

POORS CHARITIES

England & Wales · Charity number 207594

Details

Other names POOR'S CHARITIES, HARLOW POORS CHARITIES

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address 9 Newton Drive
Sawbridgeworth
CM21 9HE

Phone 07496655062

Email contactgodsafe@virginmedia.com

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The charity owns 14 almshouses that provide supported housing for single people aged 60 and over in social, financial and housing need with a past or present connection with Harlow, Essex

Classification

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

Geography

- **Area of benefit:** SEE INDIVIDUAL CONSTITUENTS
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£111,465	£99,180	-	-
2024-12-31	£111,251	£87,407	-	-
2023-12-31	£100,135	£73,111	-	-
2022-12-31	£105,335	£92,909	-	-
2021-12-31	£89,003	£68,913	-	-
2020-12-31	£89,201	£61,058	-	-

Trustees

Name	Role	Appointed
Dr SHAUN ANTHONY FIRTH	Chair	
Geraldine Fiona Goldsby		2024-02-09
Kelly Michelle Lynn Pye		2025-05-07
PAUL MOULDS		2012-04-16
Peter Frank Uglow		2014-07-23
Rev Sarah Jane Swift		2020-01-22
Sally Springham		2025-10-22
Timothy James Gray		2018-02-14

Linked charities

- RICHARD HARRISON (207594-1)
- REEVE'S ALMSHOUSES (207594-10)
- MARY ELIZABETH SIMS (207594-11)
- STAFFORD'S ALMSHOUSES (207594-12)
- ALEXANDER STAFFORD (207594-13)
- JOHN SWORDER (207594-14)
- REVEREND JOHN TAYLOR (207594-15)
- EMANUEL WOLLEY (207594-16)
- JOHN WRIGHT (207594-17)
- PATHWAYS CHARITY (207594-18)
- JOHN SWIRE (207594-19)
- EDWARD WISE (207594-2)
- JOHN CARMICHAEL WHITTAKER (207594-20)
- GEORGE BENSON (207594-3)
- CRABB'S ALMSHOUSES (207594-4)
- JOHN GODSAFE (207594-5)
- EDMUND GOODWIN (207594-6)
- REVEREND CHARLES MIDDLETON MACLEOD (207594-7)
- NEWMAN'S ALMSHOUSES (207594-8)
- JOHN PERRY (207594-9)

POORS CHARITIES

England & Wales - Charity number 207594

Accounts

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 December 2025

FOR
HARLOW POORS CHARITIES

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

HARLOW POORS CHARITIES

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for the Year Ended 31 December 2025

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HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) effective 1 January 2019.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

207594

Principal address

Clerk to the Trustees
Mrs Nicola Murray
9 Newton Drive
Sawbridgeworth
Hertfordshire
CM21 9HE

Email address: contactgodsafe@virginmedia.com or godsafealmshouses@gmail.com

Trustees

Dr Shaun Firth (Chairman)
Mr Peter Uglow (Vice-Chairman)
Mr Paul Moulds
Mr John Platt
Ms Sarah Edwards (until January 2025)
Mr Tim Gray
Rev Sarah J Swift
Ms Geraldine Goldsby
Ms Kelly Pye (appointed May 2025)
Ms Sally Springham (appointed October 2025)

Independent Examiner

Jan Rickler
Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

Bankers

Co-operative Bank	Unity Trust Bank
PO Box 250	PO Box 7193
Skelmersdale	Planetary Road
WN8 6WT	Willenhall
	WV1 9DG

CLERK TO THE TRUSTEES

Mrs Nicola Murray

REGULATOR OF SOCIAL HOUSING (FORMERLY HOMES & COMMUNITY AGENCY) NUMBER

A0163

WORKING NAME

Godsafe Almshouses

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

The Trustees present their annual report along with the financial statements of the charity for the year ended 31 December 2025. The Trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) effective from 1 January 2019. The report includes an account of those activities undertaken by the charity to further its charitable purposes for the public benefit. They have also complied with the duty in the Charities Act 2011 to have regard to public benefit guidance published by the Commission.

1. BANKERS

The Charity's main banker is the Unity Trust Bank and all items of income and expenditure are managed through this bank. We also had accounts with the Co-operative Bank which provided two loans for major renovations in the past. The final loan was paid off in April 2025. We are in the process of closing the remaining account with the Co-operative Bank and transferring the balance to our Unity Trust account.

2. OUR HISTORY AND OBJECTIVES

Harlow Pools Charities is an unincorporated trust, governed by a Trust Deed dated 28 August 1959 and registered with the Charity Commission under the Charity Registration Number 207594. As a provider of social housing, we are also registered with the Regulator of Social Housing under Registration Number A0163. We are also a member of the Almshouse Association.

The present charity combines into one Trust a series of local Ecclesiastical and Non-ecclesiastical charities originally established between 1504 and 1944 through individual bequests. The assets of these charities included almshouses, land and investments. The area of benefit of Harlow Pools Charities is defined in the 1959 trust deed and corresponds to the area covered by the ancient parishes of Harlow, which became incorporated into the new town of Harlow in 1948.

In setting our objectives and managing our almshouse properties, the Trustees have considered the Charity Commission's general guidance on public benefit. The key objective of the charity is to provide sheltered housing for single, retired people of either sex in financial, social and housing need. All prospective Residents must meet these criteria and also have some past or present connection with the Town. The charity is also able to give financial help to people in need within the area of benefit.

The charity owns 14 almshouses in Churchgate Street, Harlow, Essex, comprising one two-bedroom house, five single bedroom bungalows and 8 single bedroom flats. The appointment of Residents is made by the Trustees following extensive local advertising, full investigation of the circumstances of an applicant and after personal interview by the Trustees. During 2025 two of our Residents sadly died and one of the vacant properties was re-let. The second property was kept vacant to undergo renovations.

Residents of the almshouses occupy the property on licence and pay a weekly "maintenance contribution", which is regarded as rent by the local authority. Most Residents are in receipt of Housing Benefit or Universal Credit and many have their maintenance contribution fully paid. Residents are encouraged to authorise payment of Housing Benefit or Universal Credit directly to the charity's bank account.

The charity is an equal opportunity organisation and is committed to an environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability. The properties are suitable for people with disabilities with lift access to the upper floors.

The charity is committed to safeguarding and promoting the welfare of their Residents and to treating them with respect and consideration. The Trustees encourage the development of a supportive community within the almshouses and facilitate social contacts between Residents. We have no communal meeting room but we are able to use the facilities of the nearby church when needed.

All Trustees give their time, experience and expertise freely and no remuneration or expenses are paid to individual Trustees. No Trustee receives any benefit from the Charity.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

3. ACTIVITIES

Godsafe is a very stable community and many of our Residents have been with us for a long time. It is unusual to have many vacancies and those in 2025 followed the death of two of our Residents.

We do not provide personal care but support is provided by the Clerk and help is given when necessary for Residents to access local health or social care agencies. Residents in need of personal care have been successfully supported in the past through social care provision and with the help of their families.

Residents are given a comprehensive Residents' Handbook, which includes details of a complaints procedure. During the year, following guidance from the Housing Ombudsman, we updated our complaints procedure.

Residents are consulted fully before any alterations or maintenance works are carried out on their properties. We have a clear process for reporting and responding to repair requests. Our maintenance contractor has a good relationship with the Residents and is able to respond quickly to any issues.

We have a longstanding policy of annual inspection of the properties undertaken by two of our Trustees to highlight maintenance problems. We have contractors who carry out routine electrical checks and annual boiler/central heating maintenance. These contractors also respond quickly to electrical and heating system problems. We also have a maintenance contract with a lift engineer who carries out regular servicing of the two lifts and responds to any problems.

The Trustees' policy is to provide almshouse accommodation that is secure and well maintained to high standards.

4. GOVERNANCE

The charity is managed by a board of nine Trustees. There is one Ex-officio Trustee, being the incumbent of St. Mary's Church, Churchgate Street, Harlow. During 2025 we were pleased to appoint two new Trustees from our local community. All our Trustees play an active role in the management of the charity and the almshouses.

Trustees meet together on a quarterly basis to receive financial reports on income and expenditure against budget estimates and on bank account balances. These regular Trustees' meetings also provide an opportunity to discuss the management of the almshouses and the Clerk is able to report on any problems affecting the Residents. Special meetings may be called to discuss specific issues, but discussion often takes place by email or WhatsApp in between routine meetings. In addition to the quarterly meetings, an Annual General Meeting is held in May each year at which our accountant reports on the charity's financial affairs following her annual Independent Examination.

The quorum for meetings of Trustees is four. Decisions are determined by the majority of votes of the Trustees present and voting on the question. In the case of equality of votes, the Chairman of the meeting has a second or casting vote.

A Chairman and a Vice-Chairman are appointed by the Trustees by election each year at the Annual General Meeting. Individual Trustees are also appointed to undertake specific responsibilities on behalf of the Board as necessary. An Independent Examiner is also appointed at the AGM.

Within the limits prescribed by the Trust Deed, the Trustees have the power to make regulations for the management of the Charities and for the conduct of their business including the summoning of meetings, the deposit of monies at a bank and the custody of documents.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

Formal minutes and appropriate books of accounts are kept on behalf of the Trustees by their Clerk. Minutes are circulated to all Trustees after each meeting. The Clerk to the Trustees works very closely with the Chairman and Vice-Chairman managing the charity's financial affairs.

The accounts are subject to external independent review each year by an accountant acting as an Independent Examiner and a report is made each year in the form required by both the Charity Commissioners and the Regulator of Social Housing.

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees are responsible for determining and agreeing the strategic objectives of the charity, the management of the financial affairs of the charity, management of the almshouses, risk management, policies and performance. The day-to-day administration of the charity is delegated to the Clerk to the Trustees in close consultation with the Chairman and Vice-Chairman.

The Trustees employ a part-time Clerk to support their activities. The Clerk is paid on a monthly basis at a rate agreed by the Trustees when the annual budget is set. The Clerk's tasks include the day-to-day management of the charity, general support for the Residents of the almshouses and keeping the charity's accounts and minutes of all Trustees' meetings. The Clerk has the use of a dedicated laptop computer and mobile phone for the charity's business. In 2023, she reached the legal threshold for a Working Place Pension and this was set up using the NEST scheme. The charity also pays Employer's National Insurance.

The Trustees regularly review the financial and other risks to which the charity is exposed and have endeavoured to put in place systems, procedures and policies to mitigate these risks. The charity meets the procedural and governance requirements of both the Charity Commission and the Regulator of Social Housing. The charity is also a member of the Housing Ombudsman scheme and has an agreed written complaints procedure, which is brought to the attention of all Residents of the almshouses.

Trustees are provided with the Charity Commission's guidance on the role and responsibilities of Trustees. They are also given the opportunity to attend courses and meetings organised by the Almshouse Association.

5. FINANCIAL REVIEW

In spite of the challenges of increasing general costs over recent years, the financial performance during the 2025 financial year was satisfactory, without any major overspends on the various budget heads.

All financial activities now take place via on-line banking with the Unity Trust Bank. Payments require authorisation by two signatories, usually the Chairman and the Clerk. The Chairman and Clerk meet regularly to review the charity's finances. Over recent years, we have experienced a steady increase in expenditure on routine repairs and maintenance that is expected to continue in future years.

The Trustees remain very aware of the financial risk to the charity of vacant properties and have an agreed protocol to ensure that new Residents are recruited as quickly as possible. The annual budget provides funding for a 10% void level, but long vacancies result inevitably in a reduction in the budgeted operating surplus at year end.

Our financial situation has been helped considerably in 2025 by higher interest rates on bank deposits and the fact that we have now completely paid off the loans from the Co-operative Bank.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

The charity receives no statutory funding and income is limited to the following funding streams:

- (a) Maintenance Contributions paid directly by Residents
- (b) Housing Benefit and Universal Credit paid on behalf of eligible Residents
- (c) Payments by Residents for use of the communal laundry
- (d) Donations and fund-raising activities
- (e) Interest on bank account deposits and investments

Projected Budget for 2025

The Trustees agreed a budget for the financial year ending 31 December 2025, which included a projected annual income of £107,898 after a 10% reduction for possible void properties. The estimated expenditure was £87,176. Any increases in the maintenance contributions are restricted by the formula (CPI + 1%).

At the 2025 financial year end (before any allowances for depreciation, component accounting, etc.) actual income was £111,465 and total expenditure was £65,277. The end of year balance was helped considerably by accumulated investment income of £7,421 and unbudgeted interest payments totalling £5,173.

On 31 December 2025, total funds in the various bank accounts amounted to £264,538 and the M&G Charity Multi Asset Fund investment amounted to £201,708. The Co-op Bank loan was repaid in the year.

Financial Risks

The major financial risks for the charity are the potential loss of income resulting from vacant properties, changes in interest rates and increasing maintenance costs. The individual properties are well-maintained and we are able to respond quickly to any problems. A further risk that cannot be realistically estimated is the possibility of the need for major repairs, for example the need to replace roofs.

Reserves Policy

The charity's free reserves are represented by our Unity Trust deposit account and other net current assets at 31/12/2025 amounted to £229,665. The M&G Charity Multi Asset Fund investment is held in the designated fund at 31/12/2025 amounted to £201,708.

Charitable Expenditure

During 2025 we made a further donation of £2,500 to our local Food Bank. We also continued with our longstanding policy of giving Residents a Christmas gift of £50 (total cost £650) and also a cost of living payment towards winter heating costs of £200 (total cost £2,600)

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2025**

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees at their Annual General Meeting held on 13 May 2026.

BY ORDER OF THE BOARD OF TRUSTEES

Dr Shaun Firth
Chairman of Trustees

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

Independent Examiner's Report to the Trustees of Harlow Pools Charities

I report to the charity trustees on my examination of the financial statements of the Charity for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 Charities Act 2011 ('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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 financial statements to be reached.

J A Rickler, FCA ICAEW
Always LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

2026

HARLOW POORS CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31 December 2025

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.25 Total funds £	31.12.24 Total funds £
Income and endowment from:						
Donations and legacies	2	250	-	-	250	480
Charitable activities	4	98,621	-	-	98,621	99,270
Grant amortisation		-	-	1,737	1,737	11,225
Investment income	3	5,173	7,421	-	12,594	11,501
Total income		104,044	7,421	1,737	113,202	122,476
Expenditure on:						
Charitable activities						
- Provision for social living	5	65,277	-	-	65,277	63,113
- Depreciation		2,247	-	33,393	35,640	35,519
Total expenditure		67,524	-	33,393	100,917	98,632
Net gains/(losses) on investments		-	21,001	-	21,001	6,277
Net income/(expenditure) before transfers		36,520	28,422	(31,656)	33,286	30,121
Transfers between funds		(7,990)	-	7,990	-	-
NET MOVEMENT IN FUNDS		28,530	28,422	(23,666)	33,286	30,121
RECONCILIATION OF FUNDS:						
Total funds brought forward		227,044	205,823	86,810	519,677	489,556
TOTAL FUNDS CARRIED FORWARD		255,574	234,245	63,144	552,963	519,677

All income and expenditure derive from continuing activities.

COMPARATIVE FIGURES ARE SHOWN IN NOTE 18 (PAGE 16)

The notes form part of these financial statements

HARLOW POORS CHARITIES

BALANCE SHEET At 31 December 2025

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.25 Total funds £	31.12.24 Total funds £
FIXED ASSETS						
Tangible assets	8	25,909	-	83,068	108,977	142,854
Investments	9	-	201,708	-	201,708	173,286
		<u>25,909</u>	<u>201,708</u>	<u>83,068</u>	<u>310,685</u>	<u>316,140</u>
CURRENT ASSETS						
Debtors	10	984	-	-	984	1,965
Cash at bank and in hand		<u>232,001</u>	<u>32,537</u>	<u>-</u>	<u>264,538</u>	<u>234,029</u>
		232,985	32,537	-	265,522	235,994
CREDITORS						
Amount falling due within one year	11	(3,320)	-	(1,992)	(5,312)	(22,021)
		<u>229,665</u>	<u>32,537</u>	<u>(1,992)</u>	<u>260,210</u>	<u>213,973</u>
NET CURRENT ASSETS / (LIABILITIES)						
		<u>229,665</u>	<u>32,537</u>	<u>(1,992)</u>	<u>260,210</u>	<u>213,973</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		255,574	234,245	81,076	570,895	530,113
CREDITORS						
Amounts falling due after more than one year	12	-	-	(17,932)	(17,932)	(10,436)
		<u>255,574</u>	<u>234,245</u>	<u>63,144</u>	<u>552,963</u>	<u>519,677</u>
NET ASSETS						
		<u>255,574</u>	<u>234,245</u>	<u>63,144</u>	<u>552,963</u>	<u>519,677</u>
FUNDS						
	15 & 16					
Unrestricted funds					255,574	227,044
Designated funds					234,245	205,823
Restricted funds					63,144	86,810
					<u>552,963</u>	<u>519,677</u>
TOTAL FUNDS						
					<u>552,963</u>	<u>519,677</u>

The financial statements were approved and authorised for issue by the Board of Trustees on 13 May 2026 and were signed on its behalf by:

Dr S Firth – Chairman

P Uglow – Vice Chairman

The notes form part of these financial statements

HARLOW POORS CHARITIES

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

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019) (except for government grants received towards the freehold properties which are accounted for in accordance with the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update) and the Charities Act 2011. The financial statements have been prepared under the historical cost convention as modified for the valuation of investment.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in sterling and rounded to the nearest £1.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from charitable activities arise mainly from residents' fees for the provision of social housing and accounted for on a receivable basis.

Income from investments is included in the year in which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Fixed assets

Housing Properties and component Accounting

The Almshouses were constructed in the 19th and 20th centuries and no record of the original cost exists. The Housing Properties' cost relates to improvements carried out in 1975 and 2005.

Housing Properties are stated at cost less accumulated depreciation and any impairment losses. Harlow Poors 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 expected useful life of each component within the housing properties as follows:

HARLOW POORS CHARITIES

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

Roof	40 years
Bathrooms	30 years
Doors and Windows	15 years
Heating	20 years
Kitchens	20 years
Lifts	20 years

Fixtures, fittings and equipment

Fixtures, fittings and equipment are stated at cost less accumulated depreciation and impairment losses and are depreciated over 3 years.

Accommodation

The number of Almshouses during 2025 was 14 (2024: 14).

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties, are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each statement of financial position date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' 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 SOFA; the carrying value is reduced appropriately.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Government Grant

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

Cash at bank and in hand

Cash at bank and in hand includes bank current accounts and bank deposit accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Charity 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 Charity will not be able to collect all amounts due.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2025

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 Charity's 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.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Value Added Tax

The Harlow Pools Charities is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

2. DONATIONS AND LEGACIES	31.12.25	31.12.24
	£	£
Donations and gifts	<u>250</u>	<u>480</u>
3. INVESTMENT INCOME	31.12.25	31.12.24
	£	£
Income from investments	7,421	6,589
Deposit account interest	<u>5,173</u>	<u>4,912</u>
	<u>12,594</u>	<u>11,501</u>
4. INCOME FROM CHARITABLE ACTIVITIES	31.12.25	31.12.24
	£	£
Contributions from residents	<u>98,621</u>	<u>99,270</u>
Activity Provision of social housing		
5. CHARITABLE ACTIVITIES COSTS	31.12.25	31.12.24
	£	£
Staff costs	15,938	13,647
Direct costs	46,637	45,758
Independent Examiner's fees	2,606	2,530
Loan interest	<u>96</u>	<u>1,178</u>
	<u>65,277</u>	<u>63,133</u>

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED **for the Year Ended 31 December 2025**

6. KEY MANAGEMENT PERSONNEL

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

There are no key employees.

7. STAFF COSTS

	31.12.25	31.12.24
	£	£
Wages and salaries	<u>15,938</u>	<u>13,647</u>

The average number of persons employed during the year was one, the Clerk of the Trustees (part-time) (2024: one).

8. TANGIBLE FIXED ASSETS

	Freehold Property £	Fixtures, fittings & equipment £	Total £
COST			
At 1 January 2025	966,946	4,311	971,257
Additions	<u>-</u>	<u>1,763</u>	<u>1,763</u>
At 31 December 2025	<u>966,946</u>	<u>6,074</u>	<u>973,020</u>
DEPRECIATION			
At 1 January 2025	824,611	3,792	828,403
Depreciation for the year	<u>35,111</u>	<u>529</u>	<u>35,640</u>
At 31 December 2025	<u>859,722</u>	<u>4,321</u>	<u>864,043</u>
NET BOOK VALUE			
At 31 December 2025	<u>107,224</u>	<u>1,753</u>	<u>108,977</u>
At 31 December 2024	<u>142,335</u>	<u>519</u>	<u>142,854</u>

The Almshouses were established in the 19th and 20th Centuries. There is no record of the original cost and no value is attributed thereto. The freehold to the land on which these improvements are situated is owned by the Charity.

The Charity received a Housing Corporation grant of £234,936 towards the renovation and used existing funds and loans from the Cooperative Bank to fund the remaining cost. The capital repaid each year on the mortgage is transferred to the restricted fund so that the restricted fund will equal the value of the renovation of the housing properties when the mortgage is fully repaid. The Co-operative Bank hold a legal charge over the Freehold property.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2025

9. INVESTMENTS

	£
At 1 January 2025	173,286
Net income	7,421
Unrealised gain	<u>21,001</u>
At 31 December 2025	<u>201,708</u>

Book cost of investments in M&G NAACIF 1,431 Accumulated Shares is £120,000.

10. DEBTORS

	31.12.25	31.12.24
	£	£
Residents' fees due	715	1,644
Prepayments	<u>269</u>	<u>321</u>
	<u>984</u>	<u>1,965</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.25	31.12.24
	£	£
Deferred government grants (Note 14)	1,992	11,225
Bank loans	-	7,989
Other creditors and accruals	<u>3,320</u>	<u>2,807</u>
	<u>5,312</u>	<u>22,021</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.25	31.12.24
	£	£
Deferred government grants (Note 14)	17,932	10,436
Bank loans	<u>-</u>	<u>-</u>
	<u>17,932</u>	<u>10,436</u>

13. BANK LOANS

	31.12.25	31.12.24
	£	£
Due within one year	-	7,989
Due within 2 -5 years	<u>-</u>	<u>-</u>
	<u>-</u>	<u>7,989</u>

The loan is a 20 year loan due for repayment by May 2025 and secured by way of a charge over the properties in favour of the Co-op Bank.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2025

14. GOVERNMENT GRANTS

	31.12.25	31.12.24
	£	£
Deferred:		
Due within one year (Note 11)	1,992	11,225
Due after one year (Note 12)	17,932	10,436
	<u>19,924</u>	<u>21,611</u>
Amortised to date	215,012	213,275
Total government grants received	<u>234,936</u>	<u>234,936</u>

15. FUNDS ANALYSIS

	General Fund	Designated Repairs Fund	Designated Charity Donations Fund	Restricted Renovation Fund	Restricted Repairs & Maintenance Fund	Total Funds
	£	£	£	£	£	£
Year ended 31.12.2024:						
Funds at 01.01.2024	207,066	192,957	-	89,133	400	489,556
Income	104,662	6,589	-	11,225	-	122,476
Expenditure	(65,238)	-	-	(33,394)	-	(98,632)
Net unrealised gain on investments	-	6,277	-	-	-	6,277
Transfer between funds	<u>(19,446)</u>	<u>-</u>	<u>-</u>	<u>19,446</u>	<u>-</u>	<u>-</u>
Funds at 31.12.2024	227,044	205,823	-	86,410	400	519,677
Year ended 31.12.2025:						
Income	104,044	7,421	-	1,737	-	113,202
Expenditure	(67,524)	-	-	(33,393)	-	(100,917)
Net unrealised gain on investments	-	21,001	-	-	-	21,001
Transfer between funds	<u>(7,990)</u>	<u>-</u>	<u>-</u>	<u>7,990</u>	<u>-</u>	<u>-</u>
Funds at 31.12.2025	<u>255,574</u>	<u>234,245</u>	<u>-</u>	<u>62,744</u>	<u>400</u>	<u>552,963</u>

16. FUNDS

Repairs Fund

These amounts are set aside, out of unrestricted income, for future repairs and are therefore unrestricted.

Renovation Fund

The Renovation Fund now represents the renovation cost of Housing properties (see note 1), net of the outstanding mortgage.

Repairs and Maintenance Fund

This fund represents amounts specifically received from donors for repairs and maintenance.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2025

17. TAXATION

Harlow Poors Charity is a registered charity, and is therefore, exempt from liability to taxation on its charitable income.

18. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

		Unrestricted funds	Designated funds	Restricted funds	31.12.24 Total funds	31.12.23 Total funds
	Notes	£	£	£	£	£
Income and endowment from:						
Donations and legacies	2	480	-	-	480	-
Charitable activities	4	99,270	-	-	99,270	90,646
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	4,912	6,589	-	11,501	9,489
Total income		104,662	6,589	11,225	122,476	111,360
Expenditure on:						
Charitable activities						
- Provision for social living	5	63,113	-	-	63,113	48,476
- Depreciation		2,125	-	33,394	35,519	35,860
Total expenditure		65,238	-	33,394	98,632	84,336
Net gains/(losses) on investments		-	6,277	-	6,277	3,254
Net income/(expenditure) before transfers		39,424	12,866	(22,169)	30,121	30,278
Transfers between funds		(19,446)	-	19,446	-	-
NET MOVEMENT IN FUNDS		19,978	12,866	(2,723)	30,121	30,278
RECONCILIATION OF FUNDS:						
Total funds brought forward		207,066	192,957	89,533	489,556	459,278
TOTAL FUNDS CARRIED FORWARD		227,044	205,823	86,810	519,677	489,556

19. RELATED PARTY TRANSACTIONS

There were no related party transactions either this year or last year.

HARLOW POORS CHARITIES

DETAILED INCOME AND EXPENDITURE ACCOUNT **for the Year Ended 31 December 2025**

	31.12.25	31.12.24
	£	£
INCOME		
Voluntary income		
Donations	250	480
Investment income		
Deposit account interest	5,173	4,912
Income from investments	7,421	6,589
Incoming resources from charitable activities		
Contributions from residents	98,621	99,270
Total income	<u>111,465</u>	<u>111,251</u>
EXPENDITURE		
Charitable activities		
Wages	14,283	12,767
Social security costs	1,226	497
Pension contributions	429	383
Water rates	3,972	2,955
Insurance	2,079	2,067
Light and heat	1,549	1,156
Telephone	1,948	1,609
Sundries	8	40
Maintenance	27,544	27,240
Alarm system	2,246	2,486
Subscriptions	1,411	1,734
Christmas meal and gifts for residents	650	650
Co-op Loan interest	96	1,178
Bank charges	80	71
Independent examiners fee	2,606	2,530
Donation – external	2,550	5,100
Support for residents	2,600	650
	<u>65,277</u>	<u>63,113</u>
Depreciation (net of grant amortisation)	33,903	24,294
Total expenditure	<u>99,180</u>	<u>87,407</u>
Unrealised gains/(losses) on investments	21,001	6,277
Net income	<u>33,286</u>	<u>30,121</u>

This page does not form part of the statutory financial statements

POORS CHARITIES

England & Wales - Charity number 207594

Accounts

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2024

FOR
HARLOW POORS CHARITIES

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

HARLOW POORS CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2024

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HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) effective 1 January 2019.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

207594

Principal address

Clerk to the Trustees

Mrs Nicola Murray

9 Newton Drive

Sawbridgeworth

Hertfordshire

CM21 9HE

Email address: contactgodsafe@virginmedia.com or godsafealmshouses@gmail.com

Trustees

Dr Shaun Firth (Chairman)

Mr Peter Uglow (Vice-Chairman)

Mrs Sylvia Dilley (until October 2024)

Mr Paul Moulds

Mr John Platt

Ms Sarah Edwards (until January 2025)

Mr Tim Gray

Rev Sarah J Swift

Ms Geraldine Goldsby (appointed February 2024)

Independent Examiner

Jan Rickler

Alwyns LLP

Crown House

151 High Road

Loughton

Essex

IG10 4LG

Bankers

Co-operative Bank

PO Box 250

Skelmersdale

WN8 6WT

Unity Trust Bank

PO Box 7193

Planetary Road

Willenhall

WV1 9DG

CLERK TO THE TRUSTEES

Mrs Nicola Murray

REGULATOR OF SOCIAL HOUSING (FORMERLY HOMES & COMMUNITY AGENCY) NUMBER

A0163

WORKING NAME

Godsafe Almshouses

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

The Trustees present their annual report along with the financial statements of the charity for the year ended 31 December 2024. The Trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) effective from 1 January 2019. The report includes an account of those activities undertaken by the charity to further its charitable purposes for the public benefit. They have also complied with the duty in the Charities Act 2011 to have regard to public benefit guidance published by the Commission.

1. BANKERS

The Charity's main banker is the Unity Trust Bank and all income and expenditure are managed through this bank. We also have accounts with the Co-operative Bank which provided two loans for major renovations in the past. One of these loans was paid off in full during 2020 and one loan is still outstanding although much reduced.

2. OUR HISTORY AND OBJECTIVES

Harlow Pools Charities is an unincorporated trust, governed by a Trust Deed dated 28 August 1959 and registered with the Charity Commission under the Charity Registration Number 207594. As a provider of social housing, we are also registered with the Regulator of Social Housing under Registration Number A0163. We are also a member of the Almshouse Association.

The present charity combines into one Trust a series of local Ecclesiastical and Non-ecclesiastical charities originally established between 1504 and 1944 through individual bequests. The assets of these charities included almshouses, land and investments. The area of benefit of Harlow Pools Charities is defined in the 1959 trust deed and corresponds to the area covered by the ancient parishes of Harlow, which became incorporated into the new town of Harlow in 1948.

In setting our objectives and managing our almshouse properties, the Trustees have considered the Charity Commission's general guidance on public benefit. The key objective of the charity is to provide sheltered housing for single, retired people of either sex in financial, social and housing need. All prospective Residents must meet these criteria and also have some past or present connection with the Town. The charity is also able to give financial help to people in need within the area of benefit.

The charity owns 14 almshouses in Churchgate Street, Harlow, Essex, comprising one two-bedroom house, five single bedroom bungalows and 8 single bedroom flats. The appointment of Residents is made by the Trustees following extensive local advertising, full investigation of the circumstances of an applicant and after personal interview by the Trustees. There was one vacancy towards the end of 2023. An existing Resident transferred to this property and her vacated property was then re-let. There was one vacancy towards the end of 2024 following the death of a Resident.

Residents of the almshouses occupy the property on licence and pay a weekly "maintenance contribution", which is regarded as rent by the local authority. Most Residents are in receipt of Housing Benefit or Universal Credit, and many have their maintenance contribution fully paid. Residents are encouraged to authorise payment of Housing Benefit or Universal Credit directly to the charity's bank account.

The charity is an equal opportunity organisation and is committed to an environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability. The properties are suitable for people with disabilities with lift access to the upper floors.

The charity is committed to safeguarding and promoting the welfare of their Residents and to treating them with respect and consideration. The Trustees encourage the development of a supportive community within the almshouses and facilitate social contacts between Residents. Communal activities are provided or supported by the Trustees. We have no communal meeting room, but we are able to use the facilities of the nearby church when needed.

All Trustees give their time, experience and expertise freely and no remuneration or expenses are paid to individual Trustees. No Trustee receives any benefit from the Charity.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

3. ACTIVITIES

Godsafe remains a very stable community and we had only one vacancy towards the end of 2024 following the death of one of our Residents.

Residents are supported by the Clerk to the Trustees and there is an alarm system in each property connected to the local council's alarm centre, for which the charity pays an annual fee. An emerging problem with this alarm system is that some Residents do not want to have a landline relying instead on a mobile phone. The alarm system requires a landline to function. We are currently exploring the technical situation with regards to the alarms in the two lifts when the change to a digital phone system takes place.

Residents live independently in their almshouses and personal care is not provided, but help is given when necessary for Residents to access local health or social care agencies. Residents in need of personal care have been successfully supported in the past through social care provision and with the help of their families.

Residents are given a comprehensive Residents' Handbook, which includes details of a complaints procedure. During the year, following guidance from the Housing Ombudsman, we updated our complaints procedure. We received one formal complaint, a continuation of a previous complaint by the same Resident, about parking problems and this was dealt with in accordance with our complaints procedure. The Resident concerned subsequently took the complaint to the Housing Ombudsman but no further action on this policy issue was required.

Residents are consulted fully before any alterations or maintenance works are carried out on their properties. We have a clear process for reporting and responding to repair requests. Our maintenance contractor has a good relationship with the Residents and is able to respond quickly to any issues.

We have a longstanding policy of annual inspection of the properties undertaken by two of our Trustees to highlight maintenance problems. We have contractors who carry out routine electrical checks and annual boiler/central heating maintenance. These contractors also respond quickly to electrical and heating system problems. We also have a maintenance contract with a lift engineer who carries out regular servicing of the two lifts and responds to any problems.

4. GOVERNANCE

The charity is managed by a board of nine Trustees. There is one Ex-officio Trustee, being the incumbent of St. Mary's Church, Churchgate Street, Harlow. At the time of writing this report, we have two Trustee vacancies following the death of one Trustee and the resignation of another. We are currently in the process of recruiting replacements.

Trustees meet together on a quarterly basis to receive financial reports on income and expenditure against budget estimates and on bank account balances. These regular Trustees' meetings also provide an opportunity to discuss the management of the almshouses and the Clerk is able to report on any problems affecting the Residents. Special meetings may be called to discuss specific issues, but discussion often takes place by email or WhatsApp in between routine meetings. In addition to the quarterly meetings, an Annual General Meeting is held in May each year at which our accountant reports on the charity's financial affairs following her annual Independent Assessment.

The quorum for meetings of Trustees is four. Decisions are determined by the majority of votes of the Trustees present and voting on the question. In the case of equality of votes, the Chairman of the meeting has a second or casting vote.

A Chairman and a Vice-Chairman are appointed by the Trustees by election each year at the Annual General Meeting. Individual Trustees are also appointed to undertake specific responsibilities on behalf of the Board as necessary. An Independent Examiner is also appointed at the AGM.

Within the limits prescribed by the Trust Deed, the Trustees have the power to make regulations for the management of the Charities and for the conduct of their business including the summoning of meetings, the deposit of moneys at a bank and the custody of documents.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

Formal minutes and appropriate books of accounts are kept on behalf of the Trustees by their Clerk. Minutes are circulated to all Trustees shortly after each meeting. The Clerk to the Trustees works very closely with the Chairman managing the charity's financial affairs.

The accounts are subject to external independent review each year by an accountant acting as an Independent Examiner and a report is made each year in the form required by both the Charity Commissioners and the Regulator of Social Housing.

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees are responsible for determining and agreeing the strategic objectives of the charity, the management of the financial affairs of the charity, management of the almshouses, risk management, policies and performance. The day-to-day administration of the charity is delegated to the Clerk to the Trustees in close consultation with the Chairman and Vice-Chairman.

The Trustees employ a part-time Clerk to support their activities. The Clerk is paid on a monthly basis at a rate agreed by the Trustees when the annual budget is set. The Clerk's tasks include the day-to-day management of the charity, general support for the Residents of the almshouses and keeping the charity's accounts and minutes of all Trustees' meetings. The Clerk has the use of a dedicated laptop computer and mobile phone for the charity's business. The work of the Clerk has increased significantly over recent years and her salary has seen commensurate increases. Following a pay increase in 2023, she reached the threshold for a Working Place Pension and this was set up using the NEST scheme. The charity also pays Employer's National Insurance.

The skill requirements of the Trustees, either individually or as a board, have been recognised as follows: knowledge and understanding of the needs of residents in almshouse accommodation, an understanding of the support available within the local community, financial management in relation to charitable law and general business planning, policy formation and expertise in property management.

The Trustees regularly review the financial and other risks to which the charity is exposed and have endeavoured to put in place systems, procedures and policies to mitigate these risks. The charity meets the procedural and governance requirements of both the Charity Commission and the Regulator of Social Housing. The charity is also a member of the Housing Ombudsman scheme and has an agreed written complaints procedure, which is brought to the attention of all Residents of the almshouses.

5. FINANCIAL REVIEW

In spite of the challenges of increasing general costs over recent years, the financial performance during the 2024 financial year was satisfactory, without any major overspends on the various budget heads.

All financial activities now take place via on-line banking. Payments require authorisation by two signatories, usually the Chairman and the Clerk. The Chairman and Clerk meet regularly to review the charity's finances. It is now 18 – 19 years since all the properties were upgraded as part of a major renovation scheme and we are now experiencing a steady increase in expenditure on routine repairs and maintenance that is expected to continue in future years.

The Trustees remain very aware of the financial risk to the charity of vacant properties and have an agreed protocol to ensure that new Residents are recruited as quickly as possible. The annual budget provides funding for a 10% void level, but long vacancies result inevitably in a reduction in the budgeted operating surplus at year end.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

The charity receives no statutory funding and income is limited to the following funding streams:

- (a) Maintenance Contributions paid directly by Residents
- (b) Housing Benefit and Universal Credit paid on behalf of eligible Residents
- (c) Payments by Residents for use of the communal laundry
- (d) Donations and fund-raising activities
- (e) Interest on bank account deposits and investments

Projected Budget for 2024

The Trustees agreed a budget for the financial year ending 31 December 2024, which included a projected annual income of £93,424 after a 10% reduction for possible void properties. The estimated expenditure was £73,018. Any increases in the maintenance contributions are restricted by the formula (CPI + 1%).

At the 2024 financial year end (before any allowances for depreciation, component accounting, etc.) actual income was £111,251 and total expenditure was £63,113. The end of year balance was helped considerably by accumulated investment income of £6,589 and unbudgeted interest payments totalling £4,912 following increases in the Bank of England base rate, the fact that there was only one vacancy right at the end of 2024 and the reducing interest payments on the remaining bank loan.

On 31 December 2024, total funds in the various bank accounts amounted to £234,029 and the M&G Charity Multi Asset Fund investment amounted to £173,286. The outstanding balance on the remaining loan from the Co-op Bank was £7,989.

Financial Risks

The major financial risks for the charity are the potential loss of income resulting from vacant properties and changes in interest rates resulting in greater repayment costs for the loan from the Co-operative Bank.

A further risk is the increase in routine maintenance costs.

A further risk is the possibility of the need for major repairs, for example the need to replace roofs. As mentioned previously, we are seeing a steady increase in routine maintenance costs. All the 14 properties were upgraded at the same time about 18 years ago and items such as cookers, hobs, showers and boilers are beginning to need replacing.

During 2024, we agreed some major expenditure including several new boilers, replacement showers, the repair of a dangerous path and further re-pointing of brickwork. Total expenditure on these major works was £18,051, which we were able to fund out of the current account without needing to transfer funds from reserves.

During 2024, we were able to donate a total of £5,000 to the local foodbank and to pay a winter fuel allowance of £50 to each Resident.

Reserves Policy

The charity's free reserves are represented by our Unity Trust deposit account and other net current assets at 31/12/2024 amounted to £200,650. The M&G Charity Multi Asset Fund investment is held in the designated fund at 31/12/2024 amounted to £173,286.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2024

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees at their Annual General Meeting held on 7 May 2025.

BY ORDER OF THE BOARD OF TRUSTEES

Dr Shaun Firth
Chairman of Trustees

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

Independent Examiner's Report to the Trustees of Harlow Poors Charities

I report to the charity trustees on my examination of the financial statements of the Charity for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 Charities Act 2011 ('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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 financial statements to be reached.

J A Rickler, FCA ICAEW
Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

8 May 2025

HARLOW POORS CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31 December 2024

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
Income and endowment from:						
Donations and legacies	2	480	-	-	480	-
Charitable activities	4	99,270	-	-	99,270	90,646
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	4,912	6,589	-	11,501	9,489
Total income		104,662	6,589	11,225	122,476	111,360
Expenditure on:						
Charitable activities						
- Provision for social living	5	63,113	-	-	63,113	48,476
- Depreciation		2,125	-	33,394	35,519	35,860
Total expenditure		65,238	-	33,394	98,632	84,336
Net gains/(losses) on investments		-	6,277	-	6,277	3,254
Net income/(expenditure) before transfers		39,424	12,866	(22,169)	30,121	30,278
Transfers between funds		(19,446)	-	19,446	-	-
NET MOVEMENT IN FUNDS		19,978	12,866	(2,723)	30,121	30,278
RECONCILIATION OF FUNDS:						
Total funds brought forward		207,066	192,957	89,533	489,556	459,278
TOTAL FUNDS CARRIED FORWARD		227,044	205,823	86,810	519,677	489,556

All income and expenditure derive from continuing activities.

COMPARATIVE FIGURES ARE SHOWN IN NOTE 18 (PAGE 16)

The notes form part of these financial statements

HARLOW POORS CHARITIES

BALANCE SHEET At 31 December 2024

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS						
Tangible assets	8	26,394	-	116,460	142,854	178,024
Investments	9	-	173,286	-	173,286	160,420
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		26,394	173,286	116,460	316,140	338,444
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
CURRENT ASSETS						
Debtors	10	1,965	-	-	1,965	1,331
Cash at bank and in hand		201,492	32,537	-	234,029	212,830
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
		203,457	32,537	-	235,994	214,161
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
CREDITORS						
Amount falling due within one year	11	(2,807)	-	(19,214)	(22,021)	(34,563)
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
NET CURRENT ASSETS / (LIABILITIES)		200,650	32,537	(19,214)	213,973	179,598
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		227,044	205,823	97,246	530,113	518,042
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
CREDITORS						
Amounts falling due after more than one year	12	-	-	(10,436)	(10,436)	(28,486)
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
NET ASSETS		227,044	205,823	86,810	519,677	489,556
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
FUNDS	15 & 16					
Unrestricted funds					227,044	207,066
Designated funds					205,823	192,957
Restricted funds					86,810	89,533
					<hr/>	<hr/>
TOTAL FUNDS					519,677	489,556
					<hr/>	<hr/>

The financial statements were approved and authorised for issue by the Board of Trustees on 7 May 2025 and were signed on its behalf by:

Dr S Firth – Chairman

P Uglow – Vice Chairman

The notes form part of these financial statements

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019) (except for government grants received towards the freehold properties which are accounted for in accordance with the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update) and the Charities Act 2011. The financial statements have been prepared under the historical cost convention as modified for the valuation of investment.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in sterling and rounded to the nearest £1.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from charitable activities arise from mainly residents' fees for the provision of social housing and accounted for on a receivable basis.

Income from investments is included in the year which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Fixed assets

Housing Properties and component Accounting

The Almshouses were constructed in the 19th and 20th centuries and no record of the original cost exists. The Housing Properties' cost relates to improvements carried out in 1975 and 2005.

Housing Properties are stated at cost less accumulated depreciation and any impairment losses. Harlow Pools 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 expected useful life of each component within the housing properties as follows:

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2024**

Roof	40 years
Bathrooms	30 years
Doors and Windows	15 years
Heating	20 years
Kitchens	20 years
Lifts	20 years

Fixtures, fittings and equipment

Fixtures, fittings and equipment are stated at cost less accumulated depreciation and impairment losses and are depreciated over 3 years.

Accommodation

The number of Almshouses during 2024 was 14 (2023: 14).

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties, are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each statement of financial position date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' 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 SOFA; the carrying value is reduced appropriately.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Government Grant

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

Cash at bank and in hand

Cash at bank and in hand includes bank current accounts and bank deposit accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Charity 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 Charity will not be able to collect all amounts due.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2024**

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 Charity's 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.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Value Added Tax

The Harlow Poors Charities is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

2. DONATIONS AND LEGACIES	31.12.24	31.12.23
	£	£
Donations and gifts	<u>480</u>	<u>-</u>
3. INVESTMENT INCOME	31.12.24	31.12.23
	£	£
Income from investments	6,589	6,123
Deposit account interest	<u>4,912</u>	<u>3,366</u>
	<u>11,501</u>	<u>9,489</u>
4. INCOME FROM CHARITABLE ACTIVITIES	31.12.24	31.12.23
	£	£
Contributions from residents	<u>99,270</u>	<u>90,646</u>
Activity Provision of social housing		
5. CHARITABLE ACTIVITIES COSTS	31.12.24	31.12.23
	£	£
Staff costs	13,647	12,508
Direct costs	45,758	31,357
Independent Examiner's fees	2,530	2,455
Loan interest	<u>1,178</u>	<u>2,156</u>
	<u>63,113</u>	<u>48,476</u>

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED **for the Year Ended 31 December 2024**

6. KEY MANAGEMENT PERSONNEL

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

There are no key employees.

7. STAFF COSTS

	31.12.24	31.12.23
	£	£
Wages and salaries	<u>13,647</u>	<u>12,508</u>

The average number of persons employed during the year was one, the Clerk of the Trustees (part-time) (2023: one).

8. TANGIBLE FIXED ASSETS

	Freehold Property £	Fixtures, fittings & equipment £	Total £
COST			
At 1 January 2024	966,946	3,962	970,908
Additions	<u>-</u>	<u>349</u>	<u>349</u>
At 31 December 2024	<u>966,946</u>	<u>4,311</u>	<u>971,257</u>
DEPRECIATION			
At 1 January 2024	789,500	3,384	792,884
Depreciation for the year	<u>35,111</u>	<u>408</u>	<u>35,519</u>
At 31 December 2024	<u>824,611</u>	<u>3,792</u>	<u>828,403</u>
NET BOOK VALUE			
At 31 December 2024	<u>142,335</u>	<u>519</u>	<u>142,854</u>
At 31 December 2023	<u>177,446</u>	<u>578</u>	<u>178,024</u>

The Almshouses were established in the 19th and 20th Centuries. There is no record of the original cost and no value is attributed thereto. The freehold to the land on which these improvements are situated is owned by the Charity.

The Charity received a Housing Corporation grant of £234,936 towards the renovation and used existing funds and loans from the Cooperative Bank to fund the remaining cost. The capital repaid each year on the mortgage is transferred to the restricted fund so that the restricted fund will equal the value of the renovation of the housing properties when the mortgage is fully repaid. The Co-operative Bank hold a legal charge over the Freehold property.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2024

9. INVESTMENTS

	£
At 1 January 2024	160,420
Net income	6,589
Unrealised gain	<u>6,277</u>
At 31 December 2024	<u>173,286</u>

Book cost of investments in M&G NAACIF £1,431 Accumulated Shares is £120,000.

10. DEBTORS

	31.12.24	31.12.23
	£	£
Residents' fees due	1,644	1,143
Prepayments	<u>321</u>	<u>188</u>
	<u>1,965</u>	<u>1,331</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Deferred government grants (Note 14)	11,225	11,225
Bank loans	7,989	20,610
Other creditors and accruals	<u>2,807</u>	<u>2,728</u>
	<u>22,021</u>	<u>34,563</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.24	31.12.23
	£	£
Deferred government grants (Note 14)	10,436	21,661
Bank loans	<u>-</u>	<u>6,825</u>
	<u>10,436</u>	<u>28,486</u>

13. BANK LOANS

	31.12.24	31.12.23
	£	£
Due within one year	7,989	20,610
Due within 2 -5 years	<u>-</u>	<u>6,825</u>
	<u>7,989</u>	<u>27,435</u>

The loan is a 20 year loan due for repayment by May 2025 and secured by way of a charge over the properties in favour of the Co-op Bank.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2024

14. GOVERNMENT GRANTS

	31.12.24	31.12.23
	£	£
Deferred:		
Due within one year (Note 11)	11,225	11,225
Due after one year (Note 12)	10,436	21,661
	<u> </u>	<u> </u>
	21,661	32,886
Amortised to date	<u>213,275</u>	<u>202,050</u>
Total government grants received	<u>234,936</u>	<u>234,936</u>

15. FUNDS ANALYSIS

	General Fund	Designated Repairs Fund	Designated Charity Donations Fund	Restricted Renovation Fund	Restricted Repairs & Maintenance Fund	Total Funds
	£	£	£	£	£	£
Year ended 31.12.2023:						
Funds at 01.01.2023	181,994	183,580	400	92,904	400	459,278
Income	94,012	6,123	-	11,225	-	111,360
Expenditure	(49,292)	-	(1,650)	(33,394)	-	(84,336)
Net unrealised gain on investments	-	3,254	-	-	-	3,254
Transfer between funds	(19,648)	-	1,250	18,398	-	-
Funds at 31.12.2023	207,066	192,957	-	89,133	400	489,556
Year ended 31.12.2024:						
Income	104,662	6,589	-	11,225	-	122,476
Expenditure	(65,238)	-	-	(33,394)	-	(98,632)
Net unrealised loss on investments	-	6,277	-	-	-	6,277
Transfer between funds	(19,446)	-	-	19,446	-	-
Funds at 31.12.2024	227,044	205,823	-	86,410	400	519,677

16. FUNDS

Repairs Fund

These amounts are set aside, out of unrestricted income, for future repairs and are therefore unrestricted.

Renovation Fund

The Renovation Fund now represents the renovation cost of Housing properties (see note 1), net of the outstanding mortgage.

Repairs and Maintenance Fund

This fund represents amounts specifically received from donors for repairs and maintenance.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2024

17. TAXATION

Harlow Pools Charity is a registered charity, and is therefore, exempt from liability to taxation on its charitable income.

18. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
Income and endowment from:						
Donations and legacies	2	-	-	-	-	520
Charitable activities	4	90,646	-	-	90,646	87,828
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	3,366	6,123	-	9,489	5,762
Total income		94,012	6,123	11,225	111,360	105,335
Expenditure on:						
Charitable activities						
- Provision for social living	5	46,826	1,650	-	48,476	63,567
- Depreciation		2,466	-	33,394	35,860	29,342
Total expenditure		49,292	1,650	33,394	84,336	92,909
Net gains/(losses) on investments		-	3,254	-	3,254	(4,388)
Net income/(expenditure) before transfers		44,720	7,727	(22,169)	30,278	8,038
Transfers between funds		(19,648)	1,250	18,398	-	-
NET MOVEMENT IN FUNDS		25,072	8,977	(3,771)	30,278	8,038
RECONCILIATION OF FUNDS:						
Total funds brought forward		181,994	183,980	93,304	459,278	451,240
TOTAL FUNDS CARRIED FORWARD		207,066	192,957	89,533	489,556	459,278

19. RELATED PARTY TRANSACTIONS

There were no related party transactions either this year or last year.

HARLOW POORS CHARITIES

DETAILED INCOME AND EXPENDITURE ACCOUNT **for the Year Ended 31 December 2024**

	31.12.24	31.12.23
	£	£
INCOME		
Voluntary income		
Donations	480	-
Investment income		
Deposit account interest	4,912	3,366
Income from investments	6,589	6,123
Incoming resources from charitable activities		
Contributions from residents	99,270	90,646
Total income	<u>111,251</u>	<u>100,135</u>
EXPENDITURE		
Charitable activities		
Wages	12,767	11,931
Social security costs	497	398
Pension contributions	383	179
Water rates	2,955	3,008
Insurance	2,067	1,979
Light and heat	1,156	1,005
Telephone	1,609	1,334
Sundries	40	410
Maintenance	27,240	17,493
Alarm system	2,486	2,936
Subscriptions	1,734	779
Christmas meal and gifts for residents	1,300	650
Co-op Loan interest	1,178	2,157
Bank charges	71	112
Professional fees	-	-
Independent examiners fee	2,530	2,455
Donation	5,100	1,650
	<u>63,113</u>	<u>48,476</u>
Depreciation (net of grant amortisation)	24,294	24,635
Total expenditure	<u>87,407</u>	<u>73,111</u>
Unrealised gains/(losses) on investments	6,277	3,254
Net income	<u><u>30,121</u></u>	<u><u>30,278</u></u>

This page does not form part of the statutory financial statements

POORS CHARITIES

England & Wales - Charity number 207594

Accounts

REGISTERED CHARITY NUMBER: 207594

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2023

FOR
HARLOW POORS CHARITIES

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

HARLOW POORS CHARITIES

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for the Year Ended 31 December 2023

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HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2023**

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) effective 1 January 2019.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

207594

Principal address

Clerk to the Trustees
Mrs Nicola Murray
9 Newton Drive
Sawbridgeworth
Hertfordshire
CM21 9HE

Email address: contactgodsafe@virginmedia.com

Trustees

Dr Shaun Firth (Chairman)
Mr Peter Uglow (Vice-Chairman)
Mrs Sylvia Dilley
Mr Paul Moulds
Mr John Platt
Ms Sarah Edwards
Mr Tim Gray
Rev Sarah J Swift
Mr Michael Frost (until November 2023)
Ms Geraldine Goldsby (from January 2024)

Independent Examiner

Jan Rickler
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

Bankers

Co-operative Bank	Unity Trust Bank
PO Box 250	PO Box 7193
Skelmersdale	Planetary Road
WN8 6WT	Willenhall
	WV1 9DG

CLERK TO THE TRUSTEES

Mrs Nicola Murray

REGULATOR OF SOCIAL HOUSING (FORMERLY HOMES & COMMUNITY AGENCY) NUMBER

A0163

WORKING NAME

Godsafe Almshouses

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2023**

The Trustees present their annual report along with the financial statements of the charity for the year ended 31 December 2023. The Trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) effective from 1 January 2019. The report includes an account of those activities undertaken by the charity to further its charitable purposes for the public benefit. They have also complied with the duty in the Charities Act 2011 to have regard to public benefit guidance published by the Commission.

1. BANKERS

The Charity's main banker is the Unity Trust Bank and all income and expenditure are managed through this bank. We also have accounts with the Co-operative Bank which provided two loans for major renovations in the past. One of these loans was paid off in full during 2020 and one loan is still outstanding although much reduced.

2. OUR HISTORY AND OBJECTIVES

Harlow Poors Charities is an unincorporated trust, governed by a Trust Deed dated 28 August 1959 and registered with the Charity Commission under the Charity Registration Number 207594. As a provider of social housing, we are also registered with the Regulator of Social Housing under Registration Number A0163. It is also a member of the Almshouse Association.

The present charity combines into one trust a series of local Ecclesiastical and Non-ecclesiastical charities originally established between 1504 and 1944 through individual bequests. The assets of these charities included almshouses, land and investments. The area of benefit of Harlow Poors Charities is defined in the 1959 trust deed and corresponds to the area covered by the ancient parishes of Harlow, which became incorporated into the new town of Harlow.

In setting our objectives and managing our almshouse properties, the Trustees have considered the Charity Commission's general guidance on public benefit. The key objective of the charity is to provide sheltered housing for single, retired people of either sex in financial, social and housing need. All prospective Residents must meet these criteria and also have some past or present connection with the Town.

The charity owns 14 almshouses in Churchgate Street, Harlow, Essex, comprising one two-bedroom house, five single bedroom bungalows and 8 single bedroom flats. The appointment of Residents is made by the Trustees following extensive local advertising, full investigation of the circumstances of an applicant and after personal interview by the Trustees. There was one vacancy in 2023. An existing Resident transferred to this property and her vacated property was then re-let.

Residents of the almshouses occupy the property on licence and pay a weekly "maintenance contribution", which is regarded as rent by the local authority. Most Residents are in receipt of Housing Benefit or Universal Credit and many have their maintenance contribution fully paid. Residents are encouraged to authorise payment of Housing Benefit or Universal Credit directly to the charity's bank account.

The charity is an equal opportunity organisation and is committed to an environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability. The properties are suitable for people with disabilities.

The charity is committed to safeguarding and promoting the welfare of their Residents and to treating them with respect and consideration. The Trustees encourage the development of a supportive community within the almshouses and facilitate social contacts between Residents. Communal activities are provided or supported by the Trustees. We have no communal meeting room but we are able to use the facilities of the nearby church when needed.

All Trustees give their time, experience and expertise freely and no remuneration or expenses are paid to individual Trustees. No Trustee receives any benefit from the Charity.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2023**

3. ACTIVITIES

We were very fortunate that our Residents and Trustees were not adversely affected by the Covid 19 pandemic and it was good for everyone to resume normal activities including face-to-face Trustee meetings. Godsafe remains a very stable community and we had only one vacancy during the year following the death of one of our Residents.

Residents are supported by the Clerk to the Trustees and there is an alarm system in each property connected to the local council's alarm centre, for which the charity pays an annual fee. An emerging problem with this alarm system is that some Residents do not want to have a landline relying instead on a mobile phone. The alarm system requires a landline to function.

Residents live independently in their almshouses and personal care is not provided, but help is given when necessary for Residents to access local health or social care agencies. Residents in need of personal care have been successfully supported in the past through social care provision and with the help of their families.

Residents are given a comprehensive Residents' Handbook, which includes details of a complaints procedure. During the year, following guidance from the Housing Ombudsman, we updated our complaints procedure. During the year we received one formal complaint about parking problems and this was dealt with in accordance with our complaints procedure.

Residents are consulted fully before any alterations or maintenance works are carried out on their properties. We have a clear process for reporting and responding to repair requests. Our maintenance contractor has a good relationship with the Residents and is able to respond quickly to any issues.

We have a longstanding policy of annual inspection of the properties undertaken by two of our Trustees to highlight maintenance problems. We have contractors who carry out routine electrical checks and annual boiler/central heating maintenance. These contractors also respond quickly to electrical and heating system problems.

4. GOVERNANCE

The charity is managed by a board of nine Trustees. There is one Ex-officio Trustee, being the incumbent of St. Mary's Church, Churchgate Street, Harlow.

Trustees meet together on a quarterly basis to receive financial reports on income and expenditure against budget estimates and on bank account balances. These regular Trustees' *meetings also provide an opportunity to discuss the management of the almshouses and the Clerk is able to report on any problems affecting the Residents.* Special meetings may be called to discuss specific issues, but discussion usually takes place by email or WhatsApp. In addition to the quarterly meetings, an Annual General Meeting is held in May each year at which our accountant reports on the charity's financial affairs.

The quorum for meetings of Trustees is four. Decisions are determined by the majority of votes of the Trustees present and voting on the question. In the case of equality of votes, the Chairman of the meeting has a second or casting vote.

A Chairman and a Vice-Chairman are appointed by the Trustees by election each year at the Annual General Meeting. Individual Trustees are also appointed to undertake specific responsibilities on behalf of the Board as necessary. An Independent Examiner is also appointed at the AGM.

Within the limits prescribed by the Trust Deed, the Trustees have the power to make regulations for the management of the Charities and for the conduct of their business including the summoning of meetings, the deposit of moneys at a bank and the custody of documents.

Formal minutes and appropriate books of accounts are kept on behalf of the Trustees by their Clerk. Minutes are circulated to all Trustees shortly after each meeting. The Clerk to the Trustees works very closely with the Chairman managing the charity's financial affairs.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2023**

The accounts are subject to external independent review each year by an accountant acting as an Independent Examiner and a report is made each year in the form required by both the Charity Commissioners and the Regulator of Social Housing.

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees are responsible for determining and agreeing the strategic objectives of the charity, the management of the financial affairs of the charity, management of the almshouses, risk management, policies and performance. The day-to-day administration of the charity is delegated to the Clerk to the Trustees in close consultation with the Chairman and Vice-Chairman.

The Trustees employ a part-time Clerk to support their activities. The Clerk is paid on a monthly basis at a rate agreed by the Trustees when the annual budget is set. The Clerk's tasks include the day-to-day management of the charity, general support for the Residents of the almshouses and keeping the charity's accounts and minutes of all Trustees' meetings. The Clerk has the use of a dedicated laptop computer and mobile phone for the charity's business. The work of the Clerk has increased significantly over recent years and her salary has seen commensurate increases. Following a pay increase in 2023, she reached the threshold for a Working Place Pension and this was set up using the NEST scheme.

The skill requirements of the Trustees, either individually or as a board, have been recognised as follows: knowledge and understanding of the needs of residents in almshouse accommodation, an understanding of the support available within the local community, financial management in relation to charitable law and general business planning, policy formation and expertise in property management.

The Trustees regularly review the financial and other risks to which the charity is exposed and have endeavoured to put in place systems, procedures and policies to mitigate these risks. The charity meets the procedural and governance requirements of both the Charity Commission and the Regulator of Social Housing. The charity is also a member of the Housing Ombudsman scheme and has an agreed written complaints procedure, which is brought to the attention of all Residents of the almshouses.

5. FINANCIAL REVIEW

The challenges caused by the Covid pandemic for the charity and our Residents followed by the sharp increase in prices and fuel costs have been difficult. In spite of these challenges, the financial performance during the 2023 financial year was satisfactory, without any major overspends on the various budget heads.

The Trustees remain very aware of the financial risk to the charity of vacant properties and have an agreed protocol to ensure that new Residents are recruited as quickly as possible. The annual budget provides funding for a 10% void level, but long vacancies result inevitably in a reduction in the budgeted operating surplus at year end. There was only 1 vacancy totalling 3 months in 2023.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2023**

The charity receives no statutory funding and income is limited to the following funding streams:

- (a) Maintenance Contributions paid directly by Residents
- (b) Housing Benefit and Universal Credit paid on behalf of eligible Residents
- (c) Payments by Residents for use of the communal laundry
- (d) Donations and fund-raising activities
- (e) Interest on bank account deposits and investments

Projected Budget for 2023

The Trustees agreed a budget for the financial year ending 31 December 2023, which included a projected annual income of £84,281, after a 10% reduction for possible void properties. The estimated expenditure was £81,692. Any increases in the maintenance contributions are restricted by the formula (CPI + 1%). In 2023, the Government capped the increase at 7%. Regular reports of income and expenditure compared to the budget were provided for Trustees each quarter during 2023.

At the 2023 financial year end (before any allowances for depreciation, component accounting, etc.) actual income was £100,135 and total expenditure was £48,476. The end of year balance was helped considerably by unbudgeted interest payments totalling £3,366 following increases in the Bank of England base rate.

At 31 December 2023, total funds in the various bank accounts amounted to £212,830 and the NAACIF investment amounted to £160,420. The outstanding balance on the remaining loan from the Co-op Bank was £27,435.

Financial Risks

The major financial risks for the charity are the potential loss of income resulting from vacant properties and changes in interest rates resulting in greater repayment costs for the loan from the Co-operative Bank. The low interest rate in previous years was reflected in reduced interest payments on the loan. Also, as the loan capital outstanding has been reduced significantly, the interest payments have reduced as a result.

A further risk is the possibility of the need for major repairs, for example the need to replace roofs. As mentioned previously, we are seeing a steady increase in routine maintenance costs. All the 14 properties were upgraded at the same time about 18 years ago and items such as cookers, hobs and showers are beginning to need replacing.

Reserves Policy

The Trustees established a reserve fund in 2007 known as the Major Repairs & Renewals Fund, which provides a reserve for future major repairs and renovations. This initially comprised the remaining balance of the funds raised for the Renovation Scheme from individuals and charitable organisations. Donations and the income from fund raising activities are paid into this account. The costs of the major repairs and the Charity Donations Account were funded by transfers from this reserve.

The charity's free reserves are represented by our Unity Trust deposit account and other net current assets at 31/12/2023 amounted to £178,896.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2023

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees at their Annual General Meeting held on 8 May 2024.

BY ORDER OF THE BOARD OF TRUSTEES

Dr Shaun Firth
Chairman of Trustees

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

Independent Examiner's Report to the Trustees of Harlow Poors Charities

I report to the charity trustees on my examination of the financial statements of the Charity for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 Charities Act 2011 ('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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 financial statements to be reached.

J A Rickler, FCA ICAEW
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

17 May 2024

HARLOW POORS CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31 December 2023

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
Income and endowment from:						
Donations and legacies	2	-	-	-	-	520
Charitable activities	4	90,646	-	-	90,646	87,828
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	3,366	6,123	-	9,489	5,762
Total income		94,012	6,123	11,225	111,360	105,335
Expenditure on:						
Charitable activities						
- Provision for social living	5	46,826	1,650	-	48,476	63,567
- Depreciation		2,466	-	33,394	35,860	29,342
Total expenditure		49,292	1,650	33,394	84,336	92,909
Net gains/(losses) on investments		-	3,254	-	3,254	(4,388)
Net income/(expenditure) before transfers		44,720	7,727	(22,169)	30,278	8,038
Transfers between funds		(19,648)	1,250	18,398	-	-
NET MOVEMENT IN FUNDS		25,072	8,977	(3,771)	30,278	8,038
RECONCILIATION OF FUNDS:						
Total funds brought forward		181,994	183,980	93,304	459,278	451,240
TOTAL FUNDS CARRIED FORWARD		207,066	192,957	89,533	489,556	459,278

All income and expenditure derive from continuing activities.

COMPARATIVE FIGURES ARE SHOWN IN NOTE 18 (PAGE 16)

The notes form part of these financial statements

HARLOW POORS CHARITIES

BALANCE SHEET At 31 December 2023

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
FIXED ASSETS						
Tangible assets	8	28,170	-	149,854	178,024	213,335
Investments	9	-	160,420	-	160,420	151,043
		<u>28,170</u>	<u>160,420</u>	<u>149,854</u>	<u>338,444</u>	<u>364,378</u>
CURRENT ASSETS						
Debtors	10	1,331	-	-	1,331	2,743
Cash at bank and in hand		180,293	32,537	-	212,830	186,351
		<u>181,624</u>	<u>32,537</u>	<u>-</u>	<u>214,161</u>	<u>189,094</u>
CREDITORS						
Amount falling due within one year	11	(2,728)	-	(31,835)	(34,563)	(33,323)
		<u>178,896</u>	<u>32,537</u>	<u>(31,835)</u>	<u>179,598</u>	<u>155,771</u>
NET CURRENT ASSETS / (LIABILITIES)						
		<u>207,066</u>	<u>192,957</u>	<u>118,019</u>	<u>518,042</u>	<u>520,149</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>207,066</u>	<u>192,957</u>	<u>118,019</u>	<u>518,042</u>	<u>520,149</u>
CREDITORS						
Amounts falling due after more than one year	12	-	-	(28,486)	(28,486)	(60,871)
		<u>207,066</u>	<u>192,957</u>	<u>89,533</u>	<u>489,556</u>	<u>459,278</u>
NET ASSETS						
		<u>207,066</u>	<u>192,957</u>	<u>89,533</u>	<u>489,556</u>	<u>459,278</u>
FUNDS	15 & 16					
Unrestricted funds					207,066	181,994
Designated funds					192,957	183,980
Restricted funds					89,533	93,304
					<u>489,556</u>	<u>459,278</u>
TOTAL FUNDS					<u>489,556</u>	<u>459,278</u>

The financial statements were approved and authorised for issue by the Board of Trustees on 8 May 2024 and were signed on its behalf by:

Dr S Firth – Chairman

P Uglow – Vice Chairman

The notes form part of these financial statements

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019) (except for government grants received towards the freehold properties which are accounted for in accordance with the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update) and the Charities Act 2011. The financial statements have been prepared under the historical cost convention as modified for the valuation of investment.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in sterling and rounded to the nearest £1.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from charitable activities arise from mainly residents' fees for the provision of social housing and accounted for on a receivable basis.

Income from investments is included in the year which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Fixed assets

Housing Properties and component Accounting

The Almshouses were constructed in the 19th and 20th centuries and no record of the original cost exists. The Housing Properties' cost relates to improvements carried out in 1975 and 2005.

Housing Properties are stated at cost less accumulated depreciation and any impairment losses. Harlow Poors 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 expected useful life of each component within the housing properties as follows:

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2023**

Roof	40 years
Bathrooms	30 years
Doors and Windows	15 years
Heating	20 years
Kitchens	20 years
Lifts	20 years

Fixtures, fittings and equipment

Fixtures, fittings and equipment are stated at cost less accumulated depreciation and impairment losses and are depreciated over 3 years.

Accommodation

The number of Almshouses during 2023 was 14 (2022: 14).

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties, are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each statement of financial position date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' 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 SOFA; the carrying value is reduced appropriately.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Government Grant

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

Cash at bank and in hand

Cash at bank and in hand includes bank current accounts and bank deposit accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Charity 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 Charity will not be able to collect all amounts due.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2023**

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 Charity's 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.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Value Added Tax

The Harlow Poors Charities is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

2. DONATIONS AND LEGACIES	31.12.23	31.12.22
	£	£
Donations and gifts	<u>-</u>	<u>520</u>
3. INVESTMENT INCOME	31.12.23	31.12.22
	£	£
Income from investments	6,123	5,572
Deposit account interest	<u>3,366</u>	<u>190</u>
	<u>9,489</u>	<u>5,762</u>
4. INCOME FROM CHARITABLE ACTIVITIES	31.12.23	31.12.22
	£	£
Contributions from residents	<u>90,646</u>	<u>87,828</u>
Activity Provision of social housing		
5. CHARITABLE ACTIVITIES COSTS	31.12.23	31.12.22
	£	£
Staff costs	12,508	10,837
Direct costs	31,357	49,183
Independent Examiner's fees	2,455	2,336
Loan interest	<u>2,156</u>	<u>1,211</u>
	<u>48,476</u>	<u>63,567</u>

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED **for the Year Ended 31 December 2023**

6. KEY MANAGEMENT PERSONNEL

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

There are no key employees.

7. STAFF COSTS

	31.12.23	31.12.22
	£	£
Wages and salaries	<u>12,508</u>	<u>10,837</u>

The average number of persons employed during the year was one, the Clerk of the Trustees (part-time) (2022: one).

8. TANGIBLE FIXED ASSETS

	Freehold Property £	Fixtures, fittings & equipment £	Total £
COST			
At 1 January 2023	966,946	3,413	970,359
Additions	<u>-</u>	<u>549</u>	<u>549</u>
At 31 December 2023	<u>966,946</u>	<u>3,962</u>	<u>970,908</u>
DEPRECIATION			
At 1 January 2023	754,390	2,634	757,024
Depreciation for the year	<u>35,110</u>	<u>750</u>	<u>35,860</u>
At 31 December 2023	<u>789,500</u>	<u>3,384</u>	<u>792,884</u>
NET BOOK VALUE			
At 31 December 2023	<u>177,446</u>	<u>578</u>	<u>178,024</u>
At 31 December 2022	<u>212,556</u>	<u>779</u>	<u>213,335</u>

The Almshouses were established in the 19th and 20th Centuries. There is no record of the original cost and no value is attributed thereto. The freehold to the land on which these improvements are situated is owned by the Charity.

The Charity received a Housing Corporation grant of £234,936 towards the renovation and used existing funds and loans from the Cooperative Bank to fund the remaining cost. The capital repaid each year on the mortgage is transferred to the restricted fund so that the restricted fund will equal the value of the renovation of the housing properties when the mortgage is fully repaid. The Co-operative Bank hold a legal charge over the Freehold property.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2023

9. INVESTMENTS

	£
At 1 January 2023	151,043
Net income	6,123
Unrealised gain	<u>3,254</u>
At 31 December 2023	<u>160,420</u>

Book cost of investments in M&G NAACIF £1,431 Accumulated Shares is £120,000.

10. DEBTORS

	31.12.23	31.12.22
	£	£
Residents' fees due	1,143	2,662
Prepayments	<u>188</u>	<u>81</u>
	<u>1,331</u>	<u>2,743</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.23	31.12.22
	£	£
Deferred government grants (Note 14)	11,225	11,225
Bank loans	20,610	17,848
Other creditors and accruals	<u>2,728</u>	<u>4,250</u>
	<u>34,563</u>	<u>33,323</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.23	31.12.22
	£	£
Deferred government grants (Note 14)	21,661	32,886
Bank loans	<u>6,825</u>	<u>27,985</u>
	<u>28,486</u>	<u>60,871</u>

13. BANK LOANS

	31.12.23	31.12.22
	£	£
Due within one year	20,610	17,848
Due within 2 -5 years	<u>6,825</u>	<u>27,985</u>
	<u>27,435</u>	<u>45,833</u>

The loan is a 20 year loan due for repayment by May 2025 and secured by way of a charge over the properties in favour of the Co-op Bank.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2023

14. GOVERNMENT GRANTS

	31.12.23	31.12.22
	£	£
Deferred:		
Due within one year (Note 11)	11,225	11,225
Due after one year (Note 12)	21,661	32,886
	<u> </u>	<u> </u>
	32,886	44,111
Amortised to date	<u>202,050</u>	<u>190,825</u>
Total government grants received	<u>234,936</u>	<u>234,936</u>

15. FUNDS ANALYSIS

	General Fund	Designated Repairs Fund	Designated Charity Donations Fund	Restricted Renovation Fund	Restricted Repairs & Maintenance Fund	Total Funds
	£	£	£	£	£	£
Year ended 31.12.2022:						
Funds at 01.01.2022	160,331	199,652	-	90,857	400	451,240
Income	88,038	6,072	-	11,225	-	105,335
Expenditure	(38,826)	(17,756)	(9,600)	(26,727)	-	(92,909)
Net unrealised gain on investments	-	(4,388)	-	-	-	(4,388)
Transfer between funds	(27,549)	-	10,000	17,549	-	-
Funds at 31.12.2022	181,994	183,580	400	92,904	400	459,278
Year ended 31.12.2023:						
Income	94,012	6,123	-	11,225	-	111,360
Expenditure	(49,292)	-	(1,650)	(33,394)	-	(84,336)
Net unrealised loss on investments	-	3,254	-	-	-	3,254
Transfer between funds	(19,648)	-	1,250	18,398	-	-
Funds at 31.12.2023	207,066	192,957	-	89,133	400	489,556

16. FUNDS

Repairs Fund

These amounts are set aside, out of unrestricted income, for future repairs and are therefore unrestricted.

Renovation Fund

The Renovation Fund now represents the renovation cost of Housing properties (see note 1), net of the outstanding mortgage.

Repairs and Maintenance Fund

This fund represents amounts specifically received from donors for repairs and maintenance.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2023

17. TAXATION

Harlow Poors Charity is a registered charity, and is therefore, exempt from liability to taxation on its charitable income.

18. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
Income and endowment from:						
Donations and legacies	2	20	500	-	520	-
Charitable activities	4	87,828	-	-	87,828	84,643
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	190	5,572	-	5,762	4,360
Total income		88,038	6,072	11,225	105,335	100,228
Expenditure on:						
Charitable activities						
- Provision for social living	5	36,211	27,356	-	63,567	37,581
- Depreciation		2,615	-	26,727	29,342	42,557
Total expenditure		38,826	27,356	26,727	92,909	80,138
Net gains/(losses) on investments		-	(4,388)	-	(4,388)	13,084
Net income/(expenditure) before transfers		49,212	(25,672)	(15,502)	8,038	33,174
Transfers between funds		(27,549)	10,000	17,549	-	-
NET MOVEMENT IN FUNDS		21,663	(15,672)	2,047	8,038	33,174
RECONCILIATION OF FUNDS:						
Total funds brought forward		160,331	199,652	91,257	451,240	418,066
TOTAL FUNDS CARRIED FORWARD		181,994	183,980	93,304	459,278	451,240

19. RELATED PARTY TRANSACTIONS

There were no related party transactions either this year or last year.

HARLOW POORS CHARITIES

DETAILED INCOME AND EXPENDITURE ACCOUNT **for the Year Ended 31 December 2023**

	31.12.23	31.12.22
	£	£
INCOME		
Voluntary income		
Donations	-	520
Investment income		
Deposit account interest	3,366	190
Income from investments	6,123	5,572
Incoming resources from charitable activities		
Contributions from residents	90,646	87,828
Total income	<u>100,135</u>	<u>94,110</u>
EXPENDITURE		
Charitable activities		
Wages	11,931	10,837
Social security costs	398	-
Pension contributions	179	-
Water rates	3,008	2,852
Insurance	1,979	1,311
Light and heat	1,005	1,534
Telephone	1,334	1,325
Sundries	410	-
Maintenance	17,493	27,544
Alarm system	2,936	3,347
Subscriptions	779	800
Christmas meal and gifts for residents	650	700
Co-op Loan interest	2,157	1,211
Bank charges	112	170
Professional fees	-	-
Independent examiners fee	2,455	2,336
Donation	<u>1,650</u>	<u>9,600</u>
	48,476	63,567
Depreciation (net of grant amortisation)	24,635	18,117
Total expenditure	<u>73,111</u>	<u>81,684</u>
Unrealised gains/(losses) on investments	3,254	(4,388)
Net income	<u><u>30,278</u></u>	<u><u>8,038</u></u>

This page does not form part of the statutory financial statements

POORS CHARITIES

England & Wales - Charity number 207594

Accounts

REGISTERED CHARITY NUMBER: 207594

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2022

FOR
HARLOW POORS CHARITIES

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

HARLOW POORS CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2022

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HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2022**

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) effective 1 January 2019.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

207594

Principal address

Clerk to the Trustees
Mrs Nicola Murray
9 Newton Drive
Sawbridgeworth
Hertfordshire
CM21 9HE

Email address: contactgodsafe@virginmedia.com

Trustees

Dr Shaun Firth (Chairman)
Mr Peter Uglow (Vice-Chairman)
Mrs Angela Page (until December 2022)
Mrs Sylvia Dilley
Mr Paul Moulds
Mr John Platt
Ms Sarah Edwards
Mr Tim Gray
Rev Sarah J Swift

Independent Examiner

Jan Rickler
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

Bankers

Barclays Bank PLC
Barclays Business Centre
P O Box 12
Harlow
Essex CM20 1ET

Co-operative Bank
PO Box 250
Skelmersdale
WN8 6WT

Unity Trust Bank
PO Box 7193
Planetary Road
Willenhall
WV1 9DG

CLERK TO THE TRUSTEES

Mrs Nicola Murray

REGULATOR OF SOCIAL HOUSING (FORMERLY HOMES & COMMUNITY AGENCY) NUMBER

A0163

WORKING NAME

Godsafe Almshouses

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2022**

The Trustees present their annual report along with the financial statements of the charity for the year ended 31 December 2022. The Trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) effective from 1 January 2019. The report includes an account of those activities undertaken by the charity to further its charitable purposes for the public benefit. They have also complied with the duty in the Charities Act 2011 to have regard to public benefit guidance published by the Commission.

1. BANKERS

The Charity's main banker is the Unity Trust Bank and all income and expenditure are managed through this bank. We also have accounts with the Co-operative Bank which provided two loans for major renovations in the past. One of these loans was paid off in full during 2020 and one loan is still outstanding although much reduced. We still have accounts with Barclays Bank, but these are not being used and are in the process of being closed.

2. OUR HISTORY AND OBJECTIVES

Harlow Poors Charities is an unincorporated trust, governed by a Trust Deed dated 28 August 1959 and registered with the Charity Commission under the Charity Registration Number 207594. As a provider of social housing, we are also registered with the Regulator of Social Housing under Registration Number A0163. The Charity is also a member of the Almshouse Association.

The present charity combines into one trust a series of local Ecclesiastical and Non-ecclesiastical charities originally established between 1504 and 1944 through individual bequests. The assets of these charities included almshouses, land and investments. The area of benefit of Harlow Poors Charities is defined in the 1959 trust deed and corresponds to the area covered by the ancient parishes of Harlow, which became incorporated into the new town of Harlow.

In setting our objectives and managing our almshouse properties, the Trustees have considered the Charity Commission's general guidance on public benefit. The key objective of the charity is to provide sheltered housing for single, retired people of either sex in financial, social and housing need. All prospective Residents must meet these criteria and also have some past or present connection with the Town.

The charity owns 14 almshouses in Churchgate Street, Harlow, Essex, comprising one two-bedroom house, five single bedroom bungalows and 8 single bedroom flats. The appointment of Residents is made by the Trustees following extensive local advertising, full investigation of the circumstances of an applicant and after personal interview by the Trustees. There were no vacancies during 2022.

Residents of the almshouses occupy the property on licence and pay a weekly "maintenance contribution", which is regarded as rent by the local authority. Most Residents are in receipt of Housing Benefit or Universal Credit and many have their maintenance contribution fully paid. Residents are encouraged to authorise payment of Housing Benefit or Universal Credit directly to the charity's bank account.

The charity is an equal opportunity organisation and is committed to an environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability. The properties are suitable for people with disabilities.

The charity is committed to safeguarding and promoting the welfare of their Residents and to treating them with respect and consideration. The Trustees encourage the development of a supportive community within the almshouses and facilitate social contacts between Residents. Communal activities are provided or supported by the Trustees although these were curtailed during the Covid 19 pandemic.

All Trustees give their time, experience and expertise freely and no remuneration or expenses are paid to individual Trustees. No Trustee receives any benefit from the Charity.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES for the Year Ended 31 December 2022

3. ACTIVITIES

The main challenge during 2022 has been the cost of living crisis resulting in increasing costs for both the charity and our Residents. The Trustees have traditionally given a Christmas gift of £50 to each Resident and in 2022 this was increased to £200 in order to help particularly with Residents' heating costs. The Trustees also recognised their responsibility for supporting people in the wider local community. This has not been financially possible for many years but in 2022 Trustees agreed to use some of their reserves to make donations of £5,000 to the Harlow Foodbank and £2,500 to Harlow Rainbow Services for fuel grants. Together with the extra payments to our own Residents we used £9,600 of our reserves for this purpose.

Residents' maintenance contributions are usually increased each year by the formula (CPI + 1%) but in view of the cost of living problems Trustees decided to limit the increase to 3% from April 2022.

During 2022, there was a good deal of national debate about the standards of maintenance in social housing properties. We have always worked hard to maintain and improve our properties. We undertook a major renovation plan during 2002-2005 which brought all our properties up to modern standards. It is also our practice for Trustees to undertake an annual inspection of the almshouses to identify any unreported maintenance issues. Central heating systems and the two lifts are serviced regularly and specialist contractors used for electrical and other problems. One of our Trustees is responsible for receiving and acting upon maintenance requests from Residents and we have an experienced handyman who is able to respond promptly to these.

2022 saw some unexpected expenditure on maintenance. As the time since our major renovation scheme passes, some of the property fittings are now needing to be replaced. During 2022 this included shower units, cooker hobs and a boiler. We also needed major expenditure on the landing between two first floor flats which was leaking badly after rain causing deterioration of the metal reinforcement within the concrete. The total cost of this repair was £17,756.

Residents themselves are supported by the Clerk to the Trustees and there is an alarm system installed which is connected to the local council's alarm centre, for which the charity pays an annual fee.

Personal care is not provided, but help is given when necessary for Residents to access local health or social care agencies. Residents in need of personal care have been successfully supported in the past through social care provision.

Residents are given a comprehensive Residents' Handbook, which includes details of a complaints procedure.

Residents are consulted fully before any alterations or maintenance works are carried out on their properties. The Clerk provides easy contact with the Trustees for Residents and all Trustees live locally and are well known to Residents.

4. GOVERNANCE

The charity is managed by a board of nine Trustees. There is one Ex-officio Trustee, being the incumbent of St. Mary's Church, Churchgate Street, Harlow.

Trustees meet together on a quarterly basis to receive financial reports on income and expenditure against budget estimates and on bank account balances. These regular Trustees' meetings also provide an opportunity to discuss the management of the almshouses and fund raising activities. Special meetings of Trustees are called from time to time to discuss specific issues. In addition to the quarterly meetings, an Annual General Meeting is held in May each year.

The quorum for meetings of Trustees is four. Decisions are determined by the majority of votes of the Trustees present and voting on the question. In the case of equality of votes, the Chairman of the meeting has a second or casting vote.

A Chairman and a Vice-Chairman are appointed by the Trustees by election each year at the Annual General Meeting. Individual Trustees are also appointed to undertake specific responsibilities on behalf of the Board as necessary. An Independent Examiner is also appointed at the AGM.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2022**

Within the limits prescribed by the Trust Deed, the Trustees have the power to make regulations for the management of the Charities and for the conduct of their business including the summoning of meetings, the deposit of moneys at a bank and the custody of documents.

Formal minutes and appropriate books of accounts are kept on behalf of the Trustees by their Clerk. Minutes are circulated to all Trustees shortly after each meeting. The Clerk to the Trustees works very closely with the Chairman managing the charity's financial affairs.

The accounts are subject to external independent review each year by an accountant acting as an Independent Examiner and a report is made each year in the form required by both the Charity Commissioners and the Regulator of Social Housing.

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees are responsible for determining and agreeing the strategic objectives of the charity, the management of the financial affairs of the charity, management of the almshouses, risk management, policies and performance. The day to day administration of the charity is delegated to the Clerk to the Trustees in close consultation with the Chairman and Vice-Chairman.

The Trustees employ a part-time Clerk to support their activities. The Clerk is paid on a monthly basis at a rate agreed by the Trustees when the annual budget is set. The Clerk's tasks include the day to day management of the charity, general support for the Residents of the almshouses and keeping the charity's accounts and minutes of all Trustees' meetings. The Clerk has the use of a dedicated laptop computer and mobile phone for the charity's business. The work of the Clerk has increased significantly over recent years.

The skill requirements of the Trustees, either individually or as a board, have been recognised as follows: knowledge and understanding of the needs of residents in almshouse accommodation, an understanding of the support available within the local community, financial management in relation to charitable law and general business planning, policy formation and expertise in property management.

The Trustees regularly review the financial and other risks to which the charity is exposed and have endeavoured to put in place systems, procedures and policies to mitigate these risks. The charity meets the procedural and governance requirements of both the Charity Commission and the Regulator of Social Housing. The charity is also a member of the Housing Ombudsman scheme and has an agreed written complaints procedure, which is brought to the attention of all Residents of the almshouses.

5. FINANCIAL REVIEW

The challenges caused by the Covid pandemic for the charity and our Residents followed by the sharp increase in prices and fuel costs have been difficult. In spite of these challenges, the financial performance during the 2022 financial year was satisfactory, without any major overspends on the various budget heads.

The Trustees remain very aware of the financial risk to the charity of vacant properties and have an agreed protocol to ensure that new Residents are recruited as quickly as possible. The annual budget provides funding for a 10% void level, but long vacancies result inevitably in a reduction in the budgeted operating surplus at year end. There were no vacancies during 2022.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES for the Year Ended 31 December 2022

The charity receives no statutory funding and income is limited to the following funding streams:

- (a) Maintenance Contributions paid directly by Residents
- (b) Housing Benefit and Universal Credit paid on behalf of eligible Residents
- (c) Payments by Residents for use of the communal laundry
- (d) Donations and fund-raising activities
- (e) Interest on bank account deposits and investments

Projected Budget for 2022

The Trustees agreed a budget for the financial year ending 31 December 2022, which included a projected annual income of £79,157, after a 10% reduction for possible void properties. The estimated expenditure was £72,200. The budget included a planned transfer of £10,000 from General Funds to the Major Repairs & Renewals reserve account. Regular reports of income and expenditure compared to the budget were provided for Trustees each quarter during 2022.

At the 2022 financial year end (before any allowances for depreciation, component accounting, etc.) actual income was £94,110 and total expenditure (excluding the cost of the major repair) was £36,211. The cost of major repairs totalling £27,356 was covered by the Major Repairs & Renewals reserve account and the budgeted transfer of £10,000 to the reserve fund was not made. Trustees also decided to limit the annual increase of maintenance contributions to 3% and agreed to establish a Charity Donations Account with a transfer of £10,000 from reserves.

At 31 December 2022, total funds in the various bank accounts amounted to £186,351 and the NAACIF investment amounted to £151,043. The outstanding balance on the remaining loan from the Co-op Bank was £45,833.

Financial Risks

The major financial risks for the charity are the potential loss of income resulting from vacant properties, increasing routine maintenance costs and unanticipated major repairs. One of the problems of undertaking a major renovation scheme is that such items as showers, cookers and boilers are beginning to need repairs or replacement leading to increased costs. During 2022, we also had problems caused by rainwater penetration resulting in concrete deterioration of a first floor landing.

For a number of years, we benefited from a long period of low interest rates resulting in lower interest payments on our bank loan. However, low interest rates also resulted in negligible interest earned on our bank deposits. 2022 saw repeated increases in bank base rate resulting in increased interest payments on the loan but also some interest paid on our deposits.

During 2022 we faced a national cost of living crisis with significant increases in all costs, particularly fuel costs. Although we managed to remain within our budget estimates, our year end surplus was much reduced.

As a registered provider of social housing, we are unable to pass on increased costs to our residents as any rent increase is limited by regulation.

Reserves Policy

The Trustees established a reserve fund in 2007 known as the Major Repairs & Renewals Fund, which provides a reserve for future major repairs and renovations. This initially comprised the remaining balance of the funds raised for the Renovation Scheme from individuals and charitable organisations. Donations and the income from fund raising activities are paid into this account. The Trustees also budget for a transfer of £10,000 from general funds to the reserve account, although this was not possible in 2002. The costs of the major repairs and the Charity Donations Account were funded by transfers from this reserve.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES for the Year Ended 31 December 2022

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.


In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees at their Annual General Meeting held on 10/5/ 2023.

BY ORDER OF THE BOARD OF TRUSTEES


Dr Shaun Firth
Chairman of Trustees

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

Independent Examiner's Report to the Trustees of Harlow Poors Charities

I report to the charity trustees on my examination of the financial statements of the Charity for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 Charities Act 2011 ('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 2011 Act.

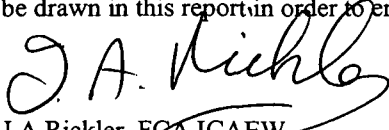
An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 financial statements to be reached.


J A Rickler, FCA ICAEW
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

Date:

11/5/23

HARLOW POORS CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES for the Year Ended 31 December 2022

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
Income and endowment from:						
Donations and legacies	2	20	500	-	520	-
Charitable activities	4	87,828	-	-	87,828	84,643
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	190	5,572	-	5,762	4,360
Total income		88,038	6,072	11,225	105,335	100,228
Expenditure on:						
Charitable activities						
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- Depreciation		2,615	-	26,727	29,342	42,557
Total expenditure		38,826	27,356	26,727	92,909	80,138
Net (losses)/gains on investments		-	(4,388)	-	(4,388)	13,084
Net income/(expenditure) before transfers		49,212	(25,672)	(15,502)	8,038	33,174
Transfers between funds		(27,549)	10,000	17,549	-	-
NET MOVEMENT IN FUNDS		21,663	(15,672)	2,047	8,038	33,174
RECONCILIATION OF FUNDS:						
Total funds brought forward		160,331	199,652	91,257	451,240	418,066
TOTAL FUNDS CARRIED FORWARD		181,994	183,980	93,304	459,278	451,240

All income and expenditure derive from continuing activities.

COMPARATIVE FIGURES ARE SHOWN IN NOTE 18 (PAGE 16)


The notes form part of these financial statements


HARLOW POORS CHARITIES

BALANCE SHEET
At 31 December 2022

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
FIXED ASSETS						
Tangible assets	8	30,087	-	183,248	213,335	240,727
Investments	9	-	151,043	-	151,043	149,859
		<u>30,087</u>	<u>151,043</u>	<u>183,248</u>	<u>364,378</u>	<u>390,586</u>
CURRENT ASSETS						
Debtors	10	2,743	-	-	2,743	1,752
Cash at bank and in hand		153,414	32,937	-	186,351	180,359
		<u>156,157</u>	<u>32,937</u>	<u>-</u>	<u>189,094</u>	<u>182,111</u>
CREDITORS						
Amount falling due within one year	11	(4,250)	-	(29,073)	(33,323)	(31,725)
		<u>151,907</u>	<u>32,937</u>	<u>(29,073)</u>	<u>155,771</u>	<u>150,386</u>
NET CURRENT ASSETS / (LIABILITIES)						
		<u>151,907</u>	<u>32,937</u>	<u>(29,073)</u>	<u>155,771</u>	<u>150,386</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>181,994</u>	<u>183,980</u>	<u>154,175</u>	<u>520,149</u>	<u>540,972</u>
CREDITORS						
Amounts falling due after more than one year	12	-	-	(60,871)	(60,871)	(89,732)
		<u>181,994</u>	<u>183,980</u>	<u>93,304</u>	<u>459,278</u>	<u>451,240</u>
NET ASSETS						
		<u>181,994</u>	<u>183,980</u>	<u>93,304</u>	<u>459,278</u>	<u>451,240</u>
FUNDS						
	15 & 16					
Unrestricted funds					181,994	160,331
Designated funds					183,980	199,652
Restricted funds					93,304	91,257
					<u>459,278</u>	<u>451,240</u>
TOTAL FUNDS						
					<u>459,278</u>	<u>451,240</u>

The financial statements were approved and authorised for issue by the Board of Trustees on 10/5/22 and were signed on its behalf by:

Dr S Firth – Chairman 

P Uglow – Vice Chairman 

The notes form part of these financial statements

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019) (except for government grants received towards the freehold properties which are accounted for in accordance with the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update) and the Charities Act 2011. The financial statements have been prepared under the historical cost convention as modified for the valuation of investment.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in sterling and rounded to the nearest £1.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from charitable activities arise from mainly residents' fees for the provision of social housing and accounted for on a receivable basis.

Income from investments is included in the year which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Fixed assets

Housing Properties and component Accounting

The Almshouses were constructed in the 19th and 20th centuries and no record of the original cost exists. The Housing Properties' cost relates to improvements carried out in 1975 and 2005.

Housing Properties are stated at cost less accumulated depreciation and any impairment losses. Harlow Poors 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 expected useful life of each component within the housing properties as follows:

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2022

Roof	40 years
Bathrooms	30 years
Doors and Windows	15 years
Heating	20 years
Kitchens	20 years
Lifts	20 years

Fixtures, fittings and equipment

Fixtures, fittings and equipment are stated at cost less accumulated depreciation and impairment losses and are depreciated over 3 years.

Accommodation

The number of Almshouses during 2022 was 14 (2021: 14).

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties, are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each statement of financial position date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' 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 SOFA; the carrying value is reduced appropriately.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Government Grant

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

Cash at bank and in hand

Cash at bank and in hand includes bank current accounts and bank deposit accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Charity 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 Charity will not be able to collect all amounts due.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2022

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 Charity's 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.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Value Added Tax

The Harlow Poors Charities is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

2. DONATIONS AND LEGACIES

	31.12.22	31.12.21
	£	£
Donations and gifts	<u>520</u>	<u>-</u>

3. INVESTMENT INCOME

	31.12.22	31.12.21
	£	£
Income from investments	5,572	4,360
Deposit account interest	<u>190</u>	<u>-</u>
	<u>5,762</u>	<u>4,360</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	31.12.22	31.12.21
	£	£
Contributions from residents	<u>87,828</u>	<u>84,643</u>
Activity		
Provision of social housing		

5. CHARITABLE ACTIVITIES COSTS

	31.12.22	31.12.21
	£	£
Staff costs	10,837	12,536
Direct costs	49,183	21,203
Administrative costs	-	715
Independent Examiner's fees	2,336	2,225
Loan interest	<u>1,211</u>	<u>902</u>
	<u>63,567</u>	<u>37,581</u>

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2022

6. KEY MANAGEMENT PERSONNEL

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

There are no key employees.

7. STAFF COSTS

	31.12.22	31.12.21
	£	£
Wages and salaries	<u>10,837</u>	<u>12,536</u>

The average number of persons employed during the year was one, the Clerk of the Trustees (part-time) (2021: one).

8. TANGIBLE FIXED ASSETS

	Freehold Property £	Fixtures, fittings & equipment £	Total £
COST			
At 1 January 2022	964,996	3,413	968,409
Additions	<u>1,950</u>	-	<u>1,950</u>
At 31 December 2022	<u>966,946</u>	<u>3,413</u>	<u>970,359</u>
DEPRECIATION			
At 1 January 2022	725,946	1,736	727,682
Depreciation for the year	<u>28,444</u>	<u>898</u>	<u>29,342</u>
At 31 December 2022	<u>754,390</u>	<u>2,634</u>	<u>757,024</u>
NET BOOK VALUE			
At 31 December 2022	<u>212,556</u>	<u>779</u>	<u>213,335</u>
At 31 December 2021	<u>239,050</u>	<u>1,667</u>	<u>240,727</u>

The Almshouses were established in the 19th and 20th Centuries. There is no record of the original cost and no value is attributed thereto. The freehold to the land on which these improvements are situated is owned by the Charity.

The Charity received a Housing Corporation grant of £234,936 towards the renovation and used existing funds and loans from the Cooperative Bank to fund the remaining cost. The capital repaid each year on the mortgage is transferred to the restricted fund so that the restricted fund will equal the value of the renovation of the housing properties when the mortgage is fully repaid. The Co-operative Bank hold a legal charge over the Freehold property.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2022

9. INVESTMENTS

	£
At 1 January 2022	149,859
Net income	5,572
Unrealised loss	<u>(4,388)</u>
At 31 December 2022	<u>151,043</u>

Book cost of investments in M&G NAACIF £1,431 Accumulated Shares is £120,000.

10. DEBTORS

	31.12.22	31.12.21
	£	£
Residents' fees due	2,662	1,603
Prepayments	<u>81</u>	<u>149</u>
	<u>2,743</u>	<u>1,752</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Deferred government grants (Note 14)	11,225	11,225
Bank loans	17,848	18,162
Other creditors and accruals	<u>4,250</u>	<u>2,338</u>
	<u>33,323</u>	<u>31,725</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.22	31.12.21
	£	£
Deferred government grants (Note 14)	32,886	44,111
Bank loans	<u>27,985</u>	<u>45,621</u>
	<u>60,871</u>	<u>89,732</u>

13. BANK LOANS

	31.12.22	31.12.21
	£	£
Due within one year	17,848	18,162
Due within 2 -5 years	<u>27,985</u>	<u>45,621</u>
	<u>45,833</u>	<u>63,783</u>

The loan is a 20 year loan due for repayment by May 2025 and secured by way of a charge over the properties in favour of the Co-op Bank.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2022

14. GOVERNMENT GRANTS

	31.12.22	31.12.21
	£	£
Deferred:		
Due within one year (Note 11)	11,225	11,225
Due after one year (Note 12)	32,886	44,111
	<u>44,111</u>	<u>55,336</u>
Amortised to date	190,825	179,600
Total government grants received	<u>234,936</u>	<u>234,936</u>

15. FUNDS ANALYSIS

	General Fund	Designated Repairs Fund	Designated Charity Donations Fund	Restricted Renovation Fund	Restricted Repairs & Maintenance Fund	Total Funds
	£	£	£	£	£	£
Year ended 31.12.2021:						
Funds at 01.01.2021	143,938	172,208	-	101,520	400	418,066
Income	84,643	4,360	-	11,225	-	100,228
Expenditure	(40,078)	-	-	(40,060)	-	(80,138)
Net unrealised gain on investments	-	13,084	-	-	-	13,084
Transfer between funds	(28,172)	10,000	-	18,172	-	-
Funds at 31.12.2021	<u>160,331</u>	<u>199,652</u>	-	<u>90,857</u>	<u>400</u>	<u>451,240</u>
Year ended 31.12.2022:						
Income	88,038	6,072	-	11,225	-	105,335
Expenditure	(38,826)	(17,756)	(9,600)	(26,727)	-	(92,909)
Net unrealised loss on investments	-	(4,388)	-	-	-	(4,388)
Transfer between funds	(27,549)	-	10,000	17,549	-	-
Funds at 31.12.2022	<u>181,994</u>	<u>183,580</u>	<u>400</u>	<u>92,904</u>	<u>400</u>	<u>459,278</u>

16. FUNDS

Repairs Fund

These amounts are set aside, out of unrestricted income, for future repairs and are therefore unrestricted.

Renovation Fund

The Renovation Fund now represents the renovation cost of Housing properties (see note 1), net of the outstanding mortgage.

Repairs and Maintenance Fund

This fund represents amounts specifically received from donors for repairs and maintenance.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2022

17. TAXATION

Harlow Pools Charity is a registered charity, and is therefore, exempt from liability to taxation on its charitable income.

18. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
Income and endowment from:						
Donations and legacies	2	-	-	-	-	2,000
Charitable activities	4	84,643	-	-	84,643	81,879
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	-	4,360	-	4,360	5,322
Total income		84,643	4,360	11,225	100,228	100,426
Expenditure on:						
Charitable activities						
- Provision for social living	5	37,581	-	-	37,581	30,231
- Depreciation		2,497	-	40,060	42,557	42,052
Total expenditure		40,078	-	40,060	80,138	72,283
Net gains/(losses) on investments		-	13,084	-	13,084	(9,672)
Net income/(expenditure) before transfers		44,565	17,444	(28,835)	33,174	18,471
Transfers between funds		(28,172)	10,000	18,172	-	-
NET MOVEMENT IN FUNDS		16,393	27,444	(10,663)	33,174	18,471
RECONCILIATION OF FUNDS:						
Total funds brought forward		143,938	172,208	101,920	418,066	399,595
TOTAL FUNDS CARRIED FORWARD		160,331	199,652	91,257	451,240	418,066

19. RELATED PARTY TRANSACTIONS

There were no related party transactions either this year or last year.

HARLOW POORS CHARITIES

DETAILED INCOME AND EXPENDITURE ACCOUNT
for the Year Ended 31 December 2022

	31.12.22	31.12.21
	£	£
INCOME		
Voluntary income		
Donations	520	-
Investment income		
Deposit account interest	190	-
Income from investments	5,572	4,360
Incoming resources from charitable activities		
Contributions from residents	87,828	84,643
Total income	<u>94,110</u>	<u>89,003</u>
EXPENDITURE		
Charitable activities		
Wages	10,837	12,536
Water rates	2,852	2,604
Insurance	1,311	1,205
Light and heat	1,534	669
Telephone	1,325	1,124
Sundries	-	-
Maintenance	27,544	10,732
Alarm system	3,347	3,347
Subscriptions	800	616
Christmas meal and gifts for residents	700	700
Co-op Loan interest	1,211	902
Bank charges	170	156
Professional fees	-	715
Independent examiners fee	2,336	2,225
Donation	9,600	50
	<u>63,567</u>	<u>37,581</u>
Depreciation (net of grant amortisation)	18,117	31,332
Total expenditure	<u>81,684</u>	<u>68,913</u>
Unrealised (losses)/gains on investments	(4,388)	13,084
Net income	<u><u>8,038</u></u>	<u><u>33,174</u></u>

This page does not form part of the statutory financial statements

POORS CHARITIES

England & Wales - Charity number 207594

Accounts

REGISTERED CHARITY NUMBER: 207594

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2021

FOR
HARLOW POORS CHARITIES

Alwyns LLP
Crown House
151 High Road
Loughton
Essex
IG10 4LG

HARLOW POORS CHARITIES

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2021

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HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES

for the Year Ended 31 December 2021

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' (FRS 102) effective 1 January 2019.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

207594

Principal address

Clerk to the Trustees
Mrs Nicola Murray
9 Newton Drive
Sawbridgeworth
Hertfordshire
CM21 9HE

Email address: contactgodsafe@virginmedia.com

Trustees

Dr Shaun Firth (Chairman)
Mr Peter Uglow (Vice-Chairman)
Mrs Angela Page
Mrs Sylvia Dilley
Mr Paul Moulds
Mr John Platt
Ms Sarah Edwards
Mr Tim Gray
Rev Sarah J Swift

Independent Examiner

Jan Rickler
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

Bankers

Barclays Bank PLC
Barclays Business Centre
P O Box 12
Harlow
Essex CM20 1ET

Co-operative Bank
PO Box 250
Skelmersdale
WN8 6WT

Unity Trust Bank
PO Box 7193
Planetary Road
Willenhall
WV1 9DG

CLERK TO THE TRUSTEES

Mrs Nicola Murray

REGULATOR OF SOCIAL HOUSING (FORMERLY HOMES & COMMUNITY AGENCY) NUMBER

A0163

WORKING NAME

Godsafe Almshouses

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2021**

The Trustees present their annual report along with the financial statements of the charity for the year ended 31 December 2021. The Trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) effective from 1 January 2019. The report includes an account of those activities undertaken by the charity to further its charitable purposes for the public benefit. They have also complied with the duty in the Charities Act 2011 to have regard to public benefit guidance published by the Commission.

1. BANKERS

The Charity's main banker is now the Unity Trust Bank and all income and expenditure is managed through this bank. We also have accounts with the Co-operative Bank which provided two loans for major renovations in the past. One of these loans was paid off in full during 2020 and one loan is still outstanding although much reduced.

2. OUR HISTORY AND OBJECTIVES

Harlow Pools Charities is an unincorporated trust, governed by a Trust Deed dated 28 August 1959 and registered with the Charity Commission under the Charity Registration Number 207594. As a provider of social housing, we are also registered with the Regulator of Social Housing under Registration Number A0163. The charity is also a member of the Almshouse Association.

The present charity combines into one trust a series of local Ecclesiastical and Non-ecclesiastical charities originally established between 1504 and 1944 through individual bequests. The assets of these charities included almshouses, land and investments. The area of benefit of Harlow Pools Charities is defined in the 1959 trust deed and corresponds to the area covered by the ancient parishes of Harlow, which became incorporated into the new town of Harlow.

In setting our objectives and managing our almshouse properties, the Trustees have considered the Charity Commission's general guidance on public benefit. The key objective of the charity is to provide sheltered housing for single, retired people of either sex in financial, social and housing need. All prospective Residents must meet these criteria and also have some past or present connection with the Town.

The charity owns 14 almshouses in Churchgate Street, Harlow, Essex, comprising one two bedroom house, five single bedroom bungalows and 8 single bedroom flats. The appointment of Residents is made by the Trustees following extensive local advertising, full investigation of the circumstances of an applicant and after personal interview by the Trustees. There was only one vacancy during 2021.

Residents of the almshouses occupy the property on licence and pay a weekly "maintenance contribution", which is regarded as rent by the local authority. Most Residents are in receipt of Housing Benefit or Universal Credit and many have their maintenance contribution fully paid. Residents are encouraged to authorise payment of Housing Benefit or Universal Credit directly to the charity's bank account.

The charity is an equal opportunity organisation and is committed to an environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability. The properties are suitable for people with disabilities.

The charity is committed to safeguarding and promoting the welfare of their Residents and to treating them with respect and consideration. The Trustees encourage the development of a supportive community within the almshouses and facilitate social contacts between Residents. Communal activities are provided or supported by the Trustees although these have of course been curtailed during the Covid 19 pandemic.

All Trustees give their time, experience and expertise freely and no remuneration or expenses are paid to individual Trustees. No Trustee receives any benefit from the Charity.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2021**

3. ACTIVITIES

During 2021 our activities have of course been very restricted by the effects of the Covid 19 pandemic. Fortunately, our Residents, most of whom are elderly and some of whom are medically vulnerable, have remained well. We have been unable to arrange any fund raising events and all Trustee meetings have been held remotely via Zoom. We had one vacancy during the year and the management of the recruitment process for a new Resident proved challenging, particularly for our Clerk.

Residents are supported by the Clerk to the Trustees and there is an alarm system in each property connected to the local council's alarm centre, for which the charity pays an annual fee.

Personal care is not provided, but help is given when necessary for Residents to access local health or social care agencies. Residents in need of personal care have been successfully supported in the past through social care provision.

Residents are given a comprehensive Residents' Handbook, which includes details of a complaints procedure. During the year, following guidance from the Housing Ombudsman, we updated our complaints procedure.

Residents are consulted fully before any alterations or maintenance works are carried out on their properties. The Clerk provides easy contact with the Trustees for Residents.

The Trustees have a policy of annual inspection of the properties to highlight maintenance issues and we managed to continue this with relevant precautions during the pandemic. We have undertaken routine electrical checks and completed annual boiler/central heating maintenance. Our general maintenance contractor has been able to respond quickly to issues raised by Residents.

4. GOVERNANCE

The charity is managed by a board of nine Trustees. There is one Ex-officio Trustee, being the incumbent of St. Mary's Church, Churchgate Street, Harlow.

Under normal circumstances, Trustees meet together on a quarterly basis to receive financial reports on income and expenditure against budget estimates and on bank account balances. These regular Trustees' meetings also provide an opportunity to discuss the management of the almshouses and fund raising activities. Special meetings of Trustees are called from time to time to discuss specific issues. In addition to the quarterly meetings, an Annual General Meeting is held in May each year. All these meetings in 2021 were held via Zoom and Trustees were also consulted on individual issues via email.

The quorum for meetings of Trustees is four. Decisions are determined by the majority of votes of the Trustees present and voting on the question. In the case of equality of votes, the Chairman of the meeting has a second or casting vote.

A Chairman and a Vice-Chairman are appointed by the Trustees by election each year at the Annual General Meeting. Individual Trustees are also appointed to undertake specific responsibilities on behalf of the Board as necessary. An Independent Examiner is also appointed at the AGM.

Within the limits prescribed by the Trust Deed, the Trustees have the power to make regulations for the management of the Charities and for the conduct of their business including the summoning of meetings, the deposit of moneys at a bank and the custody of documents.

Formal minutes and appropriate books of accounts are kept on behalf of the Trustees by their Clerk. Minutes are circulated to all Trustees shortly after each meeting. The Clerk to the Trustees works very closely with the Chairman managing the charity's financial affairs.

The accounts are subject to external independent review each year by an accountant acting as an Independent Examiner and a report is made each year in the form required by both the Charity Commissioners and the Regulator of Social Housing.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2021**

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees are responsible for determining and agreeing the strategic objectives of the charity, the management of the financial affairs of the charity, management of the almshouses, risk management, policies and performance. The day to day administration of the charity is delegated to the Clerk to the Trustees in close consultation with the Chairman and Vice-Chairman.

The Trustees employ a part-time Clerk to support their activities. The Clerk is paid on a monthly basis at a rate agreed by the Trustees when the annual budget is set. The Clerk's tasks include the day to day management of the charity, general support for the Residents of the almshouses and keeping the charity's accounts and minutes of all Trustees' meetings. The Clerk has the use of a dedicated laptop computer and mobile phone for the charity's business. The work of the Clerk has increased significantly over recent years.

The skill requirements of the Trustees, either individually or as a board, have been recognised as follows: knowledge and understanding of the needs of residents in almshouse accommodation, an understanding of the support available within the local community, financial management in relation to charitable law and general business planning, policy formation and expertise in property management.

The Trustees regularly review the financial and other risks to which the charity is exposed and have endeavoured to put in place systems, procedures and policies to mitigate these risks. The charity meets the procedural and governance requirements of both the Charity Commission and the Regulator of Social Housing. The charity is also a member of the Housing Ombudsman scheme and has an agreed written complaints procedure, which is brought to the attention of all Residents of the almshouses.

5. FINANCIAL REVIEW

In spite of the challenges caused by the pandemic, particularly the inability to undertake any fund raising activities, the financial performance during the 2021 financial year was satisfactory, without any major overspends on the various budget heads. There were no major maintenance issues with the almshouses but there was an increase in expenditure on routine repairs and maintenance that is expected to continue in future years. The Trustees remain very aware of the financial risk to the charity of vacant properties and have an agreed protocol to ensure that new Residents are recruited as quickly as possible. The annual budget provides funding for a 10% void level, but long vacancies result inevitably in a reduction in the budgeted operating surplus at year end. There was only one vacancy during the 2021 financial year but we were able to fill that vacancy within a satisfactory timescale.

The charity receives no statutory funding and income is limited to the following funding streams:

- (a) Maintenance Contributions paid directly by Residents
- (b) Housing Benefit and Universal Credit paid on behalf of eligible Residents
- (c) Payments by Residents for use of the communal laundry
- (d) Donations and fund raising activities
- (e) Interest on bank account deposits and investments

Projected Budget for 2021

The Trustees agreed a budget for the financial year ending 31 December 2021, which included a projected annual income of £77,838, after a 10% reduction for possible void properties. The estimated expenditure was £71,315. The budget included a planned transfer of £10,000 from General Funds to the Major Repairs & Renewals reserve account. Regular reports of income and expenditure compared to the budget were provided for Trustees each quarter during 2021.

At the 2021 financial year end (before any allowances for depreciation, component accounting, etc.) actual income was £89,003 and total expenditure was £37,581.

At 31 December 2021, total funds in the various bank accounts amounted to £180,359 (£157,334 at 31/12/2020) and the NAACIF investment amounted to £149,859 (£132,415 at 31/12/2020). The outstanding balance on the remaining loan from the Co-op Bank was £63,783, compared to £81,955 at the end of 2020.

HARLOW POORS CHARITIES

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2021**

Financial Risks

The major financial risks for the charity are the potential loss of income resulting from vacant properties and changes in interest rates resulting in greater repayment costs for the loan from the Co-operative Bank. The continuing low bank interest rate in 2021 has resulted in loss of income from interest on bank deposits. However 2021 saw the low interest rate reflected in the reduced interest payments on the loan. Also as the loan capital outstanding has been reduced significantly, the interest payments have reduced as a result.

A further risk is the possibility of the need for major repairs, for example the need to replace roofs. The successful 2020 programme to upgrade the heating systems in the properties was funded from reserves. Although the Trustees already have a protocol for filling vacancies as quickly as possible, a small working group has been established to try to improve this further.

As all the 14 properties were upgraded at the same time some years ago, items such as cookers, hobs and showers are beginning to need replacing.

Reserves Policy

The Trustees established a reserve fund in 2007 known as the Major Repairs & Renewals Fund, which provides a reserve for future major repairs and renovations. This initially comprised the remaining balance of the funds raised for the Renovation Scheme from individuals and charitable organisations. Donations and the income from fund raising activities are paid into this account. The Trustees also budget for a transfer of £10,000 from general funds to the reserve account. There has been no major expenditure on this account.

6. STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.


In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Trustees at their Annual General Meeting held on 4 May 2022.

BY ORDER OF THE BOARD OF TRUSTEES


Dr Shaun Firth
Chairman of Trustees

INDEPENDENT EXAMINER'S UNQUALIFIED REPORT

Independent Examiner's Report to the Trustees of Harlow Pools Charities

I report to the charity trustees on my examination of the financial statements of the Charity for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

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 Charities Act 2011 ('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 2011 Act.

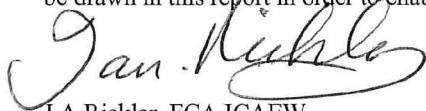
An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- 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 financial statements to be reached.



J A Rickler, FCA ICAEW
Alwyns LLP
Crown House
151 High Road
Essex
IG10 4LG

Date:

18/5/22

HARLOW POORS CHARITIES**STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2021**

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
Income and endowment from:						
Donations and legacies	2	-	-	-	-	2,000
Charitable activities	4	84,643	-	-	84,643	81,879
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	-	4,360	-	4,360	5,322
Total income		84,643	4,360	11,225	100,228	100,426
Expenditure on:						
Charitable activities						
- Provision for social living	5	37,581	-	-	37,581	30,231
- Depreciation		2,497	-	40,060	42,557	42,052
Total expenditure		40,078	-	40,060	80,138	72,283
Net gains/(losses) on investments		-	13,084	-	13,084	(9,672)
Net income/(expenditure) before transfers		44,565	17,444	(28,835)	33,174	18,471
Transfers between funds		(28,172)	10,000	18,172	-	-
NET MOVEMENT IN FUNDS		16,393	27,444	(10,663)	33,174	18,471
RECONCILIATION OF FUNDS:						
Total funds brought forward		143,938	172,208	101,920	418,066	399,595
TOTAL FUNDS CARRIED FORWARD		160,331	199,652	91,257	451,240	418,066

All income and expenditure derives from continuing activities.

COMPARATIVE FIGURES ARE SHOWN IN NOTE 18 (PAGE 15)

The notes form part of these financial statements

HARLOW POORS CHARITIES**BALANCE SHEET**
At 31 December 2021

	Notes	Unrestricted funds £	Designated funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
FIXED ASSETS						
Tangible assets	8	30,751	-	209,976	240,727	279,313
Investments	9	-	149,859	-	149,859	132,415
		<u>30,751</u>	<u>149,859</u>	<u>209,976</u>	<u>390,586</u>	<u>411,728</u>
CURRENT ASSETS						
Debtors	10	1,752	-	-	1,752	1,127
Cash at bank and in hand		<u>130,166</u>	<u>49,793</u>	<u>400</u>	<u>180,359</u>	<u>157,334</u>
		131,918	49,793	400	182,111	158,461
CREDITORS						
Amount falling due within one year	11	(2,338)	-	(29,387)	(31,725)	(32,603)
NET CURRENT ASSETS / (LIABILITIES)		<u>129,580</u>	<u>49,793</u>	<u>(28,987)</u>	<u>150,386</u>	<u>125,858</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		160,331	199,652	180,989	540,972	537,586
CREDITORS						
Amounts falling due after more than one year	12	-	-	(89,732)	(89,732)	(119,520)
NET ASSETS		<u>160,331</u>	<u>199,652</u>	<u>91,257</u>	<u>451,240</u>	<u>418,066</u>
FUNDS						
	15 & 16					
Unrestricted funds					160,331	143,938
Designated funds					199,652	172,208
Restricted funds					91,257	101,920
TOTAL FUNDS					<u>451,240</u>	<u>418,066</u>

The financial statements were approved and authorised for issue by the Board of Trustees on 4 May 2022 and were signed on its behalf by:

Dr S Firth – Chairman

P Uglow – Vice Chairman

The notes form part of these financial statements

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements and assessment of going concern

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with applicable accounting standards including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland, the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: 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) (effective 1 January 2019) (except for government grants received towards the freehold properties which are accounted for in accordance with the Statement of Recommended Practice for registered social housing providers, Housing SORP 2018 update) and the Charities Act 2011. The financial statements have been prepared under the historical cost convention as modified for the valuation of investment.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are presented in sterling and rounded to the nearest £1.

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Income from charitable activities arise from mainly residents fees for the provision of social housing and accounted for on a receivable basis.

Income from investments is included in the year which it is receivable.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Fixed assets

Housing Properties and component Accounting

The Almshouses were constructed in the 19th and 20th centuries and no record of the original cost exists. The Housing Properties' cost relates to improvements carried out in 1975 and 2005.

Housing Properties are stated at cost less accumulated depreciation and any impairment losses. Harlow Pools 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 expected useful life of each component within the housing properties as follows:

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2021**

Roof	40 years
Bathrooms	30 years
Doors and Windows	15 years
Heating	20 years
Kitchens	20 years
Lifts	20 years

Fixtures, fittings and equipment

Fixtures, fittings and equipment are stated at cost less accumulated depreciation and impairment losses and are depreciated over 3 years.

Accommodation

The number of Almshouses during 2021 was 14 (2020: 14).

Major Repairs

Costs of major repairs, unless representing improvements to the fabric of the Housing Properties, are charged to the SOFA in the year in which they are incurred, or to the reserve account at the Trustees discretion.

A fund has been set up to represent amounts set aside to carry out major repairs on the Housing Properties.

Impairment

At each statement of financial position date, housing properties are assessed to determine if there are indicators that the properties may be impaired in value; if there are such indicators of impairment, then a comparison of the properties' 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 SOFA; the carrying value is reduced appropriately.

Investments

Investments are measured initially at cost and subsequently at fair value (their market value) at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Government Grant

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

Cash at bank and in hand

Cash at bank and in hand includes bank current accounts and bank deposit accounts with no withdrawal limitations.

Creditors

Creditors are recognised where the charity has a present obligation resulting from a past event that will result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are recognised at their settlement amount.

Financial Instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Charity 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 Charity will not be able to collect all amounts due.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2021

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 Charity's 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.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund.

Value Added Tax

The Harlow Poors Charities is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

2. DONATIONS AND LEGACIES		31.12.21	31.12.20
		£	£
Donations and gifts		<u>-</u>	<u>2,000</u>
3. INVESTMENT INCOME		31.12.21	31.12.20
		£	£
Income from investments		4,360	5,320
Deposit account interest		<u>-</u>	<u>2</u>
		<u>4,360</u>	<u>5,322</u>
4. INCOME FROM CHARITABLE ACTIVITIES		31.12.21	31.12.20
		£	£
Contributions from residents	Activity	<u>84,643</u>	<u>81,879</u>
	Provision of social housing		
5. CHARITABLE ACTIVITIES COSTS		31.12.21	31.12.20
		£	£
Staff costs		12,536	7,755
Direct costs		21,203	19,024
Administrative costs		715	-
Independent Examiner's fees		2,225	2,161
Loan interest		<u>902</u>	<u>1,291</u>
		<u>37,581</u>	<u>30,231</u>

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2021

6. KEY MANAGEMENT PERSONNEL

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

There are no key employees.

7. STAFF COSTS

	31.12.21	31.12.20
	£	£
Wages and salaries	<u>12,536</u>	<u>7,755</u>

The average number of persons employed during the year was one, the Clerk of the Trustees (part-time) (2020: one).

8. TANGIBLE FIXED ASSETS

	Freehold Property £	Fixtures, fittings & equipment £	Total £
COST			
At 1 January 2021	962,501	1,937	964,438
Additions	<u>2,495</u>	<u>1,476</u>	<u>3,971</u>
At 31 December 2021	<u>964,996</u>	<u>3,413</u>	<u>968,409</u>
DEPRECIATION			
At 1 January 2021	684,266	859	685,125
Depreciation for the year	<u>41,680</u>	<u>877</u>	<u>42,557</u>
At 31 December 2021	<u>725,946</u>	<u>1,736</u>	<u>727,682</u>
NET BOOK VALUE			
At 31 December 2021	<u>239,050</u>	<u>1,677</u>	<u>240,727</u>
At 31 December 2020	<u>278,235</u>	<u>1,078</u>	<u>279,313</u>

The Almshouses were established in the 19th and 20th Centuries. There is no record of the original cost and no value is attributed thereto. The freehold to the land on which these improvements are situated is owned by the Charity.

The Charity received a Housing Corporation grant of £234,936 towards the renovation and used existing funds and loans from the Cooperative Bank to fund the remaining cost. The capital repaid each year on the mortgage is transferred to the restricted fund so that the restricted fund will equal the value of the renovation of the housing properties when the mortgage is fully repaid. The Co-operative Bank hold a legal charge over the Freehold property.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2021

9. INVESTMENTS

	£
At 1 January 2021	132,415
Net income	4,360
Unrealised gain	<u>13,084</u>
At 31 December 2021	<u>149,859</u>

Book cost of investments in M&G NAACIF £1,431 Accumulated Shares is £120,000.

10. DEBTORS

	31.12.21	31.12.20
	£	£
Residents fees due	1,603	985
Prepayments	<u>149</u>	<u>142</u>
	<u>1,752</u>	<u>1,127</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Deferred government grants (Note 14)	11,225	11,225
Bank loans	18,162	17,771
Other creditors and accruals	<u>2,338</u>	<u>3,607</u>
	<u>31,725</u>	<u>32,603</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.21	31.12.20
	£	£
Deferred government grants (Note 14)	44,111	55,336
Bank loans	<u>45,621</u>	<u>64,184</u>
	<u>89,732</u>	<u>119,520</u>

13. BANK LOANS

	31.12.21	31.12.20
	£	£
Due within one year	18,162	17,771
Due within 2 -5 years	<u>45,621</u>	<u>64,184</u>
	<u>63,783</u>	<u>81,955</u>

The loan is a 20 year loan due for repayment by May 2025 and secured by way of a charge over the properties in favour of the Co-op Bank.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2021

14. GOVERNMENT GRANTS

	31.12.21	31.12.20
	£	£
Deferred:		
Due within one year (Note 11)	11,225	11,225
Due after one year (Note 12)	44,111	55,336
	<hr/>	<hr/>
	55,336	66,561
Amortised to date	<u>179,600</u>	<u>168,375</u>
Total government grants received	<u>234,936</u>	<u>234,936</u>

15. FUNDS ANALYSIS

	General Fund	Designated Repairs Fund	Restricted Renovation Fund	Restricted Repairs & Maintenance Fund	Total Funds
	£	£	£	£	£
Year ended 31.12.2020:					
Funds at 01.01.2020	126,641	164,560	107,994	400	399,595
Income	81,881	7,320	11,225	-	100,426
Expenditure	(32,223)	-	(40,060)	-	(72,283)
Net unrealised loss on investments	-	(9,672)	-	-	(9,672)
Transfer between funds	<u>(32,361)</u>	<u>10,000</u>	<u>22,361</u>	<u>-</u>	<u>-</u>
Funds at 31.12.2020	143,938	172,208	101,520	400	418,066
Year ended 31.12.2021:					
Income	84,643	4,360	11,225	-	100,228
Expenditure	(40,078)	-	(40,060)	-	(80,138)
Net unrealised gain on investments	-	13,084	-	-	13,084
Transfer between funds	<u>(28,172)</u>	<u>10,000</u>	<u>18,172</u>	<u>-</u>	<u>-</u>
Funds at 31.12.2021	<u>160,331</u>	<u>199,652</u>	<u>90,857</u>	<u>400</u>	<u>451,240</u>

16. FUNDS

Repairs Fund

These amounts are set aside, out of unrestricted income, for future repairs and are therefore unrestricted.

Renovation Fund

The Renovation Fund now represents the renovation cost of Housing properties (see note 1), net of the outstanding mortgage.

Repairs and Maintenance Fund

This fund represents amounts specifically received from donors for repairs and maintenance.

HARLOW POORS CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED for the Year Ended 31 December 2021

17. TAXATION

Harlow Pools Charity is a registered charity, and is therefore, exempt from liability to taxation on its charitable income.

18. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

		Unrestricted funds	Designated funds	Restricted funds	31.12.20 Total funds	31.12.19 Total funds
	Notes	£	£	£	£	£
Income and endowment from:						
Donations and legacies	2	-	2,000	-	2,000	435
Charitable activities	4	81,879	-	-	81,879	81,944
Grant amortisation		-	-	11,225	11,225	11,225
Investment income	3	2	5,320	-	5,322	5,430
Total income		81,881	7,320	11,225	100,426	99,034
Expenditure on:						
Charitable activities						
- Provision for social living	5	30,231	-	-	30,231	31,758
- Depreciation		1,992	-	40,060	42,052	40,469
Total expenditure		32,223	-	40,060	72,283	72,227
Net (losses)/gains on investments		-	(9,672)	-	(9,672)	15,931
Net income/(expenditure) before transfers		49,658	(2,352)	(28,835)	18,471	42,738
Transfers between funds		(32,361)	10,000	22,361	-	-
NET MOVEMENT IN FUNDS		17,297	7,648	(6,474)	18,471	42,738
RECONCILIATION OF FUNDS:						
Total funds brought forward		126,641	164,560	108,394	399,595	356,857
TOTAL FUNDS CARRIED FORWARD		143,938	172,208	101,920	418,066	399,595

19. RELATED PARTY TRANSACTIONS

There were no related party transactions either this year or last year.