	
20/04/2022	Credit	BR Charitable UK Bond			406.50			
25/04/2022	Credit	No 1 Rent - Beesley		1	206.20			
25/04/2022	Credit	No 6 Rent - Ricker		6	206.20			
25/04/2022	BP	No 8 Rent - Hart		8	6.20			
25/04/2022	Credit	No 8 Rent - Hart		8	200.00			
03/05/2022	Credit	No 5 Rent - Hart		5	206.20			
03/05/2022	Credit	No 3 Rent - Jarvis		3	206.20			
03/05/2022	Credit	No 7 Rent - Perry		7	206.20			
03/05/2022	Credit	No 2 Rent - Neville		2	206.20			
03/05/2022	Credit	No 9 Rent - Sawford		9	206.20			
03/05/2022	Credit	No 4 Rent - Jones		4	206.20			
17/05/2022	Credit	Business account interest					2.74	
23/05/2022	Credit	No 1 Rent - Beesley		1	206.20			
23/05/2022	Credit	No 6 Rent - Ricker		6	206.20			
23/05/2022	BP	No 8 Rent - Hart		8	6.20			
23/05/2022	Credit	No 8 Rent - Hart		8	200.00			
30/05/2022	Credit	No 5 Rent - Hart		5	206.20			
30/05/2022	Credit	No 3 Rent - Jarvis		3	206.20			
30/05/2022	Credit	No 7 Rent - Perry		7	206.20			
30/05/2022	Credit	No 2 Rent - Neville		2	206.20			
30/05/2022	Credit	No 9 Rent - Sawford		9	206.20			
30/05/2022	Credit	No 4 Rent - Jones		4	206.20			
17/06/2022	Credit	Business account interest					2.83	

20/06/2022	Credit	No 1 Rent - Beesley	1	206.20			
20/06/2022	Credit	No 6 Rent - Ricker	6	206.20			
20/06/2022	BP	No 8 Rent - Hart	8	6.20			
20/06/2022	Credit	No 8 Rent - Hart	8	200.00			
27/06/2022	Credit	No 5 Rent - Hart	5	206.20			
27/06/2022	Credit	No 3 Rent - Jarvis	3	206.20			
27/06/2022	Credit	No 7 Rent - Perry	7	206.20			
27/06/2022	Credit	No 2 Rent - Neville	2	206.20			
27/06/2022	Credit	No 9 Rent - Sawford	9	206.20			
27/06/2022	Credit	No 4 Rent - Jones	4	206.20			
17/07/2022	Credit	Business account interest				2.74	
18/07/2022	Credit	No 1 Rent - Beesley	1	206.20			
18/07/2022	Credit	No 6 Rent - Ricker	6	206.20			
18/07/2022	BP	No 8 Rent - Hart	8	6.20			
18/07/2022	Credit	No 8 Rent - Hart	8	200.00			
20/07/2022	Credit	BR Charitable UK Bond		406.50			
25/07/2022	Credit	No 5 Rent - Hart	5	206.20			
25/07/2022	Credit	No 3 Rent - Jarvis	3	206.20			
25/07/2022	Credit	No 7 Rent - Perry	7	206.20			
25/07/2022	Credit	No 2 Rent - Neville	2	206.20			
25/07/2022	Credit	No 9 Rent - Sawford	9	206.20			
25/07/2022	Credit	No 4 Rent - Jones	4	206.20			
15/08/2022	Credit	No 1 Rent - Beesley	1	206.20			
15/08/2022	Credit	No 6 Rent - Ricker	6	206.20			
15/08/2022	BP	No 8 Rent - Hart	8	6.20			
15/08/2022	Credit	No 8 Rent - Hart	8	200.00			
17/08/2022	Credit	Business account interest				8.12	
22/08/2022	Credit	No 5 Rent - Hart	5	206.20			
22/08/2022	Credit	No 3 Rent - Jarvis	3	206.20			
22/08/2022	Credit	No 7 Rent - Perry	7	206.20			
22/08/2022	Credit	No 2 Rent - Neville	2	206.20			
22/08/2022	Credit	No 9 Rent - Sawford	9	206.20			
22/08/2022	Credit	No 4 Rent - Jones	4	206.20			
12/09/2022	Credit	No 1 Rent - Beesley	1	206.20			

12/09/2022	Credit	No 6 Rent - Ricker	6	206.20				
12/09/2022	BP	No 8 Rent - Hart	8	6.20				
17/09/2022	Credit	Business account interest				12.14		
12/09/2022	Credit	No 8 Rent - Hart	8	200.00				
20/09/2022	Credit	No 5 Rent - Hart	5	206.20				
20/09/2022	Credit	No 3 Rent - Jarvis	3	206.20				
20/09/2022	Credit	No 7 Rent - Perry	7	206.20				
20/09/2022	Credit	No 2 Rent - Neville	2	206.20				
20/09/2022	Credit	No 9 Rent - Sawford	9	206.20				
20/09/2022	Credit	No 4 Rent - Jones	4	206.20				
TOTALS				£23,946.60	£1,626.00	£35.74	£0.00	
TOTAL RECEIPTS							£25,608.34	

JOHN WHITE MEMORIAL HOMES
UNAUDITED FINANCIAL STATEMENTS
29 SEPTEMBER 2022

MEADOWS & CO LIMITED

Chartered accountants
Headlands House
1 Kings Court
Kettering Parkway
Kettering
NN15 6WJ

JOHN WHITE MEMORIAL HOMES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOHN WHITE MEMORIAL HOMES

YEAR ENDED 29 SEPTEMBER 2022

I report to the trustees on my examination of the financial statements of John White Memorial Homes ('the charity') for the year ended 29 September 2022.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

INDEPENDENT EXAMINER'S STATEMENT

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



B Cook ACA FCCA
Independent Examiner

Headlands House
1 Kings Court
Kettering Parkway
Kettering
NN15 6WJ

6 June 2023

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 29 SEPTEMBER 2022

		2022		2021
		Unrestricted	Total funds	Total funds
	Note	funds	£	£
Income resources				
Rent receivable	4	23,791	23,791	23,400
Investment income	5	1,662	1,662	1,769
General fund transfer	6	—	—	(2,000)
Total incoming resources		<u>25,453</u>	<u>25,453</u>	<u>23,169</u>
Expenditure				
Resources used				
General expenditure	7	22,167	22,167	16,164
Special fund transfer	8	—	—	(2,000)
Total expenditure		<u>22,167</u>	<u>22,167</u>	<u>14,164</u>
Net increase/decrease on investments	9	11,386	11,386	3,442
Net (expenditure)/income and net movement in funds		<u>(8,100)</u>	<u>(8,100)</u>	<u>5,563</u>
Reconciliation of funds				
Total funds brought forward		194,612	194,612	189,049
Total funds carried forward		<u>186,512</u>	<u>186,512</u>	<u>194,612</u>

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

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL POSITION

29 SEPTEMBER 2022

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Tangible fixed assets	12		23,020		23,020
CURRENT ASSETS					
Investments	13	38,505		49,891	
Cash at bank and in hand		125,753		123,067	
		<u>164,258</u>		<u>172,958</u>	
CREDITORS: amounts falling due within one year	14	<u>766</u>		<u>1,366</u>	
NET CURRENT ASSETS			<u>163,492</u>		<u>171,592</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>186,512</u>		<u>194,612</u>
FUNDS OF THE CHARITY					
Unrestricted funds			<u>186,512</u>		<u>194,612</u>
Total charity funds	15		<u>186,512</u>		<u>194,612</u>

These financial statements were approved by the board of trustees and authorised for issue on

....., and are signed on behalf of the board by:

Emily Arrow
Clerk to the Trustees

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 29 SEPTEMBER 2022

1. GENERAL INFORMATION

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Town Hall, Market Square, Higham Ferrers, Rushden, NN10 8BT.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

General funds represent the funds of the trust that are not subject to any restrictions regarding their use and are available for application on the general purposes of the trust. Funds designated for a particular purpose by the trust are restricted.

The accounts include all transactions, assets and liabilities for which the trust is responsible in law.

Incoming resources

Ordinary income - rental income from the letting of the trust premises is recognised when the rental is due.

Income from investments - interest is accounted for when receivable.

Investments - fixed assets investments are stated at fair value.

Resources expended

Expenditure is recognised on an accrual basis and relates to the maintenance and improvements of the dwellings, adjacent footpaths and the upkeep of the grounds.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2022

3. ACCOUNTING POLICIES (continued)

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

4. RENT RECEIVABLE

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Rent receivable	23,791	23,791	23,400	23,400

5. INVESTMENT INCOME

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Dividends received	1,626	1,626	1,762	1,762
Bank interest received	36	36	7	7
	<u>1,662</u>	<u>1,662</u>	<u>1,769</u>	<u>1,769</u>

6. GENERAL FUND TRANSFER

	Restricted Funds £	Total Funds 2022 £	Restricted Funds £	Total Funds 2021 £
Transfer (to) / from general fund	—	—	(2,000)	(2,000)

7. GENERAL EXPENDITURE

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Repairs and maintenance	15,529	15,529	9,841	9,841
Admin costs	3,994	3,994	4,103	4,103
Garden services	2,644	2,644	2,220	2,220
	<u>22,167</u>	<u>22,167</u>	<u>16,164</u>	<u>16,164</u>

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2022

8. SPECIAL FUND TRANSFER

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Transfer to / (from) special fund	—	—	(2,000)	(2,000)

9. NET INCREASE/DECREASE ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Gains/(losses) in value of investments	(11,386)	(11,386)	(3,442)	(3,442)

10. INDEPENDENT EXAMINATION FEES

No fees were payable in respect of the independent examination.

11. TRUSTEE REMUNERATION AND EXPENSES

No trustees received remuneration or reimbursement of expenses.

12. TANGIBLE FIXED ASSETS

	Freehold property £
Cost	
At 30 September 2021 and 29 September 2022	23,020
Depreciation	
At 30 September 2021 and 29 September 2022	—
Carrying amount	
At 29 September 2022	23,020
At 29 September 2021	23,020

The freehold property is measured at its historical cost. The most recent survey carried out for insurance purposes stated the value of the property at £1,777,000.

13. INVESTMENTS

	2022 £	2021 £
Investments	38,505	49,891

14. CREDITORS: amounts falling due within one year

	2022 £	2021 £
Trade creditors	766	1,366

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2022

15. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 30 September 2021 £	Income £	Expenditure £	Gains and losses £	At 29 September 2022 £
General fund	194,612	25,453	(22,167)	(11,386)	186,512

	At 30 September 2020 £	Income £	Expenditure £	Gains and losses £	At 29 September 2021 £
General fund	187,049	25,169	(14,164)	(3,442)	194,612

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Total Funds 2022 £
Tangible fixed assets	23,020	23,020
Current assets	164,258	164,258
Creditors less than 1 year	(766)	(766)
Net assets	186,512	186,512

	Unrestricted Funds £	Total Funds 2021 £
Tangible fixed assets	23,020	23,020
Current assets	172,958	172,958
Creditors less than 1 year	(1,366)	(1,366)
Net assets	194,612	194,612

JOHN WHITE HOMES (WAR MEMORIAL) TRUST

England & Wales - Charity number 203918

Accounts

The John White Homes - War Memorial - Trust

ADMINISTERING

*Nine Dwellings, completed in 1951 and known as The John White Close, Higham Ferrers,
Donor --- the late JOHN WHITE, Esq., H.F.*

Secretary and Treasurer to the Trust
Sandra Mitcham, FILCM, Town Clerk

Town Hall,
Market Square,
Higham Ferrers,
Northamptonshire,
NN10 8BT
Telephone 01933 312075

Annual Report 2019-20

Introduction

The Trust was created by a Deed dated 29 December 1950, that sets out the circumstances in which the Donor, Mr John White, a prominent Boot and Shoe Manufacturer in Rushden and Higham Ferrers, provided the Trust with a sum of £10,000-00, property situated in Wood Street, Higham Ferrers and an area of land in Midland Road, Higham Ferrers (on which the Trust Homes were subsequently built). This endowment, including the proceeds from the sale of the Wood Street property were used to finance the construction of the nine Trust Homes which are now known as The John White Close, being occupied at a nominal rent by elderly persons selected as beneficiaries of the Trust in accordance with criteria set out in the Trust Deed.

The Trustees

The Trust Deed provides for a maximum of eleven, and not less than four trustees, with provision for four 'Family Trustees', three 'Corporation Trustees', the Vicar of Higham Ferrers and an 'Additional Trustee' to represent the non-conformists in the locality.

The original 'Family Trustees' comprised the Donor, Mr John White, his wife, and his daughter Mrs Florence E Wilson together with her husband, Mr John L Wilson. The last surviving original trustee, Mrs Wilson died in 1999. At the present time the 'Family Trustees' are Mr David R Hill, Mr Bert Jackson and Mr David Hudson. The 'Corporation Trustees' were originally to be nominated by the Higham Ferrers Borough Council, being succeeded by the Higham Ferrers Town Council in 1974. The Trust Deed suggests that the Mayor, Deputy Mayor and Town Clerk should be nominated and this has been the case. For the year to May 2020 the Mayor and Deputy Mayor were Councillors Chris O'Rourke and Christina Reavey thereafter Councillor Christina Reavey and Chris O'Rourke. The Town Clerk was Mrs Sandra Mitcham. Canon Richard Stainer was a Trustee from May 2014 by virtue of being Vicar of Higham

Ferrers. Reverend Michelle Dalliston was appointed 17th June 2020 by virtue of being his replacement and Interim Vicar of Higham Ferrers. Reverend Margaret Eales was appointed as the 'Additional Trustee' to represent the non-conformists in July 2015. On the 17th June 2020 Mr Brian Kirk was appointed as the 'Additional Trustee' replacing Reverend Margaret Eales who moved from Higham Ferrers to take up a new ministry position. Mr Brain Kirk, a resident of Higham Ferrers since his marriage in 1969, holds the position of Church Steward and Property Steward on the Methodist Church Council.

The Objects of the Trust

The objects of the Trust as set out within the Trust deed are as follows:

"To alleviate the hardships of persons of either sex of limited means residing or who have resided in or near the Borough of Higham Ferrers aforesaid or elsewhere in the United Kingdom by all or any of the following methods (that is to say):-

- (a) The provision of houses or lodgings or apartments for such persons or some of them respectively at rents or free of rents within their his or her means
- (b) The provision of financial assistance to all or any of such persons for such period or periods (whether continuous or discontinuous) as the Trustees may from time to time at their absolute discretion think fit
- (c) The fixing of the maximum rents to be paid for the properties respectively for the time being held in trust for the charity
- (d) The acquisition from time to time for the purposes of the charity of other property (whether freehold or leasehold held for a term of which not less than 60 years is still unexpired at the time of the acquisition) such property as and when acquired (unless and until the said lands and funds have been vested as aforesaid) to be vested in the Trustees or the survivors of them
- (e) The provision of gifts from the property and funds of the charity (whether of land or money or investments) to other charities or charitable Institutions having objects similar with those of this Charity
- (f) The payment from time to time or at any time out of the funds of the Charity of subscriptions or donations to other charitable Institutions as the Trustees may at their absolute discretion think proper."

The Trust Homes

The nine Trust Homes are situated on land in Midland Road originally acquired for the purpose by the Donor being conveniently located close to the town centre.

These single storey dwellings were designed by Professor A Richardson to a very high architectural standard at the time and comprise three blocks of three dwellings on three sides of a central green giving views of the Parish Church to the open south side. The buildings are constructed in hand-made brick under steep pitch tiled roofs with leaded light glazing and bespoke rainwater goods. Each has two bedrooms. Gas fired boiler with radiators and central heating was installed in 1973 and secondary

glazing in 2004. Last year the timber framed windows were replaced with white uPVC double glazed windows with a style in-keeping with the original design. The character of the development essentially remains as it was when built in 1951.

The Beneficiaries of the Trust

The Trust Homes provide accommodation at rents substantially below the market rates for occupants who are selected in accordance with the criteria set out in the Trust Deed as follows:-

“Each applicant for a home shall be allocated and shall be considered on his or her respective merits and those of his or her spouse and primary regard in the following sequence shall be had to:-

- (a) Length of residence in the Borough of Higham Ferrers aforesaid
- (b) Advancing years
- (c) Infirmary
- (d) Hardship (financial or domestic)
- (e) Such other causes and matter and things as may to the Trustees seem fit.”

In general the Trustees have favoured couples as providing best use of the properties and at 29 September 2019 six homes were so occupied, with widows occupying the remainder. The rent payable during the period of this report was £50-00 per week. There were no occupiers in receipt of Housing Benefit.

Accounts for Year to 29 September 2020

A copy of the Certified Accounts is attached as an Appendix to this Report from which it will be apparent that the Trust has income comprising the rent for the Trust Homes and any interest on fund balances. The ongoing expenses continue to relate to the maintenance and improvement of the dwellings, adjacent footpaths and the upkeep of the grounds.

The day-to-day administration is undertaken by the Secretary and Treasurer. An annual administration fee is paid to the Higham Ferrers Town Council. The fee charged for the period of this report was £1200, with a one-off administration fee of £200 for a change of tenancy.

No payments or expenses were paid to any of the Trustees, the Secretary or Treasurer.

Reserves Policy

It is considered that a General Fund balance of some £10,000 is necessary to provide a working fund to finance the day-to-day costs of the Trust. In addition a Property Repair and Improvement Reserve of £90,000 is considered prudent for maintaining the nine dwellings and as provision for property improvements in the short/medium term.

Enquiries

All enquiries about the Trust should be addressed to:

The Trust Secretary, The Town Clerk, Town Hall, Market Square, Higham Ferrers,

Northamptonshire, NN10 8BT. Telephone/Fax 01933 312075.
Report prepared by Sandra Mitcham, Trust Treasurer.

CHARITY REGISTRATION NUMBER: 203918

JOHN WHITE MEMORIAL HOMES
UNAUDITED FINANCIAL STATEMENTS
29 SEPTEMBER 2020

JOHN WHITE MEMORIAL HOMES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF JOHN WHITE MEMORIAL HOMES

YEAR ENDED 29 SEPTEMBER 2020

I report to the trustees on my examination of the financial statements of John White Memorial Homes ('the charity') for the year ended 29 September 2020.

RESPONSIBILITIES AND BASIS OF REPORT

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

INDEPENDENT EXAMINER'S STATEMENT

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



B Cook ACA FCCA
Independent Examiner

Headlands House
1 Kings Court
Kettering Parkway
Kettering
NN15 6WJ

15 February 2021

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 29 SEPTEMBER 2020

		Unrestricted funds £	2020 Restricted funds £	Total funds £	2019 Total funds £
	Note				
Income resources					
Rent receivable	4	23,321	–	23,321	23,290
Investment income	5	1,812	–	1,812	2,301
Transfer from general fund	6	–	1,600	1,600	1,600
Total incoming resources		<u>25,133</u>	<u>1,600</u>	<u>26,733</u>	<u>27,191</u>
Expenditure					
Resources used					
General expenditure	7	8,185	1,600	9,785	53,592
Transfer to special fund	8	1,600	–	1,600	1,600
Total expenditure		<u>9,785</u>	<u>1,600</u>	<u>11,385</u>	<u>55,192</u>
Net increase/decrease on investments	9	(1,571)	–	(1,571)	(163)
Net income/(expenditure) and net movement in funds		<u>16,919</u>	<u>–</u>	<u>16,919</u>	<u>(27,838)</u>
Reconciliation of funds					
Total funds brought forward		170,130	2,000	172,130	199,968
Total funds carried forward		<u>187,049</u>	<u>2,000</u>	<u>189,049</u>	<u>172,130</u>

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

The notes on pages 5 to 9 form part of these financial statements.

JOHN WHITE MEMORIAL HOMES

STATEMENT OF FINANCIAL POSITION

29 SEPTEMBER 2020

	Note	2020 £	2019 £
FIXED ASSETS			
Tangible fixed assets	12	23,020	23,020
CURRENT ASSETS			
Investments	13	53,333	51,762
Cash at bank and in hand		114,222	98,874
		<u>167,555</u>	<u>150,636</u>
CREDITORS: amounts falling due within one year	14	<u>1,526</u>	<u>1,526</u>
NET CURRENT ASSETS		<u>166,029</u>	<u>149,110</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>189,049</u>	<u>172,130</u>
FUNDS OF THE CHARITY			
Restricted funds		2,000	2,000
Unrestricted funds		187,049	170,130
Total charity funds	15	<u>189,049</u>	<u>172,130</u>

These financial statements were approved by the board of trustees and authorised for issue on 15 February 2021, and are signed on behalf of the board by:

Sandra Mitcham
Secretary and treasurer

The notes on pages 5 to 9 form part of these financial statements.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 29 SEPTEMBER 2020

1. GENERAL INFORMATION

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Town Hall, Market Square, Higham Ferrers, Rushden, NN10 8BT.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

General funds represent the funds of the trust that are not subject to any restrictions regarding their use and are available for application on the general purposes of the trust. Funds designated for a particular purpose by the trust are restricted.

The accounts include all transactions, assets and liabilities for which the trust is responsible in law.

Incoming resources

Ordinary income - rental income from the letting of the trust premises is recognised when the rental is due.

Income from investments - interest is accounted for when receivable.

Investments - fixed assets investments are stated at fair value.

Resources expended

Expenditure is recognised on an accrual basis and relates to the maintenance and improvements of the dwellings, adjacent footpaths and the upkeep of the grounds.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2020

3. ACCOUNTING POLICIES (continued)

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

4. RENT RECEIVABLE

	Unrestricted Funds	Total Funds 2020	Unrestricted Funds	Total Funds 2019
	£	£	£	£
Rent receivable	23,321	23,321	23,290	23,290

5. INVESTMENT INCOME

	Unrestricted Funds	Total Funds 2020	Unrestricted Funds	Total Funds 2019
	£	£	£	£
Dividends received	1,626	1,626	2,168	2,168
Bank interest received	186	186	133	133
	<u>1,812</u>	<u>1,812</u>	<u>2,301</u>	<u>2,301</u>

6. TRANSFER FROM GENERAL FUND

	Restricted Funds	Total Funds 2020	Restricted Funds	Total Funds 2019
	£	£	£	£
Transfer from general fund	1,600	1,600	1,600	1,600

7. GENERAL EXPENDITURE

	Unrestricted Funds	Restricted Funds	Total Funds 2020
	£	£	£
Repairs and maintenance	4,280	—	4,280
Admin costs	3,905	—	3,905
Garden services	—	1,600	1,600
	<u>8,185</u>	<u>1,600</u>	<u>9,785</u>

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2020

7. GENERAL EXPENDITURE (continued)

	Unrestricted Funds £	Restricted Funds £	Total Funds 2019 £
Repairs and maintenance	48,779	–	48,779
Admin costs	3,213	–	3,213
Garden services	–	1,600	1,600
	<u>51,992</u>	<u>1,600</u>	<u>53,592</u>

8. TRANSFER TO SPECIAL FUND

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Transfer to special fund	<u>1,600</u>	<u>1,600</u>	<u>1,600</u>	<u>1,600</u>

9. NET INCREASE/DECREASE ON INVESTMENTS

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Gains/(losses) in value of investments	<u>1,571</u>	<u>1,571</u>	<u>163</u>	<u>163</u>

10. INDEPENDENT EXAMINATION FEES

No fees were payable in respect of the independent examination.

11. TRUSTEE REMUNERATION AND EXPENSES

No trustees received remuneration or reimbursement of expenses.

12. TANGIBLE FIXED ASSETS

	Freehold property £
Cost	
At 30 September 2019 and 29 September 2020	<u>23,020</u>
Depreciation	
At 30 September 2019 and 29 September 2020	<u>–</u>
Carrying amount	
At 29 September 2020	<u>23,020</u>
At 29 September 2019	<u>23,020</u>

The freehold property is measured at its historical cost. The most recent survey carried out for insurance purposes stated the value of the property at £1,777,000.

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 29 SEPTEMBER 2020

13. INVESTMENTS

	2020	2019
	£	£
Investments	<u>53,333</u>	<u>51,762</u>

14. CREDITORS: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	<u>1,526</u>	<u>1,526</u>

15. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 30 September 2019	Income £	Expenditure £	Gains and losses £	At 29 September 2020
General fund	<u>170,130</u>	<u>25,133</u>	<u>(9,785)</u>	<u>1,571</u>	<u>187,049</u>

	At 30 September 2018	Income £	Expenditure £	Gains and losses £	At 29 September 2019
General fund	<u>197,968</u>	<u>25,591</u>	<u>(53,592)</u>	<u>163</u>	<u>170,130</u>

Restricted funds

	At 30 September 2019	Income £	Expenditure £	Gains and losses £	At 29 September 2020
Special fund	<u>2,000</u>	<u>1,600</u>	<u>(1,600)</u>	<u>—</u>	<u>2,000</u>

	At 30 September 2018	Income £	Expenditure £	Gains and losses £	At 29 September 2019
Special fund	<u>2,000</u>	<u>1,600</u>	<u>(1,600)</u>	<u>—</u>	<u>2,000</u>

JOHN WHITE MEMORIAL HOMES

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 29 SEPTEMBER 2020

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Tangible fixed assets	23,020	—	23,020
Current assets	165,555	2,000	167,555
Creditors less than 1 year	(1,526)	—	(1,526)
Net assets	187,049	2,000	189,049

	Unrestricted Funds £	Restricted Funds £	Total Funds 2019 £
Tangible fixed assets	23,020	—	23,020
Current assets	148,636	2,000	150,636
Creditors less than 1 year	(1,526)	—	(1,526)
Net assets	170,130	2,000	172,130