

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
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HARLOW POORS CHARITIES

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

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 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 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><u>173,286</u></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><u>1,965</u></u>	<u><u>1,331</u></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><u>22,021</u></u>	<u><u>34,563</u></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><u>10,436</u></u>	<u><u>28,486</u></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><u>7,989</u></u>	<u><u>27,435</u></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
	<hr/>	<hr/>
	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	<u>(19,648)</u>	<u>-</u>	<u>1,250</u>	<u>18,398</u>	<u>-</u>	<u>-</u>
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	<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

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 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	31.12.23 Total funds	31.12.22 Total funds
	Notes	£	£	£	£	£
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	<u>5,100</u>	<u>1,650</u>
	63,113	48,476
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