

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			156.00			
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

		2022	2021
	Note	£	£
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