

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024
FOR
THE JOHN HOWARD NURSES HOMES

Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

THE JOHN HOWARD NURSES HOMES

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FOR THE YEAR ENDED 31 MARCH 2024

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THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity owns 24 cottages in Brighton. Average occupancy during the year was 87% (2023: 91%). Graves Son and Pilcher provide a managing service to the Charity.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

A subgroup of the Trustees meets with the managing agents, Graves Son and Pilcher, which helps to ensure the continued smooth running of the cottages as well as adhering to all the regulatory requirements. Meetings with the residents are also held, to discuss any matters they wish to raise. This has included increased security on site.

During the year we welcomed four new residents, and all 24 cottages are now let.

The cost of the gardening continues to increase as more residents have become unable to maintain their plots. The Trustees are therefore paying for the gardener to do them, in addition to the general maintenance of the grounds, which now includes the spinney and borders around the lawn. In the autumn, Tree Surgeons again gave all the hedges a very hard cut which continues to give more light to some cottages and a wider main entrance.

Due to fire regulations, the 12 flat front doors that open into the communal ways were replaced in October 2023.

In addition, there has been the usual day to day maintenance of the 24 cottages and the Lodge. Six monthly checks on all drains, gulleys, hoppers etc continue.

The guest flat and communal lounge in the Lodge continues to be in regular use.

FINANCIAL REVIEW

Financial position

Rental income totalled £102,798 in the year ended 31 March 2024 (2023: 105,028), a decrease compared to the previous year.

Expenditure on maintenance and other running costs was £131,069. This included expenditure of £113,109 (2023: £131,056) in respect of high maintenance costs due to the age and state of the properties. The total outgoing resources for the year were £131,069 (2023: £150,873). At 31 March 2023, total reserves were £400,892 (2023: £407,734) including unrestricted reserves of £284,149 (2023: £290,991).

During the year donations of £20,000 (2023: £20,000) were received, and this is included in other income.

The freehold properties are included in the accounts at cost, which is considered to be substantially below their current market value.

Excess cash funds are held in interest bearing accounts.

Reserves policy

The trustee has reviewed the charity's reserves and is satisfied that they are adequate to meet both ongoing regular expenditure and to provide for periodic significant property maintenance costs which arise from time to time.

The trustee continues to refurbish the cottages as they become vacant to bring them up to a modern and consistent standard. Advertising is ongoing to attract new residents with the aim of achieving 100% occupancy.

THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The John Howard Nurses Homes ("the Charity") was founded as a charity under the terms of the will (the "governing document") of Sir John Howard, who died on 20 April 1917, to provide accommodation for nurses whose health has broken down or who otherwise are not able to follow their profession and whose means are limited.

When reviewing our aims and objectives we have referred to the Charity Commission's general guidance on public benefit. All of our activities are undertaken to further our charitable purposes for the public benefit.

The John Howard Nurses Homes is registered as a charity, number 212584.

Induction and training of new trustees

The Trustees are provided with a copy of the Charity Commission's Essential Trustee

They also have copies of all the policies that are in place eg conflicts of interest, investment, complaints, safeguarding etc.

These are based on templates provided by the Almshouse Association, of which The Charity is member.

New Trustees will also be given a tour of the site, as soon as practical.

The trustees of John Howard Cottages recognise and accept their responsibilities to ensure that risk management is approached comprehensively throughout the organisation.

Major risks are those that would have a significant impact and a likelihood of occurring. If they arose they would have a major impact on the almshouse charity in the following areas:

" Governance

" Operations

" Finances

" Environmental or external factors such as public opinion

" The Charity compliance with law or regulation

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

212584

Principal address

Parish Office

St George's Church

St George's Road

Brighton

East Sussex

BN2 1ED

Trustees

Rev Dr A Manson-Brailsford

Miss M Ellis

Miss S Clough

Miss A Moulson

Mrs S Spackman (resigned 16/4/2023)

Dr H Beaumont

Mr A Cooke

Miss L Chatburn (resigned 18/8/2023)

Mr S Teixeira da Mota

THE JOHN HOWARD NURSES HOMES

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Dr Shona F Wardrop C.A
Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Bankers

Barclays Bank plc
139/140 North Street
Brighton
BN1 1RU

Approved by order of the board of trustees on 16th August 2024 and signed on its behalf by:

AH Manson-Brailsford

Rev Dr A Manson-Brailsford - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE JOHN HOWARD NURSES HOMES**

Independent examiner's report to the trustees of The John Howard Nurses Homes

I report to the charity trustees on my examination of the accounts of The John Howard Nurses Homes (the Trust) for the year ended 31 March 2024.

Responsibilities and basis of report

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

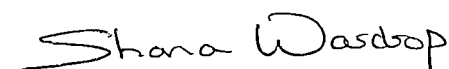
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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



Dr Shona F Wardrop C.A

Chariot House Limited
Chartered Accountants
44 Grand Parade
Brighton
East Sussex
BN2 9QA

Date: 20th August 2024

THE JOHN HOWARD NURSES HOMES**STATEMENT OF FINANCIAL ACTIVITIES**
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Rent receivable		102,798	-	102,798	105,028
Donations		20,000	-	20,000	20,000
Investment income	2	1,429	-	1,429	97
Total		<u>124,227</u>	<u>-</u>	<u>124,227</u>	<u>125,125</u>
EXPENDITURE ON					
Charitable activities					
Charitable expenditure		<u>131,069</u>	<u>-</u>	<u>131,069</u>	<u>150,873</u>
NET INCOME/(EXPENDITURE)		<u>(6,842)</u>	<u>-</u>	<u>(6,842)</u>	<u>(25,748)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		290,991	116,743	407,734	433,482
TOTAL FUNDS CARRIED FORWARD		<u><u>284,149</u></u>	<u><u>116,743</u></u>	<u><u>400,892</u></u>	<u><u>407,734</u></u>

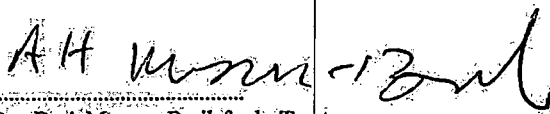
The notes form part of these financial statements

THE JOHN HOWARD NURSES HOMES

BALANCE SHEET
31 MARCH 2024

	Notes	Unrestricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	5	62,083	-	62,083	62,083
CURRENT ASSETS					
Debtors	6	6,467	-	6,467	6,296
Cash at bank		224,436	116,743	341,179	350,345
		230,903	116,743	347,646	356,641
CREDITORS					
Amounts falling due within one year	7	(8,837)	-	(8,837)	(10,990)
NET CURRENT ASSETS		222,066	116,743	338,809	345,651
TOTAL ASSETS LESS CURRENT LIABILITIES		284,149	116,743	400,892	407,734
NET ASSETS		284,149	116,743	400,892	407,734
FUNDS	8				
Unrestricted funds				284,149	290,991
Endowment funds				116,743	116,743
TOTAL FUNDS				400,892	407,734

The financial statements were approved by the Board of Trustees and authorised for issue on 16th August 2024 and were signed on its behalf by:


Rev Dr A Manson-Brailsford - Trustee

The notes form part of these financial statements

THE JOHN HOWARD NURSES HOMES

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 MARCH 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

At the time of approval of the financial statements, the Trustees had a reasonable expectation that the charity had adequate resources to continue in operational existence for the foreseeable future, and on that basis the charity is considered to be 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.

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 cost 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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Fixtures and fittings	- 25% and 50% on cost

The freehold properties are included in the accounts at cost, which is considered to be substantially below their current market value and as such are not depreciated.

Taxation

The charity is exempt from tax on its charitable activities. The charity is potentially exempt from taxation in respect of income or capital gain received to the extent that such income or gains are applied exclusively to charitable purposes.

Expenditure includes any VAT which cannot be fully recovered and is included within the item of expenditure to which it relates.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

THE JOHN HOWARD NURSES HOMES

NOTES TO THE FINANCIAL STATEMENTS - continued **FOR THE YEAR ENDED 31 MARCH 2024**

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Endowment Funds

These non-expendable funds have been donated specifically to invest to produce income - the capital cannot be spent. The income is included in unrestricted funds.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2024	2023
	£	£
Investment income	1,429	97

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

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

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Rent receivable	105,028	-	105,028
Donations	20,000	-	20,000
Investment income	97	-	97
Total	125,125	-	125,125
EXPENDITURE ON			
Charitable activities			
Charitable expenditure	150,873	-	150,873
NET INCOME/(EXPENDITURE)	(25,748)	-	(25,748)
RECONCILIATION OF FUNDS			
Total funds brought forward	316,739	116,743	433,482
TOTAL FUNDS CARRIED FORWARD	290,991	116,743	407,734

THE JOHN HOWARD NURSES HOMES**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024****5. TANGIBLE FIXED ASSETS**

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 April 2023 and 31 March 2024	62,083	3,796	65,879
DEPRECIATION			
At 1 April 2023 and 31 March 2024	-	3,796	3,796
NET BOOK VALUE			
At 31 March 2024	62,083	-	62,083
At 31 March 2023	62,083	-	62,083

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Prepayments	6,467	6,296

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Accruals and deferred income	8,837	10,990

8. MOVEMENT IN FUNDS

	At 1/4/23 £	Net movement in funds £	At 31/3/24 £
Unrestricted funds			
General fund	290,991	(6,842)	284,149
Endowment funds			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	407,734	(6,842)	400,892

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	124,227	(131,069)	(6,842)
TOTAL FUNDS	124,227	(131,069)	(6,842)

THE JOHN HOWARD NURSES HOMES**NOTES TO THE FINANCIAL STATEMENTS - continued**
FOR THE YEAR ENDED 31 MARCH 2024**8. MOVEMENT IN FUNDS - continued****Comparatives for movement in funds**

	At 1/4/22 £	Net movement in funds £	At 31/3/23 £
Unrestricted funds			
General fund	316,739	(25,748)	290,991
Endowment funds			
Endowment fund	116,743	-	116,743
TOTAL FUNDS	<u>433,482</u>	<u>(25,748)</u>	<u>407,734</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	125,125	(150,873)	(25,748)
TOTAL FUNDS	<u>125,125</u>	<u>(150,873)</u>	<u>(25,748)</u>

9. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024.

THE JOHN HOWARD NURSES HOMES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	1,429	97
Charitable activities		
Rent received	102,798	105,028
Donations	20,000	20,000
	<u>122,798</u>	<u>125,028</u>
Total incoming resources	124,227	125,125
EXPENDITURE		
Charitable activities		
Property costs	113,108	131,056
Managing agent costs	13,628	12,600
Other costs	4,333	5,633
	<u>131,069</u>	<u>149,289</u>
Support costs		
Governance costs		
Independent examination	-	1,584
Total resources expended	131,069	150,873
Net expenditure	<u>(6,842)</u>	<u>(25,748)</u>

This page does not form part of the statutory financial statements