

**Charity Number: 206621**  
**Regulator of Social Housing Number A0185**

**THE FINCHLEY CHARITIES**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**Accountants:**  
Alwyns LLP  
Chartered Accountants  
Crown House  
151 High Road  
Loughton  
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IG10 4LG

**Office:**  
41a Wilmot Close  
East Finchley  
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**THE FINCHLEY CHARITIES**

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**for the Year Ended 31 March 2025**

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## **THE FINCHLEY CHARITIES**

<b>REGISTRATION</b>	By the Almshouse Association (Number 91) By the Charity Commission (Number 206621) By the Regulator of Social Housing (Number A0185)	
<b>PRINCIPAL OFFICE</b>	41a Wilmot Close East Finchley London N2 8HP	
<b>CHARITY WEBSITE</b>	<a href="http://www.thefinchleycharities.org">www.thefinchleycharities.org</a>	
<b>TRUSTEES</b>	Richard Merrin (C) – Chair Chinyere Ugwu (C) The Rev. Philip Davison (E) Graham Old (C) Leila Satar (C) Nigel Benjamin (C) Susanna Morales (C) Cllr Danny Rich (N) Cllr Claire Farrier (N) – appointed 20/05/2024 Helen Gordon (N) – appointed 11/11/2024 Jules Bickers (C) – appointed 24/02/2025 John Welch (C) – appointed 24/02/2025 Cllr Kathy McGuirk (N) – resigned 20/05/2024 Adam Gheasuddin (N) – resigned 24/02/2025 Michael Pughsley (C) – resigned 24/02/2025  (C) Co-opted (E) Ex-Officio (N) Nominated by London Borough of Barnet	
<b>FULL TIME CHIEF EXECUTIVE:</b>	Carmel Miedziolka MBA CIHCM	
<b>MANAGERS</b>	Head of Operations: Olu Babalola CIHCM Property Services Manager: Kevin Duberry	
<b>ACCOUNTANTS/AUDITORS</b>	Alwyns LLP Chartered Accountants Crown House, 151 High Road Loughton Essex IG10 4LG	Brindley Millen Limited Chartered Accountants & Registered Auditors 167 Turners Hill Cheshunt Hertfordshire EN8 9BH
<b>BANKERS</b>	Barclays Bank plc 1250 High Road London N20 0PB	CAF Bank Limited 25 Kings Hill Avenue West Malling Kent ME19 4JQ
<b>INVESTMENT MANAGERS</b>	Rathbones (Investec Wealth & Investment Limited) 30 Gresham Street London EC2V 7QN	
<b>SOLICITORS</b>	Devonshires Solicitors LLP 30 Finsbury Circus London EC2M 7DT	

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

#### **Constitution**

The Finchley Charities was founded in 1488 and operates under a Charity Scheme from the Charity Commission dated 3 March 2011 and also as a Registered Social Landlord.

The scheme states that the area of benefit extends into the London Borough of Barnet. The eligibility for residency applies to persons of limited means, aged 55 and above who find it difficult to find suitable and affordable housing for themselves and who are in need of support. The Finchley Charities also operates a Relief in Need fund for local persons and organisations requesting financial assistance subject to certain conditions.

The Finchley Charities own the Fuel Land Allotments. The day-to-day management is delegated to a voluntary management committee.

#### **Objectives**

The objectives of The Finchley Charities are the relief of poverty in the London Borough of Barnet. It does this by providing sheltered housing accommodation to beneficiaries over the age of 55 and donations to parish churches, individuals and organisations. Donations to the parish churches take precedence and are to be applied towards the upkeep and repair of the fabric of the church buildings. Other donations must not be recurrent or be applied to public funds or in relief of rates and taxes.

#### **Values, Mission and Vision**

During 2024 Residents, Colleagues and Trustees renewed and refreshed the Core Values of The Finchley Charities and were excited to confirm them as: Community, Inclusion, Support, Security and Quality. We are now working to further embed these Core Values into our culture by integrating them into training, performance evaluations, recognition programmes, and decision-making processes so that they remain a central part of the Charity.



**Community:** The Finchley Charities provides a caring service where respect for all is paramount.

**Inclusion:** The Finchley Charities work in conjunction with trusted, local partners to deliver a holistic service for its residents.

**Support:** The Charity prides itself on providing a friendly, caring and welcoming environment where residents can live independently and feel safe and listened to.

**Security:** Residents of The Finchley Charities enjoy a peaceful, safe neighbourhood, a refuge in older age.

**Quality:** The Finchley Charities provides high quality, accessible homes for the local community delivering an independent lifestyle for all.

#### **Our Values**

Our Values shape how we deliver our Mission and Vision.

#### **Our Mission**

The Finchley Charities enhances lives by providing good quality homes, allotments and grants, together with excellent support services to tackle social isolation, loneliness and improve wellbeing.

#### **Our Vision**

To become the leading community housing charity that is centred on providing a trusted, secure and safe environment for older people.



## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES (continued)** **for the Year Ended 31 March 2025**

#### **Governance**

The Trustees have established systems and processes that determine strategic direction and policies. These are regularly reviewed. The Trustees also determine short, medium and long-term priorities, and review associated risks.

The Trustees give day-to-day authority to the managers but delegate to their Chief Executive, the responsibility to ensure compliance with their policies and procedures and to liaise as required with their professional advisors and regulatory bodies. All Trustees are volunteers. Co-opted Trustees are selected for their experience and complementary skills. The London Borough of Barnet is entitled to nominate three Trustees.

The Trustees meet formally a minimum of four times a year. In addition, there are five Committees; Finance and Information Technology (IT), Property Services, Housing and Support Services, Fuel Land Allotments and Health and Safety. All Committees meet at least four times a year.

The Finance and IT Committee has responsibility for reviewing internal and external Audit reports and HR. The Trustees review the financial position at each meeting and consider all proposals made by the Finance and IT Committee.

All Committees meet more regularly as and when the need arises.

The principal role of the Trustees is to provide and review the strategic direction, have financial oversight, adopt a Budget, ensure income is applied within a reasonable time, obtain necessary assurances the organisation complies with the law and regulation and oversee the work of the Committees and the Chief Executive.

To ensure good governance and compliance with the National Housing Federation's Code of Governance following a governance review during 2020, The Finchley Charities undertook a review of the governing documents during the period which included:

1. The Charity Scheme.
2. Governance procedures.
3. Trustees Code of Conduct.
4. An action plan to ensure The Finchley Charities are compliant with the NHF's Code of Governance to ensure good governance continues to be in place.

A refresh of the Governance Procedures is planned for 25/26

#### **Control Environment/Procedures**

The Trustees have delegated authority and established lines of responsibility accordingly. Business and management controls set standards of professionalism and integrity for operations, which are managed by experienced and suitably qualified persons.

The Trustees believe that relative to the number of staff, The Finchley Charities has adequate and effective key internal controls.

Policies and procedures are written, implemented and followed. Policies and procedures are regularly reviewed and ratified by Trustees. The review timeframe is dependent on the policy, regulatory requirements and best practice. The introduction of new policies is considered and ratified by Trustees.

#### **Risk Management**

The Finchley Charities has a risk management plan. The major risks to which The Finchley Charities is exposed, as identified by the Trustees, are regularly reviewed and steps taken to mitigate those risks.

The Finchley Charities' risks are reviewed regularly and tabled at Trustee meetings to ensure robust risk management is in place. A Risk Management Working Group has been set up as part of the Finance and IT Committee's workplan.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES (continued)** **for the Year Ended 31 March 2025**

#### **Fire Risk Assessment**

We use a third party to conduct our regular external Fire Risk Assessments. This year the Fire Risk assessor presented their findings to the new Health and Safety Committee which, together with the Senior Leadership Team, oversee the completion of the actions, improvements and training recommended for the Charity. All services have been graded Tolerable and are compliant with the emerging requirements of Awaab's Law, part of the Social Housing (Regulation) Act 2023, which requires social landlords to fix reported health and safety hazards within specified timeframes. It takes into account the 29 health and safety hazards outlined in the Housing Health and Safety Rating System (HHSRS). Specifically, Awaab's Law focuses on hazards that pose a significant risk to the health or safety of the actual resident, even if they are not at the highest HHSRS category 1

#### **Community Engagement & Fundraising**

The level of enthusiasm amongst the Residents of The Finchley Charities for Community related opportunities is high. This was evidenced during 2024-25 by the responses of the Residents to The Tenant Satisfaction Measures Survey and in other interactions with our Colleagues. We estimate that approximately 30% of all Residents are interested in accessing community training and volunteering opportunities and there have been a number of such opportunities during the year. To guide and accelerate our efforts, we engaged with [CharityWorks](#) to recruit and train a graduate intern as a Community Development Support Worker. The trainee joined us in September 2024 on a 12-month fixed term contract and has been instrumental in many of the successes achieved.

Hence, we continue to actively develop links with our local communities, peers and key stakeholders prior to identifying appropriate local improvement opportunities and prioritising projects / resources, funding and a fundraising pipeline. Our focus is on ensuring our residents are enabled to make the best use of community assets, resources and relationships to support health and well-being. Community assets include any formal or informal resources, services or activities that help to support health and well-being, such as community organisations and groups, food banks, sports clubs, community centres, faith groups, open spaces, or law and advice services. We are particularly focused on housing, food and nutrition, and health services.

An example of such closer engagement is our work on the Fuel Land Allotments. This resource of 122 allotment plots is held by The Finchley Charities in perpetuity for individuals who live in the London Borough of Barnet. This year, we started converting one of the plots into a "Community Plot" to provide opportunities for volunteers to grow fresh produce for those in food poverty while also creating a calm, safe environment for those in our local community such as asylum seekers, marginalised groups and vulnerable school children, to socialise outside with others, learn a little about horticulture and, at harvest time, eat fresh fruit and vegetables. The Community Plot provides fresh food for the Finchley Food Bank to distribute and has been supported by volunteers from the Finchley Food Bank, St Mary's RC East Finchley, local asylum seekers, via The Finchley Progressive Synagogue, Residents of The Finchley Charities, Fuel Land Allotment plot holders and people from the local area. Additional volunteer support has been received from local organisations such as GoodGym Barnet and from corporate volunteers including James Hambro & Partners and MNM Property Services Ltd.

Our Impact Report outlines some of the more recent achievements of our recent Community Development work include:

- Holding the Barnet African Caribbean Association (BACA) Peer Support project, connecting our residents with BACA members. This has established a link between our Charities, introduced prospective applicants to the site, reduced isolation for residents and encouraged emotional wellbeing.
- Project managing, publicising and delivering workshops for the Barnet Community Quilt Project connecting us with key local stakeholders including New Citizens Gateway, Grange Big Local, The Pavilion School, Barnet Libraries and Tarling Road Community Centre.
- Receiving £20,000 grant funding from the National Lottery Community Fund for an accessible waterless toilet for the Fuel Land Allotments.
- Establishing a working partnership with Oak Lodge School who will be using the Community Plot at the allotment now a toilet is available.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

The Finchley Charities is also partnering with national and local organisations to better understand and, where possible, to support their objectives and activities. Hence, we work with the Somali Bravanese Welfare Association, and Age UK and have given a grant to The Finchley Progressive Synagogue to help them create a safe welcoming space every week for asylum seeker families. We are also working closely with local schools to deliver intergenerational impact such as providing work experience for some of the students or holding allotment and community brunches. Our partners here include The Pavilion School (N20), Oak Lodge School, Queen Elizabeth Girls School, North London Grammar School and Barnet College. In addition, we are working with Age UK to support older people who want to meet, share and learn new craft skills.

#### **Information Systems**

In order to keep overheads costs down financial management and accounting is outsourced and processed by the bookkeeping department of Alwyns LLP from detail provided by the staff of The Finchley Charities and information provided by the Investment Manager, Rathbones (Investec Wealth & Investment). PC based systems with standard software packages are used for this purpose.

The annual budget is approved by the Trustees. The Chief Executive and Alwyns LLP report on significant adverse variances to the Finance and IT Committee. Management accounts are produced monthly for review by the Chief Executive, Chairman of the Finance and IT Committee and Alwyns LLP. Rathbones (Investec Wealth & Investment) provide investment reports to members of the Finance and IT Sub-Committee on a quarterly basis for review and updates the committee twice a year by presentation. Minutes of these meetings are presented for discussion at the next Trustees Meeting / Board.

#### **Monitoring Systems**

The Chief Executive is responsible for the performance of the staff in relation to policies, procedures and budgets set by the Trustees.

Operational issues may be reported to the Finance and IT Committee or to the Chair if quick decisions are required. The Minutes of all Meetings are approved by the appropriate Committee Chairs and reported to the next full Trustees Meeting / Board for information and ratification.

During 2023/24, HR administration was outsourced to BestStart Human Resources, and we are using an online database tool SafeHR as part of our drive to safeguard, digitise and simplify our systems and record keeping.

#### **Reserves Policy**

The Trustees have adopted a reserves policy which they consider appropriate to:

- a) Provide annual amounts for future cyclical repairs and maintenance;
- b) Allow for fluctuations in cash flow and be able to meet budgeted expenditure and donations for at least one year ahead;
- c) Accumulate monies expected to be required for the refurbishment of the Almshouses over and above the amounts in Designated and Restricted Reserves;
- d) Purchase investments which provide income from which, make it possible to subsidise the weekly maintenance contributions charged to Residents of the Almshouses and thus fulfilling one of its charitable objectives.

The Trustees keep the level of reserves under regular review to ensure that they are adequate and appropriate to meet the requirements of The Finchley Charities. The Trustees aim to maintain the free reserves at a level of 3-6 months of expenditure. The current level of free reserves meets this policy.

#### **Employees**

The Finchley Charities places great emphasis on the contribution of its employees. The Trustees want to place on the record thanks and appreciation for their dedicated work throughout another very challenging year. Colleagues maintained good and safe links with Residents, ensuring high morale throughout the challenges experienced.



## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

During 2024/25, Trustees employed a Senior Leadership Team comprising of the Chief Executive, a Head of Operations, a Property Services team and a Sheltered Housing Manager. The team is supported by four Sheltered Housing Officers, a Business Support team and a graduate intern placement responsible for supporting community development. A performance management framework is in place to ensure all colleagues, and the Chief Executive are supported, provided with regular 1-2-1s and yearly appraisals together with performance delivery plans. The Chair of The Finchley Charities carries out the yearly appraisals and 1-2-1s for the Chief Executive and reports performance to the Board. The Finchley Charities is committed to training, development and coaching for all colleagues. The framework ensures Colleagues at all levels have the opportunity to meet, raise and discuss issues with their Manager, the Chief Executive and ultimately the Trustees.

#### **Inclusion and Belonging**

Our commitment to Equality, diversity and actively promoting belonging.

Inclusion and social justice are principles we hold dear. We are committed to inclusion for all in our community and are guided through this by our commitment to celebrating and valuing the rich diversity at the heart of The Finchley Charities.

As a Charity we are dedicated in our journey to becoming actively anti-racist and promoting the diverse nature of our community. The Charity is a place where societal challenges are tackled to support everyone.

The Trustees are committed to eliminating discrimination and promoting equality of opportunities for all Colleagues and Residents. The Core Values and Mission of The Finchley Charities are based on valuing our diversity and enabling everyone within our organisation, staff and residents alike, to thrive and to support each other. As an employer of a diverse workforce there is representation at all levels from the front-line colleagues through to the Senior Leadership team and Board and we are committed to tackling all forms of inequality whether structural or personal wherever this may occur.

As part of this commitment, we started work with The Social Justice Collective (SJC) in 2023 and commissioned them to undertake an Equality Diversity and Inclusion (EDI) Audit in 2024. As we continue on this journey, we still have much more to do and to learn as we progress. As part of this work with SJC, an equalities panel consisting of members of The Finchley Charities community will come together to look closely at all aspects of our housing and community life to make sure everyone is respected, valued, treated fairly and protected. We continue to think of ways to promote equality and diversity.

The Trustees have an absolute and ongoing commitment to address injustice wherever it occurs and are confident that together we can emerge stronger and more united for the betterment of all. In August 2024, The Finchley Charities, together with 15 other local organisations and faith leaders, signed a Community Statement expressing their pride in the diverse borough in which we live and work and condemning anti-immigrant hatred, Islamophobia, violence, and hatred of any kind.

#### **Trustees Liability Insurance**

As allowed by its mandate, the Trustees have taken out cover of £500,000.

#### **Investment Policy**

The overall objectives are to create sufficient income and capital growth to enable The Finchley Charities to carry out its purposes consistently year by year with due and proper consideration for future needs and the maintenance of, and if possible, enhancement of the value of the invested funds while they are retained. Both capital and income may be used at any time for the furtherance of The Finchley Charities' aims.

#### **Ethical Considerations**

The Trustees wish to preclude investment in tobacco and these are defined as companies with more than 20% of their turnover in this activity.

The Trustees reserve the right to exclude companies that carry out activities contrary to their aims or from holding particular investments which damage The Finchley Charities' reputation.

Trustees expect the Investment Manager to have considered the suitability of investments.



## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

#### **Principal Funding Sources**

Charges made to Residents for accommodation and Income and Profits from Investments.

#### **Appointments and Training of New Trustees.**

Three Trustees are nominated by the London Borough of Barnet and the Ex-Officio Trustee is the Rector of St Mary-at-Finchley Church The Rev Philip Davison.

Trustees appoint new Trustees for their specific skills and knowledge following a skills gap analysis. The Chief Executive has the delegated responsibility for providing training.

Recruitment of new Trustees is on-going so as to ensure succession planning for 2025/26.

During 2024/25 The Finchley Charities recruited one new trustee nominated from the London Borough of Barnet and we welcome Helen Gordon.

In 2024, the consultancy, Campbell Tickell were commissioned to support the recruitment of two Trustees Jules Bickers and John Welch. In addition, two Designate Trustees Daniel Jaffe and David Bowen were appointed to support succession planning.

This year also saw the resignation in February 2025 of Michael Pughsley and Adam Gheasuddin from their roles as Chair and Trustee. Michael and Adam led the Charity for many years and we are deeply grateful for their commitment to our Mission and the wisdom and energy they freely offered.

#### **Key Decisions**

The Trustees make all Key Decisions including the ratification of decisions delegated to the Chair or the Chair of the Finance and IT sub-committee.

#### **Activity, Performance Review and Future Plans**

2024/25 was again a challenging year with continuing high inflation, spiralling cost of repairs and maintenance and high Bank of England base rates resulting in higher interest payment on our loan. However, The Finchley Charities have continued to carry out the core services to a good level.

During the year we experienced 10 voids, which is 5.8% of The Finchley Charities' housing stock, in comparison to 9 voids in 2023/24. The Finchley Charities has continued to reach out to the local community ensuring that colleagues are supported to turn voids around, carrying out the refurbishments necessary to re-let.

There was 99.4% occupancy at 31 March 2025.

Further challenges experienced were due to the issues faced by contractors, the difficulties with the labour market and the unprecedented increase in cost of materials which affected turning voids around in the expected timeframes.

#### **The organisation strategy**

The organisation strategy is further developed to plan longer term ambitions, to build further homes, reviewing and improving services, processes and governance. The organisational strategy has been reviewed and refreshed with a new 5-year strategy launched in May 2025

#### **Asset Management**

Trustees are committed to ensure the Charity has a well maintained to a high-quality standard housing stock and the resources to keep these homes in good condition. Regular stock condition surveys enable the Charity to maintain an up-to-date register of the works needed to ensure that the accommodation provided both meets with the Decent Homes Standards and is maintained at a good standard for all Residents (i.e. accommodation in a reasonable state of repair, with modern facilities and services and a reasonable degree of thermal comfort). Such surveys enable an understanding of future financial commitments within a 5-to-30-year horizon and inform the 5-year rolling programme of planned repairs and major refurbishment needed.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

During 2022/23, the surveyor Faithorn Farrell Timms (FFT) was commissioned to undertake a comprehensive stock condition survey of all The Finchley Charities properties. The results led to the Charity's latest 5-year rolling programme of works and underpinned the procurement of a property services contractor who now conducts the majority of our building fabric repairs.

The stock condition survey by FFT also identified the energy performance certificates (EPCs) of all of our properties. These EPCs describe the performance and sustainability of each property and inform the decarbonisation improvement works required for each property to achieve the Trustees' aim of minimum ratings of C across the portfolio. Such decarbonisation has resulted in a substantial number of boiler, window and door replacements with further retrofitting planned to achieve the "C" EPC ratings targeted.

Key Building and safety works were completed throughout the year included upgrades at the three services for example all Fire Doors at Pewterers and were renewed and refreshed and this work was supplemented by upgrading and replacing/upgrading some of the compartmentalisation and communal doors. Wilmot Close fire doors replacements are planned.

At Homefield Gardens, consultants from Elektra carried out a project to review the current external lighting and produced lighting designs to improve lighting externally around the site and follow up work was completed post installation

A defibrillator was installed at each of our three schemes and training has been provided

#### **Asset Development Appraisal**

The Finchley Charities continue to review its cost base and asset management, particularly with regard to financial efficiencies, value for money and standards for property refurbishments and maintenance, whilst being mindful of keeping a good standard of accommodation expected for Residents.

The Trustees are also committed, if able, to develop more homes needed in the area of benefit. During 2021/22, Campbell Tickell were commissioned to appraise all The Finchley Charities' stock and land to investigate and explore opportunities for the future development of new homes. This year, we held discussions with Sheridan Limited to plan the development of new homes in the area of benefit during 2025/26.

We have secured funding from Warm Homes to upgrade Cleave House and brought x 1 flat back into use at HG

#### **Health & Wellbeing**

The organisational focus on Health and Well-being for Residents continues, focusing on activities and events to promote good mental health, promote a good community, reduce social isolation and loneliness.

Sheltered Housing Officers maintain regular contact with all beneficiaries and identify those most at risk of isolation so as to increase their contact and support as required. During the past few years, The Finchley Charities' IT improvement programme included moving all the IT and telephone systems to the cloud and the upgrade to the community alarm systems in beneficiaries' homes.

Face to face support has been enhanced together with the opening of additional communal facilities. Staff are now working towards improving health and well-being activities and events and a number of community social opportunities have been created including:

- Money Matters and Scam Prevention – delivered with Age UK
- First Aid training for Residents
- Intergenerational projects including art and music classes and volunteering work at the Community Allotment
- Community Brunches.
- Cultural celebrations
- Feast with Us -monthly lunches and a training programme

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 March 2025**

#### **Grounds, Gardens and Green Space**

It is so important for Residents to socialise and be part of a community which contributes to the reduction of social isolation. The Finchley Charities ensures the grounds, gardens and green space are well maintained to benefit the health & wellbeing of Residents. Trustees would like to thank the gardeners for their commitment and hard work for making sure the gardens remained beautiful and accessible for our beneficiaries to enjoy, socialise and be part of a community. Trustees would also like to thank those Residents who also contributed to ensure the gardens were well maintained. Maintaining the grounds and gardens remains a priority.

#### **Resident Engagement and Satisfaction**

Resident engagement is about asking the experts (our Residents) about how we should run our services. We want to ensure that they are able to influence, shape, and decide on how services are delivered from the day to day running of our supported housing and individual's personal support plans through the delivery of repairs services to the strategic decision making of the Board.

This has always been central to The Finchley Charities' way of working with most systems and mechanisms for engaging Residents being face-to-face individual and group discussions.

We consulted all residents through the annual Tenants Satisfaction Measures (TSM) Survey, service user advisory panel and Residents' meetings with formal Resident Engagement sessions held at least quarterly involving Residents from all schemes, Colleagues and Trustees. We have also been learning from other feedback such as complaints and reporting back on this to Residents.

We endeavour to use such sessions to surface and highlight Residents' issues and make their involvement both a reality and their issues a precursor to action whenever possible. Our intention is to maintain frequent and open communications in order to build the confidence of Residents in our ability as a landlord to support them. Our TSM survey showed that 85% of Residents who responded were either very satisfied or fairly satisfied with the overall service they receive from The Finchley Charities with 11 of the 12 areas surveyed being in the upper quartile of sector results.

Resident Engagement sessions are opportunities for Colleagues and Trustees to learn about the challenges faced by our Residents, and then follow through with managed actions and outcomes that support and demonstrably benefit our Residents. Key areas of activity include:

#### **COMMS SURVEY**

- Security and signage
- Car parking
- Digital inclusion
- Health and wellbeing
- Health and Safety

Residents' meetings have been held at every scheme to review 'Fire Safety' and scheme specific matters and a Health and Safety Committee mobilised in September 2023 where six elected Residents, work together with Colleagues in a committee chaired by a Trustee. The Health and Safety Committee meets quarterly with minutes of the sessions posted on scheme noticeboards and available to all Residents.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES (continued)** **for the Year Ended 31 March 2025**

#### **Public Benefit**

The Finchley Charities provide accommodation for those beneficiaries of limited means who have lived within the boundaries of the London Borough of Barnet as set out in the scheme of 2011 registered with the Charities Commission.

Each year the Trustees review The Finchley Charities' objectives, to ensure they continue to reflect The Finchley Charities' aims. In carrying out this review, the Trustees have complied with the duty in section 17(s) of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

#### **Donations and Grants**

The Finchley Charities made the following donations and grants during the year:

Local Church Donations	£12,075
Other	£5,522

A grant is defined as a financial award made by The Finchley Charities from its funds to support charitable activities, usually to registered charities, charitable community groups and individuals experiencing hardship.

Trustees' grant making policy has no restrictions imposed on the purpose for which grants may be made, as long as the criteria outlined in the Charity Scheme are met. Trustees will award grants when they believe the grant will make a difference and will have an impact in the area of benefit. All applicants will be considered if the organisation or individual can demonstrate the following:

- Need and impact
- The organisation applying for a grant is a registered charity in the UK and operates in the area of benefit – the London Borough of Barnet
- An individual applying for a grant resides in the area of benefit and can demonstrate hardship.

Grants awarded will vary in amount.

All grants are considered at The Finchley Charities' Housing and Support Services Committee on a quarterly basis then ratified by the Finance and IT sub-committee and the Trustees of The Finchley Charities, before grants are awarded in line with The Finchley Charities' charitable objectives.

During 2024/25, we continued to limit the number of grants provided due to the large amount of investment made into the major works programme, for the much-needed work required to be undertaken to The Finchley Charities' assets during a difficult and challenging year. We will continue to provide grants during 2025/26 which will be kept under review.

#### **Overall performance**

Performance indicators:

	2025	2024
Operating margin before revaluation		
gain on investments	37%	16%
Occupancy	99.4%	99%
Rent collected	98%	98%
Overheads as a percentage of maintenance contributions	96%	80%
Cost per unit	£11,162	£8,676
Working capital	£207,907	£123,323

The Finchley Charities' operating margin has increased following an improved performance on the investments and as the charity continues to invest in its properties whilst maintaining a 98% occupancy and rent collected remains consistent. The working capital has improved from the previous year but continues to be low due to the continued investment in our properties through our planned 'major works' programme.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES (continued)** **for the Year Ended 31 March 2025**

#### **Financial Review of the Year**

The surplus before revaluation losses/gains on investments for the 12 months period was £763,523 (2024 – £316,478).

During the year the Investment Manager re-aligned the Charity's portfolio to ensure that income and capital growth were maintained in line with the Charity's investment policy, see page 6. This produced a gain on disposal of specific investments of £755,487, the proceeds of which the Investment Manager used to reinvest.

In accordance with Generally Accepted Accounting Practice, the investment portfolio was re-valued to market value at 31 March 2025 producing an unrealised loss of £641,392, due to market volatility during 2025, compared to a gain of £214,954 in 2024.

Overall however, the Charity's results were improved by the net sum of £114,095.

The results for the year excluding the increase or decrease in the value of investments may be summarised as follows:

	<b>2025</b>	<b>2024</b>
	£	£
Income from Housing	2,018,916	1,868,939
Direct costs	(515,086)	(415,180)
	<u>1,503,830</u>	<u>1,453,759</u>
Administration costs	(785,098)	(622,827)
Depreciation	(358,908)	(357,060)
Loss on replacement of components	(16,480)	(33,537)
Grant Amortisation	64,599	64,599
	<u>407,943</u>	<u>504,934</u>
Cyclical Maintenance Fund costs	(631,250)	(454,273)
Housing activity surplus/(deficit)	<u>(223,307)</u>	<u>50,661</u>
Other income less donations paid	231,343	223,535
Operating Surplus	<u>8,036</u>	<u>274,196</u>
Profit on sale of investments	755,487	42,282
Surplus for the year before revaluation	<u>763,523</u>	<u>316,478</u>
Gains/(losses) on investments	<u>763,523</u>	<u>316,478</u>

The Finchley Charities complies with the Statement of Recommended Practice (SORP) for Registered Social Landlords in the presentation of its Financial Statements.

## **THE FINCHLEY CHARITIES**

### **REPORT OF THE TRUSTEES (continued)** **for the Year Ended 31 March 2025**

#### **Overview**

The Finchley Charities is aware of its status as a Charity and that it has always subsidised accommodation which The Finchley Charities offers. The Finchley Charities has endeavoured to principally use investment income to pay for essential extraordinary repairs and capital costs. The Finchley Charities reviews its investment performance on a regular basis with its Investment Managers throughout the year.

The surplus shown above continued to contribute to the reserves, which are therefore considered adequate to support The Finchley Charities' objectives in the future. The Statement of Financial Position shows an increase in reserves to £17,222,337 at 31 March 2025 which are largely represented by the stock of housing accommodation. The free reserves (unrestricted reserves less fixed assets, deferred government grant and loans) at 31 March 2025 were £1,155,355.

The Finchley Charities continues to retain the services of professionally qualified staff who are keen to continue the development of The Finchley Charities' targets.

The Finchley Charities' auditors have confirmed that we have an adequate financial position. We have ambition to maintain and improve this position in order that we may be able to offer more grants to those organisations who offer assistance to those in need in Barnet.

It should be acknowledged that the Trustees are not remunerated for their often-considerable work, therefore, Trustees Liability Insurance is in place to protect them from personal liability as far as is possible.

#### **Responsibilities of the Trustees**

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


The law requires the Trustees to prepare financial statements for each financial year. Under that law the Trustees have elected to prepare The Finchley Charities' financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of The Finchley Charities and of the surplus or deficit for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that The Finchley Charities will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain The Finchley Charities' transactions and disclose with reasonable accuracy at any time the financial position of The Finchley Charities and enable them to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022 and the Statement of Recommended Practice: Accounting by registered social housing providers (SORP 2018 update). They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Trustees:

  
.....  
Chairman – Richard Merrin

  
.....  
Trustee – G. Old

18/8/25  
.....  
Date



## **THE FINCHLEY CHARITIES**

### **REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF THE FINCHLEY CHARITIES** **for the Year Ended 31 March 2025**

#### **Opinion**

We have audited the financial statements of The Finchley Charities (the 'charity') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of The Finchley Charities' affairs as at 31 March 2025 and of its incoming resources and application of resources for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



## **THE FINCHLEY CHARITIES**

### **REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF THE FINCHLEY CHARITIES (continued)** **for the Year Ended 31 March 2025**

#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees Responsibilities, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Finchley Charities' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

#### **Our responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and determined that the most significant are those covered by the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, the Statement of Recommended Practice for Charities (SORP 2019) and the Charities Act 2011. We assessed the risk of material misstatement in respect of fraud by making enquiries of management and trustees and by testing the implementation of accounting controls in place.

Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above by making enquiries with key personnel and reviewing relevant documentation such as minutes of Trustee meetings and correspondence with regulatory bodies. We considered the risk of fraud through management override by incorporation testing of journal entries and reviewing any requirements to meet performance targets. We also considered, and tested for, the possibility of unauthorised payments to related parties.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**THE FINCHLEY CHARITIES**

**REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF THE FINCHLEY  
CHARITIES (continued)  
for the Year Ended 31 March 2025**

**Use of our report**

This report is made solely to The Finchley Charities' Trustees, as a body, in accordance with Section 144 of the Charities Act 2011 and regulations made under Section 154 of that Act and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Finchley Charities and The Finchley Charities' Trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Maurice Brindley BSc FCA (Senior Statutory Auditor)  
for and on behalf of Brindley Millen Ltd  
Chartered Accountants and Statutory Auditors  
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006  
167 Turners Hill  
Cheshunt  
Hertfordshire  
EN8 9BH

Date: .....4/9/2025.....

**THE FINCHLEY CHARITIES**

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the Year Ended 31 March 2025**

		Unrestricted funds	Designated funds	Restricted funds	2025 Total	2024 Total
	Note	£	£	£	£	£
<b>INCOME FROM HOUSING</b>						
Social housing lettings	2	2,083,515	-	-	2,083,515	1,933,538
Operating expenditure	2	(2,306,822)	-	-	(2,306,822)	(1,882,877)
<b>HOUSING ACTIVITY SURPLUS</b>	3	(223,307)	-	-	(223,307)	50,661
Profit on sale of investments		755,487	-	-	755,487	42,282
Investment property income		78,782	-	14,350	93,132	87,584
Interest receivable and similar income	4	237,048	-	-	237,048	231,420
Interest payable		(79,731)	-	-	(79,731)	(82,543)
Donations received		120	-	19,994	20,114	1,675
Other expenditure		-	-	(21,623)	(21,623)	-
Donations payable		(17,597)	-	-	(17,597)	(14,601)
		974,109	-	12,721	986,830	265,817
<b>Surplus before revaluation gain/(loss) on investments and transfers</b>		<b>750,802</b>	<b>-</b>	<b>12,721</b>	<b>763,523</b>	<b>316,478</b>
Net revaluation gain/(loss) on investments	8a	(641,392)	-	-	(641,392)	214,954
Transfers between reserves	12	(1,507)	(550)	2,057	-	-
<b>Surplus/(Deficit) for the year before revaluation of fixed assets</b>		<b>107,903</b>	<b>(550)</b>	<b>14,778</b>	<b>122,131</b>	<b>531,432</b>
		-	-	-	-	-
<b>SURPLUS/(DEFICIT) FOR THE YEAR</b>		<b>107,903</b>	<b>(550)</b>	<b>14,778</b>	<b>122,131</b>	<b>531,432</b>
Reserves brought forward		13,048,225	3,836,413	215,568	17,100,206	16,568,774
<b>Reserves carried forward</b>		<b>13,156,128</b>	<b>3,835,863</b>	<b>230,346</b>	<b>17,222,337</b>	<b>17,100,206</b>

The Finchley Charities has no other recognised gains or losses other than the results for the year as set out above.  
All the activities of The Finchley Charities are continuing.

Approved and authorised for issue by the Trustees on

18/8/25

Chairman - R. Merrin

Trustee - G. Old

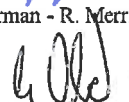
The notes on pages 19 to 29 form part of these financial statements.

**THE FINCHLEY CHARITIES****STATEMENT OF FINANCIAL POSITION****As at 31 March 2025**

		2025		2024	
	Note	£	£	£	£
<b>FIXED ASSETS</b>					
Housing Properties	7a		12,398,161		12,484,656
Fuel Land Allotments	7b		450,000		450,000
Office equipment	7a		13,898		8,506
			<u>12,862,059</u>		<u>12,943,162</u>
Investment Properties	7c		450,000		450,000
Investments - Shares	8a	6,408,123		6,416,469	
- Cash	8b	<u>186,574</u>		<u>160,162</u>	
			6,594,697		6,576,631
			<u>19,906,756</u>		<u>19,969,793</u>
<b>CURRENT ASSETS</b>					
Debtors	9	72,667		70,617	
Cash at bank and in hand		<u>303,530</u>		<u>273,634</u>	
		376,197		344,251	
<b>CREDITORS: Amounts falling due within one year</b>	10	<u>(273,474)</u>		<u>(338,832)</u>	
<b>NET CURRENT(LIABILITIES)</b>			102,723		5,419
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>20,009,479</u>		<u>19,975,212</u>
<b>CREDITORS: Amounts falling due after more than one year</b>	10		(2,787,142)		(2,875,006)
<b>NET ASSETS</b>			<u>17,222,337</u>		<u>17,100,206</u>
<b>RESERVES</b>	12/13				
Revenue - unrestricted			10,675,088		9,925,793
Property revaluation reserve			1,621,632		1,621,632
Investment revaluation reserve			<u>859,408</u>		<u>1,500,800</u>
			13,156,128		13,048,225
Designated			3,835,863		3,836,413
Restricted			<u>230,346</u>		<u>215,568</u>
			<u>17,222,337</u>		<u>17,100,206</u>

Approved and authorised for issue by the Trustees on 18/8/25


  
Chairman - R. Merrin


  
Trustee - G. Old

The notes on pages 19 to 29 form part of these financial statements.

**THE FINCHLEY CHARITIES**  
**STATEMENT OF CASH FLOWS**  
**As at 31 March 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Net cash from operating activities	98,154	352,118
<b>Cash flows from financing activities:</b>		
Mortgage capital movement	(35,985)	(33,703)
Interest paid on mortgage	(79,731)	(82,543)
Net cash flow from financing activities	(115,716)	(116,246)
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(364,129)	(333,674)
Purchase of other PPE	(10,589)	(7,170)
Purchase of investments (shares)	(2,964,248)	(891,711)
Proceeds from disposal of investments (shares)	3,119,957	800,441
Investment property income	93,132	87,584
Investment income	199,747	194,994
Net cash flow used in investing activities	73,870	(149,536)
Net increase/(decrease) in cash and cash equivalents in the reporting period	56,308	86,336
Cash and cash equivalents at beginning of the reporting period	433,796	347,460
Cash and cash equivalents at end of the reporting period (Note 15)	<b>490,104</b>	<b>433,796</b>
<b><u>RECONCILIATION OF NET INCOME/(EXPENDITURE)</u></b>		
<b><u>TO NET CASH FLOW FROM OPERATING ACTIVITIES</u></b>		
Net income before revaluation gains on investments	763,523	316,478
<b>Adjustments for:</b>		
Depreciation charges	358,908	357,060
Loss on disposal of fixed assets	16,480	33,537
Write off capital development	25,303	-
Amortisation of Grant	(64,599)	(64,599)
Investment property income received	(93,132)	(87,584)
Interest payable	79,731	82,543
Investment income received	(233,139)	(228,935)
Interest received	-	-
(Profit)/Loss on sale of investment (shares)	(755,487)	(42,282)
Decrease/(Increase) in debtors (less accrued investment income)	(1,926)	(16,423)
(Decrease)/Increase in creditors (less mortgage, deferred government grants and capital creditors)	2,492	2,323
Net cash provided from operating activities	<b>98,154</b>	<b>352,118</b>

## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS** **for the Year Ended 31 March 2025**

#### **1. PRINCIPAL ACCOUNTING POLICIES**

##### **Legal Status**

The Finchley Charities is a registered charity (Registered Number 206621) and is registered with the Regulator of Social Housing (formerly Homes and Communities Agency) as a Private Registered Provider of Social Housing (Registered Number A0185) and the Almshouse Association (Registered Number 91). The registered office is 41a Wilmot Close, East Finchley, London N2 8HP.

##### **Accounting Convention**

The financial statements have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Statement of Recommended Practice for registered social housing providers (SORP 2018 update). The principal activity of The Finchley Charities is to provide relief of poverty in the London Borough of Barnet. In accordance with FRS 102 (3.3 A), the charity is a public benefit entity that has applied the "PBE" prefixed paragraphs.

The financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The accounts are prepared on the historical cost basis of accounting except for investment properties and investments which are included at fair value and are presented in sterling (£).

##### **Going concern**

The accounts have been prepared on the basis that it will continue as a going concern. There are sufficient reserves to enable The Finchley Charities to continue to achieve its objectives for the foreseeable future.

A summary of significant accounting policies is set out below.

##### **Income**

Income from Housing represents income receivable from accommodation net of any voids, amortised capital grants from Local Authorities, The Housing Corporation and the GLA and charitable donations measured at value of the consideration received or receivable.

##### **Fixed Assets, Housing Properties and Component Accounting**

Housing Properties held to provide a social benefit are stated at cost less accumulated depreciation and impairment losses. The Finchley Charities calculates depreciation by implementing component accounting. Estimated figures have been used where due to the elapse of time or the disproportionate cost of ascertaining the figures, it has not been possible to get actual information. This means that depreciation is charged based on the estimated useful life of each component within the housing properties as follows:

Structure	100 years
Roofs	60 years
Windows and Doors	30 years
Lifts	30 years
Plumbing	30 years
Electrics	30 years
Bathrooms	20 years and 30 years
Kitchens	20 years
Heating	20 years
Careline & safety systems	10 years and 20 years
External structures	20 years
Office	20 years
Communal Hall	10 years

## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

#### **Fixed Assets, Housing Properties and Component Accounting (cont'd)**

Housing stock under construction, together with interest on mortgage are capitalised but not depreciated until the property is occupied. Interest is capitalised in fixed asset housing properties up to the date of completion of capital works on each scheme. The interest is either on borrowings specifically financing a scheme or on net borrowings to the extent that they are deemed to be financing a scheme.

Office equipment is depreciated at the rate of 25% on cost per annum.

#### **Social Housing Grant**

Government grants include grants receivable from the GLA, local authorities, and other government organisations. Government grants received for housing properties are treated as deferred income and recognised in income from housing over the estimated useful life of the housing property components, under the accrual model.

Grants due from government organisations or received in advance are included as current liabilities.

#### **Impairment**

At each Statement of Financial Position date, housing schemes are assessed to determine if there are indicators that the scheme may be impaired in value; if there are such indicators of impairment, then a comparison of the scheme's carrying value compared to its recoverable amount, is undertaken. Any excess over the recoverable amount is recognised as an impairment loss and charged as expenditure in the Statement of Comprehensive Income; the carrying value is reduced appropriately.

#### **Investments**

Investments are measured initially at cost and subsequently at fair value (their market value) valued at market value at the Statement of Financial Position date. The Statement of Comprehensive Income includes the net gains and losses arising on revaluations and disposals throughout the year.

Investment properties are included in the Statement of Financial Position at fair value. The last revaluation was July 2018 carried out by Lambert Chartered Surveyors. Revaluation surpluses and deficits are recognised as part of the Statement of Comprehensive Income.

#### **Fuel Land Allotments**

This property came under the jurisdiction of The Finchley Charities in 1892 and laid out 113 allotments. The income from the holders was used to buy coal for poor people and pensioners. It later was used for fuel vouchers for Finchley Old People's Welfare. It is now incorporated in the latest scheme of 2011 to be rented out to allotments holders who fall in the area of benefit. The property has been treated as a permanent endowment of The Finchley Charities. It has been revalued by Lambert Chartered Surveyors in July 2018.

#### **Pension costs**

The Finchley Charities contributes to an industrial scheme for employees (defined contribution scheme). The assets of the scheme are held separately from those of The Finchley Charities. The annual contributions payable are charged to the Statement of Comprehensive Income. The Finchley Charities has no potential liability other than for the payment of those contributions.

#### **Debtors**

Debtors are amounts owed to The Finchley Charities and are included at their recoverable amount. Debtors also include prepayments where payment has been made in advance of receipt of the goods or services.



## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

#### **Cash at Bank and in hand**

Cash at Bank and in hand is held to meet short term cost commitments as they fall due and includes all cash equivalents held in the liquid investments.

#### **Creditors**

A liability is an amount due to a creditor and is recognised as the amount The Finchley Charities anticipates it will pay to settle the debt. Creditors also include amounts received in advance for goods and services it must provide.

#### **Operating Leases**

Rentals paid under operating leases are charges to the Statement of Comprehensive Income on a straight-line basis over the term of the lease, including where payments are not required to be made on a straight-line basis. Lease incentives are similarly spread on a straight-line basis over the relevant lease terms.

#### **Financial Instruments**

Financial assets and financial liabilities are recognised in the Statement of Financial Position when The Finchley Charities becomes a party to the contractual provisions of the instrument.

Trade (including rental) and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that The Finchley Charities will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Finchley Charities' cash management.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

#### **Cyclical Maintenance Fund**

The Finchley Charities charges actual costs incurred to the Statement of Comprehensive Income. However it aims to keep a balance in the Designated Reserve approximately equal to five times the budgeted cost of work in the following year, adjusted for one off expenditure.

#### **Extraordinary Repair Fund**

The Finchley Charities charges actual costs to the Statement of Comprehensive Income. However, it aims to keep a balance in the Designated Reserve approximately equal to five times the budgeted costs of work in the following year, adjusted for one off expenditure.

#### **Restricted Reserves**

When additional works on the Almshouses was undertaken in the 1970's the Charity Commission required £428 per annum to be invested annually from 1976 to 2036 and it is accumulated with its attached investments so as to replace the capital.

#### **Taxation**

The Finchley Charities is registered with the Regulator of Social Housing and has charitable status. It is therefore exempt from liability to taxation on its charitable income and capital gains.

#### **Value Added Tax**

The Finchley Charities is not registered for value added tax. In these financial statements, where applicable income and expenditure is shown inclusive of VAT.

**THE FINCHLEY CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**for the Year Ended 31 March 2025**

**2. PARTICULARS OF INCOME AND EXPENDITURE FROM HOUSING ACCOMMODATION**

	<b>2025</b>	<b>2024</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
<b>Income from housing</b>		
Maintenance charges - Housing for older people	2,027,738	1,878,519
Less: Losses from voids	(8,822)	(9,580)
Amortised government grant	64,599	64,599
<b>Total income from housing</b>	<b>2,083,515</b>	<b>1,933,538</b>
<b>Expenditure on housing activities</b>		
Services	152,719	137,871
Management	143,145	132,178
Routine maintenance	219,222	145,131
Cyclical Maintenance Fund	631,250	454,273
Housing properties depreciation	353,711	353,245
Loss on disposal of components	16,480	33,537
Bad debts & provision	48,683	325
Other costs	741,612	626,317
<b>Total expenditure on housing</b>	<b>2,306,822</b>	<b>1,882,877</b>
<b>Operating surplus on housing activities</b>	<b>(223,307)</b>	<b>50,661</b>
<b>Number of units</b>	<b>No</b>	<b>No</b>
At 1 April 2024	172	172
Addition during the year	1	-
At 31 March 2025 (all managed and owned)	<b>173</b>	<b>172</b>

**3. HOUSING ACTIVITY SURPLUS**

The operating surplus is stated after charging:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Depreciation	358,908	357,060
Loss on disposal of components	16,480	33,537
Grant amortisation	(64,599)	(64,599)
Auditors remuneration - as auditors	<b>7,820</b>	<b>6,540</b>

**4. INTEREST RECEIVABLE AND SIMILAR INCOME**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Investment income	233,139	228,935
Interest from cash deposits	143	-
Other income	3,766	2,485
	<b>237,048</b>	<b>231,420</b>

Investment income includes £33,268 accumulated dividends (2024: £31,456) and accrued interest of £2,786 (2024: £2,662).

**THE FINCHLEY CHARITIES****NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**for the Year Ended 31 March 2025****5. STAFF**

The average number of staff employed by the Charity during the financial period was:

	<b>2025</b>	<b>2024</b>
	No.	No.
Administrative	8	8
Sheltered Housing Officers	6	5
	<u>14</u>	<u>13</u>
	<b>2025</b>	<b>2024</b>
	£	£
Wages & salaries	462,186	427,606
Social security costs	39,087	31,187
Pension costs	<u>17,846</u>	<u>14,044</u>
	<u>519,119</u>	<u>472,837</u>

The key management personnel (excluding the Trustees) is the Chief Executive whose remuneration for the year ended 31 March 2025 was £103,450 including £9,895 employer's NI and £8,505 employer's pension contributions (2024: £105,205 including £8,621 employer's NI and £7,425 employer's pension contribution). The Chief Executive is an ordinary member of the defined contribution pension scheme with pension arrangements which are similar to those of other staff.

The number of employees whose emoluments exceeded £60,000 for the year was:

	<b>2025</b>	<b>2024</b>
	No.	No.
£60,000 - £70,000	1	-
£70,001 - £80,000	-	-
£80,001 - £90,000	1	1

**6. TRANSACTIONS WITH TRUSTEES**

None of the Trustees received any emoluments for their services. Expenses for travel and telecommunication totalling £198 were reimbursed during the period (2024: £nil).

Many of the Trustees are involved with Churches and other charities in the area, some of whom received financial help through the Relief in Need programme.

When considering making donations, Trustees with any interest declare that interest and abstain from these decisions. These actions are recorded in the minutes of Trustees meetings.

Other than the above none of the Trustees has any interest in any contracts with The Finchley Charities.

## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

#### **7. FIXED ASSETS**

<b>a) Tangible fixed assets</b>	<b>Freehold Housing Properties £</b>	<b>Major Housing Improvements £</b>	<b>Office Equipment £</b>	<b>Total 2025 £</b>
<b>COST / VALUATION</b>				
At 1 April 2024	15,697,738	25,303	39,282	15,762,323
Additions	303,999	5,000	10,589	319,588
Transfer to I&E A/C - Write off	-	(25,303)	-	(25,303)
Disposals	(58,895)	-	-	(58,895)
Transfer	-	-	-	-
At 31 March 2025	15,942,842	5,000	49,871	15,997,713
<b>DEPRECIATION</b>				
At 1 April 2024	3,238,385	-	30,776	3,269,161
Charge for period	353,711	-	5,197	358,908
Disposals	(42,415)	-	-	(42,415)
At 31 March 2025	3,549,681	-	35,973	3,585,654
<b>NET BOOK VALUE</b>				
At 31 March 2025	12,393,161	5,000	13,898	12,412,059
At 31 March 2024	12,459,353	25,303	8,506	12,493,162

Additions in the year include component additions of £303,999 of which £10,790 was included in creditors (2024: £376,634 of which £65,920 included in creditors).

#### **b) Fuel Land Allotments**

This property is a permanent endowment of the Charity and is shown as a fixed asset with no known original cost. There is income from the allotments amounting to £14,350 (2024: £13,520) which is used towards the donations made under the Relief in Need objective. The property is included in the Statement of Financial Position at valuation of £450,000 (2024: £450,000).

#### **c) Investments - Property**

<b>Property</b>	<b>Valuation 2025 £</b>	<b>2024 £</b>	<b>Tenant</b>	<b>Current Annual Rent £</b>	<b>Current Insurance Premiums £</b>
Advertising Hoardings, 250 - 274 High Road	50,000	50,000	J C Decaux Ltd	5,000	*
The Ann Owens Centre, Tarling Road	400,000	400,000	Age UK Barnet	30,474	1,973
	450,000	450,000		35,474	1,973

\*Arranged by Tenants

The above property valuations were carried out by professional external valuers, Lamberts Chartered Surveyors.

**THE FINCHLEY CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**for the Year Ended 31 March 2025**

**8a. INVESTMENTS - SHARES**

	£
Balance at 1 April 2024	6,416,469
Additions (including £33,268 accumulated dividends)	2,997,516
Disposals	(2,364,470)
Net unrealised loss on revaluation	(641,392)
Balance at 31 March 2025	<u>6,408,123</u>

	Cost		Market value	
	2025	2024	2025	2024
	£	£	£	£
Funds managed by:				
Rathbones - Investments	3,588,214	2,925,655	3,608,831	3,655,640
- M&G Charifund	1,805,932	1,847,584	2,006,322	1,979,442
COIF	16,588	16,588	410,731	359,405
M&G Charity Multi Asset Fund	182,473	169,566	382,238	421,982
	<u>5,593,207</u>	<u>4,959,393</u>	<u>6,408,122</u>	<u>6,416,469</u>
<b>8b. Investment - Cash</b>			<u>186,574</u>	<u>160,162</u>

**9. DEBTORS: Due within one year**

	2025	2024
	£	£
Rent arrears	33,865	29,439
Less: bad debt provision	<u>(5,000)</u>	<u>(5,000)</u>
	28,865	24,439
Prepayments and Other debtors	<u>43,802</u>	<u>46,178</u>
	<u>72,667</u>	<u>70,617</u>

**10. CREDITORS: Amounts falling due within one year**

	2025	2024
	£	£
Creditors	72,399	86,832
PAYE/NI	11,162	10,633
Other creditors	84,729	123,463
Deferred government grant (Note 11)	64,599	64,599
Mortgage	<u>40,585</u>	<u>53,305</u>
	<u>273,474</u>	<u>338,832</u>

**CREDITORS: Amounts falling due after one year**

	2025	2024
	£	£
Deferred government grant (Note 11)	1,728,796	1,793,395
Mortgage 2-5 years	192,143	227,842
More than 5 years	<u>866,203</u>	<u>853,769</u>
	<u>2,787,142</u>	<u>2,875,006</u>

The mortgage is payable in monthly instalments over 25 years. The annual interest rate is 2.15% plus BEBR and the mortgage of £1,500,000 is secured on the new property.

# **THE FINCHLEY CHARITIES**

## **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

11. DEFERRED GOVERNMENT GRANT	Total 2025 £	Total 2024 £
At 1 April 2024	1,857,994	1,922,593
Amortisation of grant for the year	(64,599)	(64,599)
At 31 March 2025	<u>1,793,395</u>	<u>1,857,994</u>
Due within one year	<u>64,599</u>	<u>64,599</u>
Due after one year	<u>1,728,796</u>	<u>1,793,395</u>

The Finchley Charities received government grants totalling £4,634,238 over the years of which £2,840,843 has been released to the Statement of Comprehensive Income to date.

## **12. RESERVES**

### **UNRESTRICTED FUNDS**

	Investments Revaluation £	Property Revaluation £	Revenue Fund £	Total 2025 £	Total 2024 £
At 31 March 2023	1,285,846	1,621,632	9,617,652	12,525,130	12,928,153
<b>Year ended 31 March 2024:</b>					
Surplus for the year before grant amortisation and revaluations	-	-	238,359	238,359	(17,033)
Amortisation of grant - current year	-	-	64,599	64,599	64,599
Transfers between reserves	-	-	5,183	5,183	20,918
Revaluation	214,954	-	-	214,954	(471,507)
At 31 March 2024	<u>1,500,800</u>	<u>1,621,632</u>	<u>9,925,793</u>	<u>13,048,225</u>	<u>12,525,130</u>
<b>Year ended 31 March 2025:</b>					
Surplus for the year before grant amortisation and revaluations	-	-	686,203	686,203	238,359
Amortisation of grant - current year	-	-	64,599	64,599	64,599
Transfers between reserves	-	-	(1,507)	(1,507)	5,183
Revaluation	(641,392)	-	-	(641,392)	214,954
At 31 March 2025	<u>859,408</u>	<u>1,621,632</u>	<u>10,675,088</u>	<u>13,156,128</u>	<u>13,048,225</u>

### **DESIGNATED FUNDS**

	Community, Health & Wellbeing Fund £	Development Fund £	Component Accounting Fund £	Cyclical Maintenance Fund £	Extraordinary Repair Fund £	2025 Total £	2024 Total £
At 31 March 2023	47,525	399,558	1,594,941	700,000	1,100,000	3,842,024	3,863,370
Income	-	-	-	-	-	-	-
Transfer from unrestricted funds	(750)	(4,861)	-	-	-	(5,611)	(21,346)
At 31 March 2024	<u>46,775</u>	<u>394,697</u>	<u>1,594,941</u>	<u>700,000</u>	<u>1,100,000</u>	<u>3,836,413</u>	<u>3,842,024</u>
Income	-	-	-	-	-	-	-
Transfer from unrestricted funds	(550)	-	-	-	-	(550)	(5,611)
At 31 March 2025	<u>46,225</u>	<u>394,697</u>	<u>1,594,941</u>	<u>700,000</u>	<u>1,100,000</u>	<u>3,835,863</u>	<u>3,836,413</u>

The Community, Health and Wellbeing Fund was created by the Trustees for the wellbeing of the residents and the community.

The Development Fund was created by the Trustees to set aside for future developments.

The Component Accounting Fund was created to comply with the change to Housing Regulations in 2011.

## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

#### **12 RESERVES (continued)**

The Cyclical Maintenance Fund provides a fund for routine repairs, should income from the housing stock be insufficient to meet these costs.

The Extraordinary Repair Fund provides a fund for major repairs, should annual income be insufficient to meet these costs.

<b>RESTRICTED</b>	<b>Fuel Land Allotment Fund</b>	<b>Residents' Donations</b>	<b>Reserve for recoupment of Capital expenditure</b>	<b>2025 Total</b>	<b>2024 Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 31 March 2023	-	1,448	200,172	201,620	188,176
<b>Year ended 31 March 2024:</b>					
Income	-	-	13,520	13,520	13,016
Expenditure	-	-	-	-	-
Transfers between reserves	-	-	428	428	428
At 31 March 2024	-	1,448	214,120	215,568	201,620
<b>Year ended 31 March 2025:</b>					
Income	19,994	-	14,350	34,344	13,520
Expenditure	(21,623)	-	-	(21,623)	-
Transfers between reserves	1,629	-	428	2,057	428
At 31 March 2025	-	1,448	228,898	230,346	215,568

#### **13. ANALYSIS OF ASSETS AND LIABILITIES BETWEEN FUNDS**

	<b>Unrestricted funds</b>	<b>Designated funds</b>	<b>Restricted funds</b>	<b>Property revaluation reserve</b>	<b>Investment revaluation reserve</b>	<b>Total funds 2025</b>	<b>Total funds 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed assets:</b>							
Housing properties	12,398,161	-	-	-	-	12,398,161	12,484,656
Office Equipment	13,898	-	-	-	-	13,898	8,506
Fuel Land Allotments	-	-	38,368	411,632	-	450,000	450,000
Investments	853,628	3,814,941	120,146	760,000	859,408	6,408,123	6,416,469
Investment properties	-	-	-	450,000	-	450,000	450,000
Investments-Cash	186,574	-	-	-	-	186,574	160,162
<b>Current assets:</b>							
Debtors	72,667	-	-	-	-	72,667	70,617
Cash at bank	210,776	20,922	71,832	-	-	303,530	273,634
<b>Current liabilities:</b>							
Creditors	(273,474)	-	-	-	-	(273,474)	(338,832)
Long Term Liabilities	(2,787,142)	-	-	-	-	(2,787,142)	(2,875,006)
	<b>10,675,088</b>	<b>3,835,863</b>	<b>230,346</b>	<b>1,621,632</b>	<b>859,408</b>	<b>17,222,337</b>	<b>17,100,206</b>

#### **14. PAYMENTS TO CREDITORS**

The Finchley Charities endeavours to settle suppliers' accounts within 30 days of receipt of invoices.



## **THE FINCHLEY CHARITIES**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)** **for the Year Ended 31 March 2025**

#### **15. ANALYSIS OF CHANGES IN NET DEBT**

	<b>At 01 Apr 2024</b>	<b>Cash flows</b>	<b>Other non- cash changes</b>	<b>At 31 Mar 2025</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cash and cash equivalent</b>				
Cash at bank & in hand	273,634	29,896	-	303,530
Investment cash	160,162	26,412	-	186,574
	<b>433,796</b>	<b>56,308</b>		<b>490,104</b>
<b>Borrowings</b>				
Debt due within one year	(53,305)	35,985	(23,265)	(40,585)
Debt due after one year	(1,081,611)	-	23,265	(1,058,346)
	<b>(1,134,916)</b>	<b>35,985</b>	<b>-</b>	<b>(1,098,931)</b>
<b>Total</b>	<b>(701,120)</b>	<b>92,293</b>	<b>-</b>	<b>(608,827)</b>

#### **16. STATEMENT OF COMPREHENSIVE INCOME FOR THE COMPARATIVE PERIOD**

	<b>Unrestricted funds</b>	<b>Designated funds</b>	<b>Restricted funds</b>	<b>2024</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>		<b>£</b>
<b>INCOME FROM HOUSING</b>					
Social Housing lettings	1,933,538	-	-		1,933,538
Operating expenditure	(1,882,877)	-	-		(1,882,877)
<b>HOUSING ACTIVITY SURPLUS</b>	<b>50,661</b>	<b>-</b>	<b>-</b>		<b>50,661</b>
Profit on sale of investments	42,282	-	-		42,282
Investment property income	74,064	-	13,520		87,584
Interest receivable and similar income	231,420	-	-		231,420
Interest payable	(82,543)	-	-		(82,543)
Donations received	1,675	-	-		1,675
Other expenditure	-	-	-		-
Donations payable	(14,601)	-	-		(14,601)
	<b>252,297</b>	<b>-</b>	<b>13,520</b>		<b>265,817</b>
<b>Surplus before revaluation gain on investments and transfers</b>	<b>302,958</b>	<b>-</b>	<b>13,520</b>		<b>316,478</b>
Revaluation gain/(loss) on investments	214,954	-	-		214,954
Transfers between funds	5,183	(5,611)	428		-
<b>SURPLUS FOR THE YEAR</b>	<b>523,095</b>	<b>(5,611)</b>	<b>13,948</b>		<b>531,432</b>
<b>Reserves brought forward</b>	<b>12,525,130</b>	<b>3,842,024</b>	<b>201,620</b>		<b>16,568,774</b>
<b>Reserves carried forward</b>	<b>13,048,225</b>	<b>3,836,413</b>	<b>215,568</b>		<b>17,100,206</b>

#### **17. CHARITY SCHEME**

The Charity Scheme provides that the Finchley Charities will make annual grants to local Church charities, providing it has the necessary financial resources. In 2025 grants to local Churches amounted to £12,075 (2024 £12,075).

#### **18. CAPITAL COMMITMENT**

As at 31 March 2025 there were no capital commitments (2024: none).

**THE FINCHLEY CHARITIES**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**for the Year Ended 31 March 2025**

**19. OPERATING LEASE COMMITMENTS**

At the reporting end date the charity had outstanding commitments for future minimum lease payments under operating leases, which fall due as follows:

	<b>2025</b>	<b>2024</b>
Within one year	3,548	-
Between 2 and 5 years	5,590	-
	<b>9,139</b>	<b>-</b>