

# THE NORTH MEMORIAL HOMES CITY OF LEICESTER

England & Wales · Charity number 215582

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-04-09

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

## Contact

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**Address** Reception North Memorial Homes Hall  
North Memorial Homes  
Stoughton Road  
Oadby  
Leicestershire  
LE2 4FL

**Phone** 01162222213

**Email** [enquiries@northmemorialhomes.co.uk](mailto:enquiries@northmemorialhomes.co.uk)

**Website** [www.northmemorialhomes.co.uk](http://www.northmemorialhomes.co.uk)

## Activities

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**Objects:** (A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES AND (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE. FOR "BENEFICIARIES" SEE CLAUSE 1 OF SCHEME

**Activities:** Provide housing for disabled members of the forces who are entitled to a pension or gratuity in consequence of injury or disability attributed to service and whose homes were at the date of enlistment or mobilisation, situated in the City of Leicester. Housing for widows/widowers/dependants of the above. Housing for persons in need born or living in City of Leicester or Leicestershire

## Classification

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- **How:** Provides Human Resources, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, Other Defined Groups

## Geography

- **Area of benefit:** CITY OF LEICESTER OR COUNTY OF LEICESTERSHIRE OR RUTLAND
- Leicester City
- Leicestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£231,363	£985,742	-	-
2024-03-31	£177,977	£389,551	-	-
2023-03-31	£201,445	£241,672	-	-
2022-03-31	£197,762	£243,504	-	-
2021-03-31	£208,735	£130,613	-	-

## Trustees

Name	Role	Appointed
<b>Marcus Solanki</b>	Chair	2018-09-03
GARY HUNT		
Janet Mary Bryars		2018-09-26
John Murray Bewley MBE		2022-12-05
LOUISE INGRAM		
Lt Colonel David Richard James Young		2019-03-11
SIMON ANTHONY NELSON		2011-06-16

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

England & Wales - Charity number 215582

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# Accounts

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**THE NORTH MEMORIAL HOMES  
CITY OF LEICESTER  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31ST MARCH 2025**

**Registered Charity Number 215582  
Registered Social Housing Provider Number L2793  
Almshouse Association Number 1839**

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2025**

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**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION**

<b>The Trustees and Committee of Management</b>	Dr M Solanki Mr A Nelson Lt Col D J Young Mr G Hunt Mrs L Ingram Mrs J Bryars Mr J Bewley Mr I Morton	Chairman  Vice-Chairman    (appointed 9 December 2024 and resigned 20 February 2025)
<b>Officers</b>	Mrs K Smith	(Hon Administrator - retired 2 May 2025)
<b>Professional advisers</b>	Leicester Charity Organisation Society (Charity Link)	Secretary and Treasurer to the Trustees Letting Agent
<b>Reporting accountant</b>	Andrew W Stant Nuvo Accountancy Limited Chartered Certified Accountants Rawdon House Rawdon Terrace Ashby de la Zouch Leicestershire LE65 2GN	
<b>Bankers</b>	HSBC Bank plc	
<b>Brokers</b>	Westerby Investment Management Ltd.	

Leicester City Council has, since the inception of the North Memorial Homes in 1918, been very involved in the development and success of the Charity. It was Sir Jonathan North who, as Lord Mayor of Leicester, inaugurated the Fund.

Since that time Leicester City Council has continued to assist the Charity in the provision of professional expertise in the form of Out of Hours and Emergency Repairs.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES**

**YEAR ENDED 31ST MARCH 2025**

The Trustees and Committee of Management present their report together with the financial statements of the Charity for the year ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with the Trust Deed and applicable law.

**Constitution and objects**

The Charity is constituted under a Trust Deed dated 22 February 2007 as amended by a Scheme Dated 3 July 2019, and is a registered charity No 215582. The Charity is also a Registered Social Housing Provider No L2793.

The Charity's original object was the provision of self-contained houses for disabled ex-servicemen and their families, who were citizens of the City of Leicester, following the end of the First World War.

Since that time the qualifications have been broadened, with the approval of the Charity Commissioners, to include the widow or widower of such a person; a person who is permanently physically disabled and in necessitous circumstances; a person in necessitous circumstances. In every case the residential qualification applies unless there are exceptional circumstances. The area of benefit has been extended from the City of Leicester, to include the Counties of Leicestershire and Rutland. As a result of a decline in the number of families seeking houses, the Charity commenced a programme to convert each property into two self-contained flats. At the present time there are five houses and thirty flats.

**Organisational structure and training**

The property of the Charity is vested with the Official Custodian for Charities. The management of the Charity is undertaken by a Committee comprising the Trustees and advised by the Treasurer and Secretary.

The trustees consist of:

- 2 ex-officio Trustees
- 3 nominated Trustees
- and not more than 7 co-optive Trustees.

The Committee meets at least quarterly and receives assistance from officers of Leicester City Council in out of hours emergency repairs.

New Board members are given an induction pack which provides information on the Charity's services, its constitution and financial position, together with their legal obligations. They are also briefed on their duties by the chair of the Management Board.

**Financial review and investment policy**

At the commencement of the Charity an Endowment Fund was transferred and this must be retained in perpetuity. Income is generated by revenue from rents and investments.

Income earned is used to maintain and improve the properties and grounds and any surplus/deficit is transferred to the Revenue Reserve Fund.

The investment strategy is reviewed regularly and currently the primary aim is to achieve income with minimum risk whilst seeking capital growth.

**Reserves policy**

It is the policy of the Charity that free reserves should be maintained at a level equivalent to twelve months operating costs without income from Weekly Maintenance Charges (WMC). The Trustees consider that reserves at this level will ensure that, in the event of a significant reduction in income, they will be able to continue the Charity's current activities while consideration is given to ways in which additional income may be generated. The Trustees also recognise the need for investment income to meet any excess of costs over WMC income and have resolved to maintain reserves sufficient to generate such income. However, it is not possible at present to determine a figure for free reserves as North Memorial Homes has been undertaking major refurbishment work which is not yet concluded. The level of reserves will be kept under review throughout the year by the Trustees.

**Extraordinary Repair Fund (ERF)**

This restricted fund is to be used for future major expenditure projects. Transfers will be made from the Income and Expenditure Account. The fund forms part of the investment portfolio. It can be drawn upon to meet major items of repair as deemed necessary. The Trustees have discretion to make further contributions to the fund should the need arise.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2025**

**Cyclical Maintenance Fund (CMF)**

This designated fund, to which transfers are made from the Income and Expenditure account, is used to meet maintenance costs occurring at regular intervals.

The level of funds held in the CMF will be linked to a planned maintenance programme which will be drawn up once the refurbishment works are complete.

**Endowment Fund**

The endowment fund assets comprise of the housing and functional properties of North Memorial Homes and its endowment investments. Any profit or loss arising from revaluation or sale of those assets is added to the endowment fund each year.

**Commitments**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The programme of works was ongoing throughout the year.

**Value for Money**

The Trustees have reviewed the value for money of the operation of the Homes and have had regard to guidance from the Regulator of Social Housing with respect to small housing providers. The recommended value for money indicators specified in such guidance are included in these accounts.

The judgement of the Trustees is that these indicators evidence that the Homes has strong profit margins, interest payment cover and liquidity.

The Trustees have reviewed the state of the building stock resulting in a planned programme of refurbishment and modernisation. The VFM indicators will be reviewed to ensure that they remain appropriate to a modernised stock.

**Risk management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to the Charity requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) State whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association, enabling them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019. They have general responsibility for taking steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2025**

**Review of the year**

The financial statements for the year are as attached and show an operating deficit for the year because of the ongoing programme of refurbishment works to the homes and work necessary to the North Memorial Homes Hall following the end of the thirty five year lease to Oadby Evangelical Free Church. Negotiations are on-going with Oadby Evangelical Free Church regarding a new lease. The investment portfolio value reduced in the year as funds were withdrawn to undertake those works. The Trustees are advised by Westerby Investment Management Ltd with Tatton managing the portfolio.

The Treasurer works with the Trustees to set a budget each year to take account of the investment income needed from the investments to supplement the income receivable from housing. The Trustees keep the invested funds under review to ensure sufficient reserves are available to carry out their legal responsibilities. The Reserves Policy will be reviewed further once the known quantum of the repairs and upgrades are known.

The Trustees engage Charity Link in a service level agreement for charity administration, weekly maintenance administration and financial management services.

The Trustees held four Management meetings during the year all in person in North Memorial Homes Hall.

A new Trustee joined the Board in November but unfortunately had to resign for personal reasons in February 2025. At the year end there were three vacancies on the Board of Trustees. Active steps are being taken by the Trustees to fill those vacancies.

The Honorary Administrator visits the Homes when necessary and reports any concerns to the Secretary and Trustees. The Secretary also visits the Homes when necessary. The Trustees and Management Committee continue to work towards the maintenance of high levels of service and standards.

The grounds continue to be maintained to a high standard by "Evergreen" Complete Garden Services.

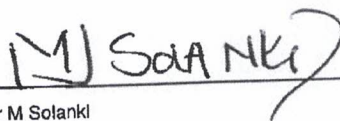
North Memorial Homes continues to have its own website which was updated in this year, giving information on the Homes, policies and prospective applicants are able to download or request an application form.

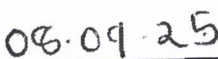
During this year, refurbishment and maintenance was carried out on several properties, and in particular, the replacement of kitchens and bathrooms to meet the decent homes standard. The Trustees are aware of changing demands and requirements for accommodation and qualifications to the scheme were amended in July 2019 such that the 'Area of Benefit' now extends to the counties of Leicestershire and Rutland.

In the year, the Trustees continued to work with Oadby and Wigston Borough Council with regard to obtaining planning permission to replace windows and doors to all properties to improve the thermal efficiency of the properties. Approval was granted and the installation of the new windows and doors has begun. The project to convert eight existing one-bedroom flats into two-bedroom ones was completed in the year and the new flats are now fully occupied.

The Trustees are advised from time to time on the new directives within the sector and have made active preparations for the implementation of the new Social Housing Act 2024, Awaab's Law and the Renter Right's Bill. North Memorial Homes endeavour to ensure that appropriate procedures are adopted relevant to the size of organisation. In considering the Value for Money standard, Trustees follow existing practice in ensuring property costs are only incurred after several tenders are obtained. Furthermore, any investments are suitable appraised. Weekly Maintenance Contributions follow appropriate guidance. The organisation operates under clearly defined rules provided to all occupants.

Approved by the Trustees and Management Committee and signed on their behalf by:

  
 \_\_\_\_\_  
 Dr M Solanki  
 Chairman

  
 \_\_\_\_\_  
 Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REPORTING ACCOUNTANT'S REPORT TO THE TRUSTEES**  
**YEAR ENDED 31ST MARCH 2025**

**Accountant's report to the Trustees on the unaudited accounts**

I report to the trustees on the accounts for the year ended 31 March 2025 which are set out on pages 6 to 15.

**Respective responsibilities of the Trustees and reporting accountant**

The Trustees of the Registered Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

**Basis of opinion**

My procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as I considered necessary for the purpose of this report. These procedures provide the only assurance expressed in my opinion.

**Opinion**

In my opinion:

- the accounts for the year ended 31 March 2025 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2025 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019.



Andrew W Stant  
Reporting Accountant  
Nuvo Accountancy Limited  
Chartered Certified Accountants

16th September 2025  
Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**STATEMENT OF COMPREHENSIVE INCOME**

**YEAR ENDED 31ST MARCH 2025**

	Note	<u>2025</u> £	<u>2024</u> £
TURNOVER	3	231,363	177,977
OPERATING COSTS	4	(925,742)	(389,551)
OPERATING (DEFICIT)		(694,379)	(211,574)
Interest receivable and similar income	6	16,051	25,761
(Decrease)/increase in the value of investments	9	(13,617)	130,068
<b>TOTAL COMPREHENSIVE (DEFICIT) FOR THE YEAR</b>	5	<u>(691,945)</u>	<u>(55,745)</u>

All of the activities of the Charity are classed as continuing.

These financial statements were approved by the Trustees and the Committee of Management on ..... 8/9/2025 .....  
and are signed on their behalf by:

M J ScAnky  
Chairman

08.09.25.  
Date

Sambelton  
Trustee

8/9/2025  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF CHANGES IN RESERVES****YEAR ENDED 31ST MARCH 2025**

	<u>Restricted Reserves</u>	<u>Cyclical Maintenance Reserves</u>	<u>Revenue Reserves</u>	<u>Total</u>
	£	£	£	£
<b>At 1 April 2023</b>	1,468,638	-	904,270	2,372,908
Deficit for the year	-	-	(55,745)	(55,745)
<b>Total comprehensive income</b>	1,468,638	-	848,525	2,317,163
Investment revaluation	113,879	-	(113,879)	-
Transfer of expenditure from Extraordinary Repair Fund	(87,469)	-	87,469	-
<b>At 31 March 2024 and 1 April 2024</b>	1,495,048	-	822,115	2,317,163
Deficit for the year	-	-	(691,945)	(691,945)
<b>Total comprehensive income</b>	1,495,048	-	130,170	1,625,218
Investment revaluation	(16,228)	-	16,228	-
Transfer of expenditure	(591,743)	(66,146)	657,889	-
Transfer between funds	-	75,000	(75,000)	-
<b>At 31 March 2025</b>	887,077	8,854	729,287	1,625,218

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****BALANCE SHEET****31ST MARCH 2025**

	Note	2025		2024	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	8		742,121		825,795
Computer equipment	8		-		-
Fixtures & fittings	8		217		277
			<u>742,338</u>		<u>826,072</u>
Investments	9		1,013,258		1,509,819
			<u>1,755,596</u>		<u>2,335,891</u>
<b>CURRENT ASSETS</b>					
Debtors	10	24,816		13,731	
Cash at bank and in hand	11	107,149		124,435	
		<u>131,965</u>		<u>138,166</u>	
<b>CREDITORS:</b>					
Amounts falling due within one year	12	(135,273)		(26,936)	
			<u>(3,308)</u>		<u>111,230</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>					
			<u>1,752,288</u>		<u>2,447,121</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
<b>CREDITORS:</b>					
Amounts falling due after more than one year	13		(127,070)		(129,958)
			<u>1,625,218</u>		<u>2,317,163</u>
<b>RESERVES</b>					
Restricted reserves	16		887,077		1,495,048
Cyclical maintenance reserves	16		8,854		-
Revenue reserves	16		729,287		822,115
			<u>1,625,218</u>		<u>2,317,163</u>

These financial statements were approved by the Trustees and the Committee of Management on ..... 8/9/2025 and are signed on their behalf by:

M Solanki  
Chairman

08.09.25.  
Date

SANJON  
Trustee

8/9/2025  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****CASHFLOW STATEMENT****YEAR ENDED 31ST MARCH 2025**

	<u>2025</u>	<u>2024</u>
	£	£
<b>Net cash flow from operating activities</b>	(516,281)	(234,575)
<b>Cash flow from investing activities</b>		
Refurbishment of tangible fixed assets - housing properties	-	(506,792)
Payments to acquire investments	(12,872)	(28,060)
Receipts from sales of investments	495,816	602,296
Interest received	16,051	25,761
<b>Net cash flow from investing activities</b>	498,995	93,205
<b>Net (decrease) in cash and cash equivalents</b>	(17,286)	(141,370)
<b>Cash and cash equivalents at 1 April 2024</b>	124,435	265,805
<b>Cash and cash equivalents at 31 March 2025</b>	<u>107,149</u>	<u>124,435</u>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	<u>107,149</u>	<u>124,435</u>
<b>Cash flow from operating activities</b>		
(Deficit) for the year	(694,379)	(211,574)
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	83,734	83,746
Amortisation of grants	(2,888)	(2,888)
(Increase)/decrease in debtors	(11,085)	32,946
Increase/(decrease) in creditors	108,337	(136,805)
	<u>(516,281)</u>	<u>(234,575)</u>

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2025**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's financial statements.

**Basis of Accounting**

The North Memorial Homes City of Leicester is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Charity's information on page 1 of these financial statements.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, and with the Accounting Direction for the private registered providers for social housing 2019. These financial statements are also prepared under the requirements of the Housing Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Social Housing Provider, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rental and service charge income receivable in the year.

**Fixed assets and depreciation**

Housing properties are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property conversions	10 years straight line
Re-roofing	70 years straight line
Computer equipment	3 years straight line
Fixtures & fittings	20% reducing balance

**Social housing grant and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If the grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and in that event, is a subordinated unsecured repayable debt.

**Investments**

Investments are stated at market value with any surplus over cost being credited to the Statement of Comprehensive Income.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2025**

**1. ACCOUNTING POLICIES**

**Restricted funds**

These comprise the endowment fund and the extraordinary repair funds.

Any surplus or deficit on disposal of the investments including revaluations, held as part of the endowment fund must be transferred from revenue reserve.

**Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of a project.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

**2. OFFICERS HONORARIA**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>No</b>	<b>No</b>
Average number of persons	1	1
	<hr style="border-top: 3px double black;"/>	
	<b>£</b>	<b>£</b>
Honoraria paid during the year	6,152	6,152
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The trustees did not receive any remuneration or other benefits from employment with the charity.

**3. TURNOVER**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
Rents receivable	211,288	176,195
Amortisation of grants	2,888	2,888
	<hr/>	
	214,176	179,083
Less: Rent (losses) from voids	-	(4,036)
Rent (losses) from bad debts	-	(12,654)
	<hr/>	
	214,176	162,393
Add: Other income - hire of hall	17,187	14,820
Other income - LCC grant	-	764
	<hr/>	
	231,363	177,977
	<hr style="border-top: 3px double black;"/>	

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2025**

<b>4. OPERATING COSTS</b>	<u>2025</u>	<u>2024</u>
	£	£
Direct property management costs	826,974	306,218
Administrative costs	98,768	83,333
	<u>925,742</u>	<u>389,551</u>
<b>5. DEFICIT FOR THE YEAR</b>	<u>2025</u>	<u>2024</u>
	£	£
Deficit for the year is stated after charging		
Reporting accountant's remuneration	3,364	3,276
Depreciation	83,734	83,746
	<u>87,098</u>	<u>87,022</u>
<b>6. INTEREST RECEIVABLE AND SIMILAR INCOME</b>	<u>2025</u>	<u>2024</u>
	£	£
Interest on broker account	340	530
Interest on bank deposit	1,850	4,443
Investment income	13,861	20,788
	<u>16,051</u>	<u>25,761</u>

**7. TAXATION**

North Memorial Homes is a Registered Social Housing Provider and also a Registered Charity and is exempt from taxation.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2025**

8. TANGIBLE FIXED ASSETS	Freehold housing properties £	Computer equipment £	Fixtures & fittings £	Total £
<b>Cost</b>				
At beginning of year	1,599,128	1,744	1,550	1,602,422
Additions	-	-	-	-
At end of year	1,599,128	1,744	1,550	1,602,422
<b>Depreciation</b>				
At beginning of year	773,333	1,744	1,273	776,350
Charge for year	83,674	-	60	83,734
At end of year	857,007	1,744	1,333	860,084
<b>Net book value</b>				
At 31 March 2025	742,121	-	217	742,338
At 31 March 2024	825,795	-	277	826,072

9. FIXED ASSET INVESTMENTS	Equities £	COIF £	Total £
Market value at beginning of year	582,037	927,782	1,509,819
Additions at cost	12,872	-	12,872
Withdrawals from the fund	(495,816)	-	(495,816)
Surplus/(deficit) on revaluation	4,813	(18,430)	(13,617)
Market value at end of year	103,906	909,352	1,013,258

The Westerby investment included in Equities has been treated as a managed fund. As a result, the investment in the fund has been disclosed as opposed to the individual shareholdings.

10. DEBTORS	<u>2025</u> £	<u>2024</u> £
Rent arrears	18,586	4,088
Prepayments and accrued income	6,230	9,643
	24,816	13,731

11. CASH AT BANK AND IN HAND	<u>2025</u> £	<u>2024</u> £
Cash in bank current account	6,000	6,000
Cash held on deposit	101,149	118,435
	107,149	124,435

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2025**

<b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<u>2025</u>	<u>2024</u>
	£	£
Trade creditors	104,948	4,516
Accruals and deferred income	30,325	22,420
	<hr/>	<hr/>
	135,273	26,936
	<hr/> <hr/>	<hr/> <hr/>

<b>13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<u>2025</u>	<u>2024</u>
	£	£
Social Housing Grant	127,070	129,958
	<hr/>	<hr/>
	127,070	129,958
	<hr/> <hr/>	<hr/> <hr/>

Mortgage loans are advanced by local authorities or the Homes & Communities Agency and bear interest at approximately 10% per annum under the terms of individual mortgage deeds in respect of each property. Advances are available only in respect of those developments which have been given approval for social housing grant by the Homes & Communities Agency.

<b>14. DEFERRED CAPITAL GRANT</b>	<u>2025</u>	<u>2024</u>
	£	£
At 1 April 2024	129,958	132,846
Released to income in the year	(2,888)	(2,888)
	<hr/>	<hr/>
At 31 March 2025	127,070	129,958
	<hr/> <hr/>	<hr/> <hr/>
Amount due to be released < 1 year	2,888	2,888
Amount due to be released > 1 year	124,182	127,070
	<hr/>	<hr/>
	127,070	129,958
	<hr/> <hr/>	<hr/> <hr/>

<b>15. HOUSING ACCOMMODATION</b>	<u>2025</u>	<u>2024</u>
	£	£
Number of units	35	35
	<hr/> <hr/>	<hr/> <hr/>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2025****16. ANALYSIS OF FUNDS**

	At 1 April 2024 £	Comprehensive income for year £	Revaluation of investments £	Transfers £	At 31 March 2025 £
<b>Restricted funds</b>					
Endowment fund	693,229	-	2,202	-	695,431
Extraordinary repair fund	801,819	(591,743)	(18,430)	-	191,646
<b>Unrestricted funds</b>					
Cyclical maintenance	-	(66,146)	-	75,000	8,854
Revenue reserve	822,115	(34,056)	16,228	(75,000)	729,287
	<u>2,317,163</u>	<u>(691,945)</u>	<u>-</u>	<u>-</u>	<u>1,625,218</u>

The Trustees have decided on an initial transfer of £75,000 into the Cyclical Maintenance fund. The transfer will be reviewed on an annual basis.

**17. LEGAL STATUS**

North Memorial Homes is a Registered Charity number 215582 and also a Registered Social Housing Provider number L2793.

**18. COMMITMENTS**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work on this commenced in January 2023. Capital costs to the year end of £807,859 have been incurred, and are shown as Freehold property in note 8.

**19. INDEMNITY INSURANCE**

The Charity purchased insurance at a cost of £458 to indemnify the trustees and officers against the consequences of any neglect or default on their part. Approval for this was received from the Charity Commission.

**20. VALUE FOR MONEY KEY METRICS**

	<u>2025</u>	<u>2024</u>
Metric 1: Reinvestment %	0%	61%
Metric 2a: New Supply (Social Housing Units) %	0%	0%
Metric 2b: New Supply (Non-social housing units) %	0%	0%
Metric 3: Gearing %	2.7%	0.66%
Metric 4: EBITDA MRI Interest Cover %	0%	0%
Metric 5: Headline Social Housing Cost £	£26,450	£11,130
Metric 6a: Operating Margin (social housing lettings) %	-257.44%	-72.05%
Metric 6b: Operating Margin (Overall) %	-299.1%	-31.2%
Metric 7: Return on Capital Employed %	-39.49%	-2.27%

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

England & Wales - Charity number 215582

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# Accounts

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**THE NORTH MEMORIAL HOMES  
CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31ST MARCH 2024**

**Registered Charity Number 215582  
Registered Social Housing Provider Number L2793  
Almshouse Association Number 1839**

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2024**

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Balance sheet	8
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**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION**

<b>The Trustees and Committee of Management</b>	Mr A Nelson Dr M Solanki Lt Col D J Young Mr G Hunt Mrs L Ingram Mrs J Bryars Mr L St Clair Mrs C Varley Mr J Bewley	Chairman until June 2024 Chairman from June 2024 Vice-Chairman  (resigned 30 April 2023) (resigned 12 December 2023)
<b>Officers</b>	Mrs K Smith	(Hon Administrator)
<b>Professional advisers</b>	Sheldon, Bosley, Knight Leicester Charity Organisation Society (Charity Link)	Letting Agents to 30 September 2023 Secretary and Treasurer to the Trustees Letting Agent from 1 November 2023
<b>Reporting accountant</b>	Andrew W Stant FCA Johnson Murkett & Hurst Chartered Accountants Rawdon House Rawdon Terrace Ashby de la Zouch Leicestershire LE65 2GN	
<b>Bankers</b>	HSBC Bank plc	
<b>Brokers</b>	Westerby Investment Management Ltd.	

Leicester City Council has, since the inception of the North Memorial Homes in 1918, been very involved in the development and success of the Charity. It was Sir Jonathan North who, as Lord Mayor of Leicester, inaugurated the Fund.

Since that time Leicester City Council has continued to assist the Charity in the provision of professional expertise in the form of Out of Hours and Emergency Repairs.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES**

**YEAR ENDED 31ST MARCH 2024**

The Trustees and Committee of Management present their report together with the financial statements of the Charity for the year ended 31 March 2024. The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with the Trust Deed and applicable law.

**Constitution and objects**

The Charity is constituted under a Trust Deed dated 22 February 2007 as amended by a Scheme Dated 3 July 2019, and is a registered charity No 215582. The Charity is also a Registered Social Housing Provider No L2793.

The Charity's original object was the provision of self-contained houses for disabled ex-servicemen and their families, who were citizens of the City of Leicester, following the end of the First World War.

Since that time the qualifications have been broadened, with the approval of the Charity Commissioners, to include the widow or widower of such a person; a person who is permanently physically disabled and in necessitous circumstances; a person in necessitous circumstances. In every case the residential qualification applies unless there are exceptional circumstances. The area of benefit has been extended from the City of Leicester, to include the Counties of Leicestershire and Rutland. As a result of a decline in the number of families seeking houses, the Charity commenced a programme to convert each property into two self-contained flats. At the present time there are five houses and thirty flats.

**Organisational structure and training**

The property of the Charity is vested with the Official Custodian for Charities. The management of the Charity is undertaken by a Committee comprising the Trustees and advised by the Treasurer and Secretary.

The trustees consist of:

- 2 ex-officio Trustees
- 3 nominated Trustees
- and not more than 7 co-optive Trustees.

The Committee meets at least quarterly and receives assistance from officers of Leicester City Council in out of hours emergency repairs.

New Board members are given an induction pack which provides information on the Charity's services, its constitution and financial position, together with their legal obligations. They are also briefed on their duties by the chair of the Management Board.

**Financial review and investment policy**

At the commencement of the Charity an Endowment Fund was transferred and this must be retained in perpetuity. Income is generated by revenue from rents and investments.

Income earned is used to maintain and improve the properties and grounds and any surplus/deficit is transferred to the Revenue Reserve Fund.

The investment strategy is reviewed regularly and currently the primary aim is to achieve income with minimum risk whilst seeking capital growth.

A representative from the investment advisors, Westerbys, attends Management Committee meetings regularly to report on the investments.

**Reserves policy**

It is the policy of the Charity that free reserves should be maintained at a level equivalent to twelve months operating costs without income from Weekly Maintenance Charges (WMC). The Trustees consider that reserves at this level will ensure that, in the event of a significant reduction in income, they will be able to continue the Charity's current activities while consideration is given to ways in which additional income may be generated. The Trustees also recognise the need for investment income to meet any excess of costs over WMC income and have resolved to maintain reserves sufficient to generate such income. However, it is not possible at present to determine a figure for free reserves as North Memorial Homes has been undertaking major refurbishment work which is not yet concluded. The level of reserves will be kept under review throughout the year by the Trustees.

**Extraordinary Repair Fund (ERF)**

This restricted fund is to be used for future major expenditure and major refurbishment projects. Transfers will be made from the Income and Expenditure Account. The fund forms part of the investment portfolio. It can be drawn upon to meet major items of repair as deemed necessary. In the longer term, it is the intention of the Trustees that the ERF be converted to a designated fund to allow the Trustees to adjust the level of funds held to meet the Charity's needs.

The requirement to make a fixed contribution of £2,890 into this fund each year has been removed. The Trustees have discretion to make further contributions to the fund should the need arise.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2024**

**Cyclical Maintenance Fund (CMF)**

This designated fund, to which transfers will be made from the Income and Expenditure account, will be used to meet maintenance costs occurring at regular intervals. At present, there are no funds designated for this purpose but the Trustees will give consideration to the establishment of a CMF once the current major works programme is completed.

The level of funds held in the CMF will be linked to a planned maintenance programme which will be drawn up once the refurbishment works are complete.

**Endowment Fund**

The endowment fund assets comprise of the housing and functional properties of North Memorial Homes and its endowment investments. Any profit or loss arising from revaluation or sale of those assets is added to the endowment fund each year.

**Commitments**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. The programme of works was ongoing throughout the year.

**Value for Money**

The Trustees have reviewed the value for money of the operation of the Homes and have had regard to guidance from the Regulator of Social Housing with respect to small housing providers. The recommended value for money indicators specified in such guidance are included in these accounts.

The judgement of the Trustees is that these indicators evidence that the Homes has strong profit margins, interest payment cover and liquidity.

The Trustees have reviewed the state of the building stock resulting in a planned programme of refurbishment and modernisation. The VFM indicators will be reviewed to ensure that they remain appropriate to a modernised stock.

**Risk management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to the Charity requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) State whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association, enabling them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019. They have general responsibility for taking steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2024**

**Review of the year**

The financial statements for the year are as attached and show an operating deficit for the year because of the ongoing programme of refurbishment works. The investment portfolio value reduced in the year as funds were withdrawn to undertake those works. The Trustees are advised by Westerby Investment Management Ltd with Tatton managing the portfolio, which has recovered well following the global shocks of the recent years.

The Treasurer works with the Trustees to set a budget each year to take account of the investment income needed from the investments to supplement the income receivable from housing. The Trustees keep the invested funds under review to ensure sufficient reserves are available to carry out their legal responsibilities. The Reserves Policy will be reviewed further once the known quantum of the repairs and upgrades are known.

The Trustees engage Charity Link in a service level agreement for charity administration and financial management services.

The Trustees held four Management meetings during the year all in person in North Memorial Homes Hall.

There have been no changes in Trustees during the year. At the year end there were three vacancies on the Board of Trustees. Active steps are being taken by the Trustees to fill those vacancies.

During this year, refurbishment and maintenance was carried out on several properties, and in particular, work continued on the conversion of eight units from one-bedroom to two-bedroom flats. The Trustees are aware of changing demands and requirements for accommodation and qualifications to the scheme were amended in July 2019 such that the 'Area of Benefit' now extends to the counties of Leicestershire and Rutland.

The grounds continue to be maintained to a high standard by "Evergreen" Complete Garden Services.

North Memorial Homes continues to have its own website giving information on the Homes and prospective applicants are able to download an application form.

The Honorary Administrator visits the Homes when necessary and reports any concerns to the Secretary and Trustees. The Secretary also visits the Homes when necessary. The Trustees and Management Committee continue to work towards the maintenance of high levels of service and standards. It is cognisant and appreciative of the continuing support given by Leicester City Council.

In the year, the Trustees continued to work with Oadby and Wigston Borough Council with regard to obtaining planning permission to replace windows and doors to all properties to improve the thermal efficiency of the properties. The project to convert eight existing one-bedroom flats into two-bedroom ones was completed in the year and the new flats are now fully occupied.

The Trustees are advised from time to time on the new directives within the sector and have made active preparations for the implementation of the new Social Housing Act 2024. North Memorial Homes endeavour to ensure that appropriate procedures are adopted relevant to the size of organisation. In considering the Value for Money standard, Trustees follow existing practice in ensuring property costs are only incurred after several tenders are obtained. Furthermore, any investments are suitable appraised. Weekly Maintenance Contributions follow appropriate guidance. The organisation operates under clearly defined rules provided to all occupants.

Approved by the Trustees and Management Committee and signed on their behalf by:

  
\_\_\_\_\_  
Dr M Solanki  
Chairman

03.09.2024  
Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REPORTING ACCOUNTANT'S REPORT TO THE TRUSTEES**  
**YEAR ENDED 31ST MARCH 2024**

**Accountant's report to the Trustees on the unaudited accounts**

I report to the trustees on the accounts for the year ended 31 March 2024 which are set out on pages 6 to 15.

**Respective responsibilities of the Trustees and reporting accountant**

The Trustees of the Registered Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

**Basis of opinion**

My procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as I considered necessary for the purpose of this report. These procedures provide the only assurance expressed in my opinion.

**Opinion**

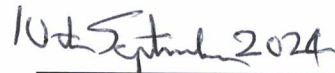
In my opinion:

- the accounts for the year ended 31 March 2024 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2024 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019.



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Andrew W Stant FCA  
Reporting Accountant  
Johnson Murkett and Hurst  
Chartered Accountants



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Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**STATEMENT OF COMPREHENSIVE INCOME**

**YEAR ENDED 31ST MARCH 2024**

	<i>Note</i>	<u>2024</u> £	<u>2023</u> £
<b>TURNOVER</b>	3	177,977	181,966
<b>OPERATING COSTS</b>	4	(389,551)	(241,672)
<b>OPERATING (DEFICIT)</b>		(211,574)	(59,706)
Interest receivable and similar income	6	25,761	19,479
Increase/(decrease) in the value of investments	9	130,068	(76,793)
<b>TOTAL COMPREHENSIVE (DEFICIT) FOR THE YEAR</b>	5	(55,745)	(117,020)

All of the activities of the Charity are classed as continuing.

These financial statements were approved by the Trustees and the Committee of Management on .....  
and are signed on their behalf by:

MUSOLANKI  
Chairman

03.09.2024.  
Date

Sarkhan  
Trustee

3-9-2024  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF CHANGES IN RESERVES****YEAR ENDED 31ST MARCH 2024**

	<u>Restricted Reserves</u> £	<u>Revenue Reserves</u> £	<u>Total</u> £
<b>At 1 April 2022</b>	1,505,718	984,210	2,489,928
Deficit for the year	-	(117,020)	(117,020)
<b>Total comprehensive income</b>	1,505,718	867,190	2,372,908
Investment revaluation	(37,080)	37,080	-
<b>At 31 March 2023 and 1 April 2023</b>	1,468,638	904,270	2,372,908
Deficit for the year	-	(55,745)	(55,745)
<b>Total comprehensive income</b>	1,468,638	848,525	2,317,163
Investment revaluation	113,879	(113,879)	-
Transfer of expenditure from Extraordinary Repair Fund	(87,469)	87,469	-
<b>At 31 March 2024</b>	1,495,048	822,115	2,317,163

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****BALANCE SHEET****31ST MARCH 2024**

	<i>Note</i>	<u>2024</u>		<u>2023</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	8		825,795		402,677
Computer equipment	8		-		-
Fixtures & fittings	8		277		349
			<hr/>		<hr/>
			826,072		403,026
Investments	9		1,509,819		1,953,987
			<hr/>		<hr/>
			2,335,891		2,357,013
<b>CURRENT ASSETS</b>					
Debtors	10	13,731		46,677	
Cash at bank and in hand	11	124,435		265,805	
			<hr/>		<hr/>
			138,166		312,482
<b>CREDITORS:</b>					
Amounts falling due within one year	12	(26,936)		(163,741)	
			<hr/>		<hr/>
<b>NET CURRENT ASSETS</b>			111,230		148,741
			<hr/>		<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,447,121		2,505,754
<b>CREDITORS:</b>					
Amounts falling due after more than one year	13		(129,958)		(132,846)
			<hr/>		<hr/>
			2,317,163		2,372,908
			<hr/> <hr/>		<hr/> <hr/>
<b>RESERVES</b>					
Restricted reserves	16		1,495,048		1,468,638
Revenue reserves	16		822,115		904,270
			<hr/>		<hr/>
			2,317,163		2,372,908
			<hr/> <hr/>		<hr/> <hr/>

These financial statements were approved by the Trustees and the Committee of Management on .....  
and are signed on their behalf by:

MUSOLANI  
Chairman

03.09.2024  
Date

SANDEEP  
Trustee

3.9.2024  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****CASHFLOW STATEMENT****YEAR ENDED 31ST MARCH 2024**

	<u>2024</u>	<u>2023</u>
	£	£
<b>Net cash flow from operating activities</b>	(234,575)	88,599
<b>Cash flow from investing activities</b>		
Refurbishment of tangible fixed assets - housing properties	(506,792)	(289,772)
Payments to acquire investments	(28,060)	(234,789)
Receipts from sales of investments	602,296	331,787
Interest received	25,761	19,479
<b>Net cash flow from investing activities</b>	93,205	(173,295)
<b>Net (decrease) in cash and cash equivalents</b>	(141,370)	(84,696)
<b>Cash and cash equivalents at 1 April 2023</b>	265,805	350,501
<b>Cash and cash equivalents at 31 March 2024</b>	<u>124,435</u>	<u>265,805</u>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	<u>124,435</u>	<u>265,805</u>
<b>Cash flow from operating activities</b>		
(Deficit) for the year	(211,574)	(59,706)
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	83,746	33,081
Amortisation of grants	(2,888)	(2,888)
(Increase) in debtors	32,946	(13,980)
Increase/(decrease) in creditors	(136,805)	132,092
	<u>(234,575)</u>	<u>88,599</u>

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2024**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's financial statements.

**Basis of Accounting**

The North Memorial Homes City of Leicester is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Charity's information on page 1 of these financial statements.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, and with the Accounting Direction for the private registered providers for social housing 2019. These financial statements are also prepared under the requirements of the Housing Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Social Housing Provider, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rental and service charge income receivable in the year.

**Fixed assets and depreciation**

Housing properties are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property conversions	10 years straight line
Re-roofing	70 years straight line
Computer equipment	3 years straight line
Fixtures & fittings	20% reducing balance

**Social housing grant and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If the grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and in that event, is a subordinated unsecured repayable debt.

**Investments**

Investments are stated at market value with any surplus over cost being credited to the Statement of Comprehensive Income.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2024****1. ACCOUNTING POLICIES****Restricted funds**

These comprise the endowment fund and the extraordinary repair funds.

Any surplus or deficit on disposal of the investments including revaluations, held as part of the endowment fund must be transferred from revenue reserve.

**Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of a project.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

**2. OFFICERS HONORARIA**

	<u>2024</u>	<u>2023</u>
	No	No
Average number of persons	1	1
	£	£
Honoraria paid during the year	6,152	6,152

The trustees did not receive any remuneration or other benefits from employment with the charity.

**3. TURNOVER**

	<u>2024</u>	<u>2023</u>
	£	£
Rents receivable	176,195	136,715
Service charges eligible for Housing Benefit	-	38,802
Amortisation of grants	2,888	2,888
	179,083	178,405
Less: Rent (losses) from voids	(4,036)	(13,888)
Rent (losses) from bad debts	(12,654)	(1,004)
	162,393	163,513
Add: Other income - hire of hall	14,820	10,560
Other income - LCC grant	764	7,893
	177,977	181,966

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2024**

<b>4. OPERATING COSTS</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Direct property management costs	306,218	174,306
Administrative costs	83,333	67,366
	<hr/>	<hr/>
	389,551	241,672
	<hr/> <hr/>	<hr/> <hr/>
<b>5. DEFICIT FOR THE YEAR</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Deficit for the year is stated after charging		
Reporting accountant's remuneration	3,276	3,120
Depreciation	83,746	33,081
	<hr/>	<hr/>
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<b>6. INTEREST RECEIVABLE AND SIMILAR INCOME</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Interest on broker account	530	285
Interest on bank deposit	4,443	1,010
Investment income	20,788	18,184
	<hr/>	<hr/>
	25,761	19,479
	<hr/> <hr/>	<hr/> <hr/>

**7. TAXATION**

North Memorial Homes is a Registered Social Housing Provider and also a Registered Charity and is exempt from taxation.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2024**

8. TANGIBLE FIXED ASSETS	Freehold housing properties £	Computer equipment £	Fixtures & fittings £	Total £
<b>Cost</b>				
At beginning of year	1,092,336	1,744	1,550	1,095,630
Additions	506,792	-	-	506,792
At end of year	1,599,128	1,744	1,550	1,602,422
<b>Depreciation</b>				
At beginning of year	689,659	1,744	1,201	692,604
Charge for year	83,674	-	72	83,746
At end of year	773,333	1,744	1,273	776,350
<b>Net book value</b>				
At 31 March 2024	825,795	-	277	826,072
At 31 March 2023	402,677	-	349	403,026

9. FIXED ASSET INVESTMENTS	Equities £	COIF £	Total £
Market value at beginning of year	1,127,892	826,095	1,953,987
Additions at cost	28,060	-	28,060
Withdrawals from the fund	(602,296)	-	(602,296)
Surplus on revaluation	28,381	101,687	130,068
Market value at end of year	582,037	927,782	1,509,819

The Westerby investment included in Equities has been treated as a managed fund. As a result, the investment in the fund has been disclosed as opposed to the individual shareholdings.

10. DEBTORS	<u>2024</u> £	<u>2023</u> £
Rent arrears	4,088	7,544
Prepayments and accrued income	9,643	39,133
	13,731	46,677

11. CASH AT BANK AND IN HAND	<u>2024</u> £	<u>2023</u> £
Cash in bank current account	6,000	6,000
Cash held on deposit	118,435	259,805
	124,435	265,805

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2024**

<b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Trade creditors	4,516	33,346
Accruals and deferred income	22,420	130,395
	<hr/>	<hr/>
	26,936	163,741
	<hr/> <hr/>	<hr/> <hr/>

<b>13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Social Housing Grant	129,958	132,846
	<hr/>	<hr/>
	129,958	132,846
	<hr/> <hr/>	<hr/> <hr/>

Mortgage loans are advanced by local authorities or the Homes & Communities Agency and bear interest at approximately 10% per annum under the terms of individual mortgage deeds in respect of each property. Advances are available only in respect of those developments which have been given approval for social housing grant by the Homes & Communities Agency.

<b>14. DEFERRED CAPITAL GRANT</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
At 1 April 2023	132,846	135,734
Released to income in the year	(2,888)	(2,888)
	<hr/>	<hr/>
At 31 March 2024	129,958	132,846
	<hr/> <hr/>	<hr/> <hr/>
Amount due to be released < 1 year	2,888	2,888
Amount due to be released > 1 year	127,070	129,958
	<hr/>	<hr/>
	129,958	132,846
	<hr/> <hr/>	<hr/> <hr/>

<b>15. HOUSING ACCOMMODATION</b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Number of units	35	35
	<hr/> <hr/>	<hr/> <hr/>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2024****16. RESERVES**

	<u>Restricted funds</u>		Revenue Reserve £	Total £
	Endowment Fund £	Extraordinary Repair Fund £		
Balances brought forward	681,037	787,601	904,270	2,372,908
Comprehensive income for year	-	(87,469)	31,724	(55,745)
Revaluation of investments	12,192	101,687	(113,879)	-
Balances carried forward	693,229	801,819	822,115	2,317,163

**17. LEGAL STATUS**

North Memorial Homes is a Registered Charity number 215582 and also a Registered Social Housing Provider number L2793.

**18. COMMITMENTS**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work on this commenced in January 2023. Capital costs to the year end of £801,564 have been incurred, with £506,792 being shown as additions to Freehold property in note 8.

**19. INDEMNITY INSURANCE**

The Charity purchased insurance at a cost of £458 to indemnify the trustees and officers against the consequences of any neglect or default on their part. Approval for this was received from the Charity Commission.

**20. VALUE FOR MONEY KEY METRICS**

	<u>2024</u>	<u>2023</u>
Metric 1: Reinvestment %	61%	72%
Metric 2a: New Supply (Social Housing Units) %	0%	0%
Metric 2b: New Supply (Non-social housing units) %	0%	0%
Metric 3: Gearing %	0.66%	-33.0%
Metric 4: EBITDA MRI Interest Cover %	0%	0%
Metric 5: Headline Social Housing Cost £	£11,130	£6,905
Metric 6a: Operating Margin (social housing lettings) %	-72.05%	4.21%
Metric 6b: Operating Margin (Overall) %	-31.2%	-64.3%
Metric 7: Return on Capital Employed %	-2.27%	-4.67%

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

England & Wales - Charity number 215582

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# Accounts

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**THE NORTH MEMORIAL HOMES  
CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31ST MARCH 2023**

**Registered Charity Number 215582  
Registered Social Housing Provider Number L2793  
Almshouse Association Number 1839**

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2023**

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Balance sheet	8
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**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION**

<b>The Trustees and Committee of Management</b>	Mr A Nelson	Chairman
	Lt Col D J Young	Vice-Chairman
	Mr G Hunt	
	Mrs L Ingram	
	Mr J Mercik	(resigned 21 September 2022)
	Dr M Solanki	
	Mrs J Bryars	
	Mr L St Clair	(resigned 30 April 2023)
Mrs C Varley	(appointed 21 September 2022)	
Mr J Bewley	(appointed 5 December 2022)	
<b>Officers</b>	Mrs K Smith	(Hon Administrator)
<b>Professional advisers</b>	Sheldon, Bosley, Knight	Letting Agents
	Leicester Charity Organisation Society (Charity Link)	Secretary and Treasurer to the Trustees
<b>Reporting accountant</b>	Andrew W Stant FCA Johnson Murkett & Hurst Chartered Accountants Rawdon House Rawdon Terrace Ashby de la Zouch Leicestershire LE65 2GN	
<b>Bankers</b>	HSBC Bank plc	
<b>Brokers</b>	Westerby Investment Management Ltd.	

Leicester City Council has, since the inception of the North Memorial Homes in 1918, been very involved in the development and success of the Charity. It was Sir Jonathan North who, as Lord Mayor of Leicester, inaugurated the Fund.

Since that time Leicester City Council has continued to assist the Charity in the provision of professional expertise in the form of Out of Hours and Emergency Repairs.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****REPORT OF THE TRUSTEES****YEAR ENDED 31ST MARCH 2023**

The Trustees and Committee of Management present their report together with the financial statements of the Charity for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with the Trust Deed and applicable law.

**Constitution and objects**

The Charity is constituted under a Trust Deed dated 22 February 2007 as amended by a Scheme Dated 3 July 2019, and is a registered charity No 215582. The Charity is also a Registered Social Housing Provider No L2793.

The Charity's original object was the provision of self-contained houses for disabled ex-servicemen and their families, who were citizens of the City of Leicester, following the end of the First World War.

Since that time the qualifications have been broadened, with the approval of the Charity Commissioners, to include the widow or widower of such a person; a person who is permanently physically disabled and in necessitous circumstances; a person in necessitous circumstances. In every case the residential qualification applies unless there are exceptional circumstances. The area of benefit has been extended from the City of Leicester, to include the Counties of Leicestershire and Rutland. As a result of a decline in the number of families seeking houses, the Charity commenced a programme to convert each property into two self-contained flats. At the present time there are five houses and thirty flats.

**Organisational structure and training**

The property of the Charity is vested with the Official Custodian for Charities. The management of the Charity is undertaken by a Committee comprising the Trustees and advised by the Honorary Treasurer and Honorary Secretary.

The trustees consist of:

- 2 ex-officio Trustees
- 3 nominated Trustees
- and not more than 7 co-optive Trustees.

The Committee meets at least quarterly and receives assistance from officers of Leicester City Council in all property management matters.

New Board members are given an induction pack which provides information on the Charity's services, its constitution and financial position, together with their legal obligations. They are also briefed on their duties by the chair of the Management Board.

**Financial review and investment policy**

At the commencement of the Charity an Endowment Fund was transferred and this must be retained in perpetuity.

Income is generated by revenue from rents and investments.

Income earned is used to maintain and improve the properties and grounds and any surplus/deficit is transferred to the Revenue Reserve Fund.

The investment strategy is reviewed regularly and currently the primary aim is to achieve income with minimum risk whilst seeking capital growth.

A representative from the investment advisors, Westerbys, attends Management Committee meetings regularly to report on the investments.

**Reserves policy**

It is the policy of the Charity that free reserves should be maintained at a level equivalent to twelve months operating costs without income from Weekly Maintenance Charges (WMC). The Trustees consider that reserves at this level will ensure that, in the event of a significant reduction in income, they will be able to continue the Charity's current activities while consideration is given to ways in which additional income may be generated. The Trustees also recognise the need for investment income to meet any excess of costs over WMC income and have resolved to maintain reserves sufficient to generate such income. However, it is not possible at present to determine a figure for free reserves as North Memorial Homes are undertaking a survey of property conditions with a view to major refurbishment work being carried out. The level of reserves will be kept under review throughout the year by the Trustees.

**Extraordinary Repair Fund (ERF)**

This restricted fund is to be used for future major expenditure and major refurbishment projects. Transfers will be made from the Income and Expenditure Account. The fund forms part of the investment portfolio. It can be drawn upon to meet major items of repair as deemed necessary. In the longer term, it is the intention of the Trustees that the ERF be converted to a designated fund to allow the Trustees to adjust the level of funds held to meet the Charity's needs.

The requirement to make a fixed contribution of £2,890 into this fund each year has been removed. The Trustees have discretion to make further contributions to the fund should the need arise.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****REPORT OF THE TRUSTEES CONTINUED****YEAR ENDED 31ST MARCH 2023****Cyclical Maintenance Fund (CMF)**

This designated fund, to which transfers will be made from the Income and Expenditure account, will be used to meet maintenance costs occurring at regular intervals. At present, there are no funds designated for this purpose but the Trustees will give consideration to the establishment of a CMF once the current major works programme is completed.

The level of funds held in the CMF will be linked to a planned maintenance programme which will be drawn up once the refurbishment works are complete.

**Endowment Fund**

The endowment fund assets comprise of the housing and functional properties of North Memorial Homes and its endowment investments. Any profit or loss arising from revaluation or sale of those assets is added to the endowment fund each year.

**Commitments**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work commenced on this during the year. The remedial work to the drainage system was largely completed by March 2022.

**Value for Money**

The Trustees have reviewed the value for money of the operation of the Homes and have had regard to guidance from the Regulator of Social Housing with respect to small housing providers. The recommended value for money indicators specified in such guidance are included in these accounts.

The judgement of the Trustees is that these indicators evidence that the Homes has strong profit margins, interest payment cover and liquidity.

The Trustees have reviewed the state of the building stock resulting in a planned programme of refurbishment and modernisation. The VFM indicators will be reviewed to ensure that they remain appropriate to a modernised stock.

**Risk management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to the Charity requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) State whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association, enabling them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019. They have general responsibility for taking steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2023**

**Review of the year**

The financial statements for the year are as attached. The investment portfolio has continued to recover in value following the global outbreak of Coronavirus and the subsequent impact on stock markets around the world.

The Trustees are advised by Westerby Investment Management Ltd with Tatton managing the portfolio.

The Treasurer works with the Trustees to set a budget each year to take account of the investment income needed from the investments to supplement the income receivable from housing. The Trustees keep the invested funds under review to ensure sufficient reserves are available to carry out their legal responsibilities. The Trustees commissioned a survey of all its properties in 2020, intending to refurbish the housing properties and to that extent, the Reserves policy will be reviewed further once the known quantum of the repairs and upgrades are known.

The Trustees engage Charity Link in a service level agreement for charity administration and secretarial services.

The Trustees held four Management meetings during the year all in person in North Memorial Homes Hall.

There have been a few changes in Trustees during the year, including three resignations and one re-appointment and two new appointments. At the year end there were three vacancies on the Board of Trustees. Active steps are being taken by the Trustees to fill those vacancies.

During this year, refurbishment and maintenance was carried out on a number of properties. The Trustees are aware of changing demands and requirements for accommodation and qualifications to the scheme were amended in July 2019 such that the 'Area of Benefit' now extends to the counties of Leicestershire and Rutland.

The grounds continue to be maintained to a high standard by "Evergreen" Complete Garden Services.

North Memorial Homes continues to have its own website giving information on the Homes and prospective applicants are able to download an application form.

The Honorary Administrator visits the Homes when necessary and reports any concerns to the Secretary and Trustees. The Secretary also visits the Homes when necessary. The Trustees and Management Committee continue to work towards the maintenance of high levels of service and standards. It is cognisant and appreciative of the continuing support given by Leicester City Council.

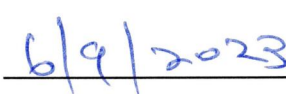
In the year, the Trustees continued to work with Oadby and Wigston Borough Council with regard to obtaining planning permission to replace windows and doors to all properties to improve the thermal efficiency of the properties. A redevelopment project of two blocks, to convert eight existing one-bedroom flats into two-bedroom ones was agreed in 2020, in order to meet the changing requirements and needs of eligible applicants but due to Covid the commencement of this project was delayed. Work commenced on the redevelopment of the two blocks on 9 January 2023 with an anticipated completion date of October 2023.

The Trustees are advised from time to time on the new directives within the sector. North Memorial Homes endeavour to ensure that appropriate procedures are adopted relevant to the size of organisation. In considering the new Value for Money standard, Trustees follow existing practice in ensuring property costs are only incurred after a number of tenders are obtained. Furthermore, any investments are suitably appraised. Weekly Maintenance Contributions follow appropriate guidance. The organisation operates under clearly defined rules provided to all occupants.

Approved by the Trustees and Management Committee and signed on their behalf by:



Mr A Nelson  
Chairman



Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REPORTING ACCOUNTANT'S REPORT TO THE TRUSTEES**  
**YEAR ENDED 31ST MARCH 2023**

**Accountant's report to the Trustees on the unaudited accounts**

I report to the trustees on the accounts for the year ended 31 March 2023 which are set out on pages 6 to 15.

**Respective responsibilities of the Trustees and reporting accountant**

The Trustees of the Registered Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

**Basis of opinion**

My procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as I considered necessary for the purpose of this report. These procedures provide the only assurance expressed in my opinion.

**Opinion**

In my opinion:

- the accounts for the year ended 31 March 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2023 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019.

---

Andrew W Stant FCA  
Reporting Accountant  
Johnson Murkett and Hurst  
Chartered Accountants

---

Date


**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF COMPREHENSIVE INCOME****YEAR ENDED 31ST MARCH 2023**

	<i>Note</i>	<u>2023</u> £	<u>2022</u> £
<b>TURNOVER</b>	3	181,966	183,091
<b>OPERATING COSTS</b>	4	(241,672)	(243,504)
<b>OPERATING (DEFICIT)</b>		(59,706)	(60,413)
Interest receivable and similar income	6	19,479	14,671
(Decrease)/increase in the value of investments	9	(76,793)	115,295
<b>TOTAL COMPREHENSIVE (DEFICIT)/INCOME FOR THE YEAR</b>	5	(117,020)	69,553

All of the activities of the Charity are classed as continuing.

These financial statements were approved by the Trustees and the Committee of Management on .....  
and are signed on their behalf by:

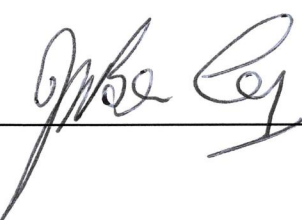
6/9/2023

  
\_\_\_\_\_

Chairman

6/9/2023  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Trustee

6/9/23  
\_\_\_\_\_

Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF CHANGES IN RESERVES****YEAR ENDED 31ST MARCH 2023**


	<b><u>Restricted Reserves</u></b> £	<b><u>Revenue Reserves</u></b> £	<b><u>Total</u></b> £
<b>At 1 April 2021</b>	1,445,443	974,932	2,420,375
Surplus for the year	-	69,553	69,553
<b>Total comprehensive income</b>	1,445,443	1,044,485	2,489,928
Investment revaluation	98,769	(98,769)	-
Transfer of expenditure from Extraordinary Repair Fund	(38,494)	38,494	-
<b>At 31 March 2022 and 1 April 2022</b>	1,505,718	984,210	2,489,928
Deficit for the year	-	(117,020)	(117,020)
<b>Total comprehensive income</b>	1,505,718	867,190	2,372,908
Investment revaluation	(37,080)	37,080	-
<b>At 31 March 2023</b>	1,468,638	904,270	2,372,908

The notes on pages 10 to 15 form part of these financial statements


**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****BALANCE SHEET****31ST MARCH 2023**

	<i>Note</i>	<u>2023</u>		<u>2022</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	8		402,677		145,899
Computer equipment	8		-		-
Fixtures & fittings	8		349		436
			<hr/>		<hr/>
			403,026		146,335
Investments	9		1,953,987		2,127,778
			<hr/>		<hr/>
			2,357,013		2,274,113
<b>CURRENT ASSETS</b>					
Debtors	10	46,677		32,697	
Cash at bank and in hand	11	265,805		350,501	
			<hr/>		<hr/>
			312,482		383,198
<b>CREDITORS:</b>					
Amounts falling due within one year	12	(163,741)		(31,649)	
			<hr/>		<hr/>
<b>NET CURRENT ASSETS</b>			148,741		351,549
			<hr/>		<hr/>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,505,754		2,625,662
<b>CREDITORS:</b>					
Amounts falling due after more than one year	13		(132,846)		(135,734)
			<hr/>		<hr/>
			2,372,908		2,489,928
			<hr/> <hr/>		<hr/> <hr/>
<b>RESERVES</b>					
Restricted reserves	16		1,468,638		1,505,718
Revenue reserves	16		904,270		984,210
			<hr/>		<hr/>
			2,372,908		2,489,928
			<hr/> <hr/>		<hr/> <hr/>

These financial statements were approved by the Trustees and the Committee of Management on .....6/9/2023.....  
and are signed on their behalf by:

  
Chairman

6/9/2023  
Date

  
Trustee

6/9/23  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****CASHFLOW STATEMENT****YEAR ENDED 31ST MARCH 2023**

	<u>2023</u>	<u>2022</u>
	£	£
<b>Net cash flow from operating activities</b>	88,599	(80,000)
<b>Cash flow from investing activities</b>		
Refurbishment of tangible fixed assets - housing properties	(289,772)	(11,295)
Payments to acquire investments	(234,789)	(154,868)
Receipts from sales of investments	331,787	155,348
Interest received	19,479	14,671
<b>Net cash flow from investing activities</b>	(173,295)	3,856
<b>Net (decrease) in cash and cash equivalents</b>	(84,696)	(76,144)
<b>Cash and cash equivalents at 1 April 2022</b>	350,501	426,645
<b>Cash and cash equivalents at 31 March 2023</b>	<u>265,805</u>	<u>350,501</u>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	<u>265,805</u>	<u>350,501</u>
<b>Cash flow from operating activities</b>		
(Deficit) for the year	(59,706)	(60,413)
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	33,081	4,206
Amortisation of grants	(2,888)	(2,888)
(Increase) in debtors	(13,980)	(12,557)
Increase/(decrease) in creditors	132,092	(8,348)
	<u>88,599</u>	<u>(80,000)</u>

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2023**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's financial statements.

**Basis of Accounting**

The North Memorial Homes City of Leicester is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Charity's information on page 1 of these financial statements.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, and with the Accounting Direction for the private registered providers for social housing 2019. These financial statements are also prepared under the requirements of the Housing Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Social Housing Provider, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rental and service charge income receivable in the year.

**Fixed assets and depreciation**

Housing properties are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property conversions	10 years straight line
Re-roofing	70 years straight line
Computer equipment	3 years straight line
Fixtures & fittings	20% reducing balance

**Social housing grant and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If the grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and in that event, is a subordinated unsecured repayable debt.

**Investments**

Investments are stated at market value with any surplus over cost being credited to the Statement of Comprehensive Income.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2023**

**1. ACCOUNTING POLICIES**

**Restricted funds**

These comprise the endowment fund and the extraordinary repair funds.

Any surplus or deficit on disposal of the investments including revaluations, held as part of the endowment fund must be transferred from revenue reserve.

**Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of a project.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

**2. OFFICERS HONORARIA**

	<u>2023</u>	<u>2022</u>
	No	No
Average number of persons	1	1
	£	£
Honoraria paid during the year	6,152	6,247

The trustees did not receive any remuneration or other benefits from employment with the charity.

**3. TURNOVER**

	<u>2023</u>	<u>2022</u>
	£	£
Rents receivable	136,715	157,038
Service charges eligible for Housing Benefit	38,802	38,802
Amortisation of grants	2,888	2,888
	178,405	198,728
Less: Rent (losses) from voids	(13,888)	(30,187)
Rent (losses) from bad debts	(1,004)	-
	163,513	168,541
Add: Other income - hire of hall	10,560	6,680
Other income - LCC grant	7,893	7,870
	181,966	183,091

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2023**

<b>4. OPERATING COSTS</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Direct property management costs	174,306	177,236
Administrative costs	67,366	66,268
	<hr/>	<hr/>
	241,672	243,504
	<hr/> <hr/>	<hr/> <hr/>
<b>5. DEFICIT FOR THE YEAR</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Deficit for the year is stated after charging		
Reporting accountant's remuneration	3,120	3,000
Depreciation	33,081	4,206
	<hr/>	<hr/>
<b>6. INTEREST RECEIVABLE AND SIMILAR INCOME</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Interest on broker account	285	7
Interest on bank deposit	1,010	39
Investment income	18,184	14,625
	<hr/>	<hr/>
	19,479	14,671
	<hr/> <hr/>	<hr/> <hr/>

**7. TAXATION**

North Memorial Homes is a Registered Social Housing Provider and also a Registered Charity and is exempt from taxation.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2023**

8. TANGIBLE FIXED ASSETS	Freehold housing properties £	Computer equipment £	Fixtures & fittings £	Total £
<b>Cost</b>				
At beginning of year	802,564	1,744	1,550	805,858
Additions	289,772	-	-	289,772
At end of year	1,092,336	1,744	1,550	1,095,630
<b>Depreciation</b>				
At beginning of year	656,665	1,744	1,114	659,523
Charge for year	32,994	-	87	33,081
At end of year	689,659	1,744	1,201	692,604
<b>Net book value</b>				
At 31 March 2023	402,677	-	349	403,026
At 31 March 2022	145,899	-	436	146,334

9. FIXED ASSET INVESTMENTS	Equities £	COIF £	Total £
Market value at beginning of year	1,293,243	834,535	2,127,778
Additions at cost	234,789	-	234,789
Withdrawals from the fund	(331,787)	-	(331,787)
Surplus on revaluation	(68,353)	(8,440)	(76,793)
Market value at end of year	1,127,892	826,095	1,953,987

The Westerby investment included in Equities has been treated as a managed fund. As a result, the investment in the fund has been disclosed as opposed to the individual shareholdings.

10. DEBTORS	<u>2023</u> £	<u>2022</u> £
Rent arrears	7,544	4,478
Prepayments and accrued income	39,133	28,219
	46,677	32,697

11. CASH AT BANK AND IN HAND	<u>2023</u> £	<u>2022</u> £
Cash in bank current account	6,000	6,000
Cash held on deposit	259,805	344,501
	265,805	350,501

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2023**

<b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Trade creditors	33,346	15,900
Accruals and deferred income	130,395	15,749
	<u>163,741</u>	<u>31,649</u>

<b>13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Social Housing Grant	132,846	135,734
	<u>132,846</u>	<u>135,734</u>

Mortgage loans are advanced by local authorities or the Homes & Communities Agency and bear interest at approximately 10% per annum under the terms of individual mortgage deeds in respect of each property. Advances are available only in respect of those developments which have been given approval for social housing grant by the Homes & Communities Agency.

<b>14. DEFERRED CAPITAL GRANT</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
At 1 April 2022	135,734	138,622
Released to income in the year	(2,888)	(2,888)
At 31 March 2023	<u>132,846</u>	<u>135,734</u>
Amount due to be released < 1 year	2,888	2,888
Amount due to be released > 1 year	129,958	132,846
	<u>132,846</u>	<u>135,734</u>

<b>15. HOUSING ACCOMMODATION</b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	£	£
Number of units	35	35

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2023**

**16. RESERVES**

	<u>Restricted funds</u>			Total £
	Endowment Fund £	Extraordinary Repair Fund £	Revenue Reserve £	
Balances brought forward	709,677	796,041	984,210	2,489,928
Comprehensive income for year	-	-	(117,020)	(117,020)
Revaluation of investments	(28,640)	(8,440)	37,080	-
Balances carried forward	681,037	787,601	904,270	2,372,908

**17. LEGAL STATUS**

North Memorial Homes is a Registered Charity number 215582 and also a Registered Social Housing Provider number L2793.

**18. COMMITMENTS**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work on this commenced in January 2023 and capital costs of £289,772 are shown as additions to Freehold property in note 8.

**19. INDEMNITY INSURANCE**

The Charity purchased insurance at a cost of £458 to indemnify the trustees and officers against the consequences of any neglect or default on their part. Approval for this was received from the Charity Commission.

**20. VALUE FOR MONEY KEY METRICS**

	<u>2023</u>	<u>2022</u>
Metric 1: Reinvestment %	72%	8%
Metric 2a: New Supply (Social Housing Units) %	0%	0%
Metric 2b: New Supply (Non-social housing units) %	0%	0%
Metric 3: Gearing %	-33.0%	-147.2%
Metric 4: EBITDA MRI Interest Cover %	0%	0%
Metric 5: Headline Social Housing Cost £	£6,905	£6,957
Metric 6a: Operating Margin (social housing lettings) %	4.21%	3.20%
Metric 6b; Operating Margin (Overall) %	-64.3%	38.0%
Metric 7: Return on Capital Employed %	-4.67%	2.65%



**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

England & Wales - Charity number 215582

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# Accounts

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**THE NORTH MEMORIAL HOMES  
CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31ST MARCH 2022**

**Registered Charity Number 215582  
Registered Social Housing Provider Number L2793  
Almshouse Association Number 1839**

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2022**

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**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION**

<b>The Trustees and Committee of Management</b>	Mr A Nelson	Chairman
	Mr J Bewley	Vice-Chairman to 13 October 2021 (resigned 13 October 2021)
	Mr G Hunt	
	Mrs L Ingram	
	Mr J Mercik	
	Dr M Solanki	
	Mrs J Bryars	
	Lt Col D J Young	Vice-Chairman from 13 October 2021
	Mr L St Clair	
	Councillor G O'Donnell	(resigned 5 May 2021)
<b>Officers</b>	Mrs K Smith	(Hon Administrator)
<b>Professional advisers</b>	James Sellicks Letting Agents	Letting Agents
	Leicester Charity Organisation Society (Charity Link)	Secretary and Treasurer to the Trustees
<b>Reporting accountant</b>	Andrew W Stant FCA Johnson Murkett & Hurst Chartered Accountants Rawdon House Rawdon Terrace Ashby de la Zouch Leicestershire LE65 2GN	
<b>Bankers</b>	HSBC Bank plc	
<b>Brokers</b>	Westerby Investment Management Ltd.	

Leicester City Council has, since the inception of the North Memorial Homes in 1918, been very involved in the development and success of the Charity. It was Sir Jonathan North who, as Lord Mayor of Leicester, inaugurated the Fund.

Since that time Leicester City Council has continued to assist the Charity in the provision of professional expertise in the form of Out of Hours and Emergency Repairs.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES**

**YEAR ENDED 31ST MARCH 2022**

The Trustees and Committee of Management present their report together with the financial statements of the Charity for the year ended 31 March 2022. The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with the Trust Deed and applicable law.

**Constitution and objects**

The Charity is constituted under a Trust Deed dated 22 February 2007 as amended by a Scheme Dated 3 July 2019, and is a registered charity No 215582. The Charity is also a Registered Social Housing Provider No L2793.

The Charity's original object was the provision of self-contained houses for disabled ex-servicemen and their families, who were citizens of the City of Leicester, following the end of the First World War.

Since that time the qualifications have been broadened, with the approval of the Charity Commissioners, to include the widow or widower of such a person; a person who is permanently physically disabled and in necessitous circumstances; a person in necessitous circumstances. In every case the residential qualification applies unless there are exceptional circumstances. The area of benefit has been extended from the City of Leicester, to include the Counties of Leicestershire and Rutland. As a result of a decline in the number of families seeking houses, the Charity commenced a programme to convert each property into two self-contained flats. At the present time there are five houses and thirty flats.

**Organisational structure and training**

The property of the Charity is vested with the Official Custodian for Charities. The management of the Charity is undertaken by a Committee comprising the Trustees and advised by the Honorary Treasurer and Honorary Secretary.

The trustees consist of:

- 2 ex-officio Trustees,
- 3 nominated Trustees
- and not more than 7 co-optive Trustees.

The Committee meets at least quarterly and receives assistance from officers of Leicester City Council in all property management matters.

New Board members are given an induction pack which provides information on the Charity's services, its constitution and financial position, together with their legal obligations. They are also briefed on their duties by the chair of the Management Board.

**Financial review and investment policy**

At the commencement of the Charity an Endowment Fund was transferred and this must be retained in perpetuity.

Income is generated by revenue from rents and investments.

Income earned is used to maintain and improve the properties and grounds and any surplus/deficit is transferred to the Revenue Reserve Fund.

The investment strategy is reviewed regularly and currently the primary aim is to achieve income with minimum risk whilst seeking capital growth.

A representative from the investment advisors, Westerbys, attends Management Committee meetings regularly to report on the investments.

**Reserves policy**

It is the policy of the Charity that free reserves should be maintained at a level equivalent to twelve months operating costs without income from Weekly Maintenance Charges (WMC). The Trustees consider that reserves at this level will ensure that, in the event of a significant reduction in income, they will be able to continue the Charity's current activities while consideration is given to ways in which additional income may be generated. The Trustees also recognise the need for investment income to meet any excess of costs over WMC income and have resolved to maintain reserves sufficient to generate such income. However, it is not possible at present to determine a figure for free reserves as North Memorial Homes are undertaking a survey of property conditions with a view to major refurbishment work being carried out. The level of reserves will be kept under review throughout the year by the Trustees.

**Extraordinary Repair Fund (ERF)**

This restricted fund is to be used for future major expenditure and major refurbishment projects. Transfers will be made from the Income and Expenditure Account. The fund forms part of the investment portfolio. It can be drawn upon to meet major items of repair as deemed necessary. In the longer term, it is the intention of the Trustees that the ERF be converted to a designated fund to allow the Trustees to adjust the level of funds held to meet the Charity's needs.

The requirement to make a fixed contribution of £2,890 into this fund each year has been removed. The Trustees have discretion to make further contributions to the fund should the need arise.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2022**

**Cyclical Maintenance Fund (CMF)**

This designated fund, to which transfers will be made from the Income and Expenditure account, will be used to meet maintenance costs occurring at regular intervals. At present, there are no funds designated for this purpose but the Trustees will give consideration to the establishment of a CMF once the major works programme planned for 2022/23 is complete. The level of funds held in the CMF will be linked to a planned maintenance programme which will be drawn up once the refurbishment works are complete.

**Endowment Fund**

The endowment fund assets comprise of the housing and functional properties of North Memorial Homes and its endowment investments. Any profit or loss arising from revaluation or sale of those assets is added to the endowment fund each year.

**Commitments**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work on this will commence in the coming year. The remedial work to the drainage system was largely completed by the year end.

**Value for Money**

The Trustees have reviewed the value for money of the operation of the Homes and have had regard to guidance from the Regulator of Social Housing with respect to small housing providers. The recommended value for money indicators specified in such guidance are included in these accounts.

The judgement of the Trustees is that these indicators evidence that the Homes has strong profit margins, interest payment cover and liquidity.

The Trustees have reviewed the state of the building stock resulting in a planned programme of refurbishment and modernisation. The VFM indicators will be reviewed to ensure that they remain appropriate to a modernised stock.

**Risk management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to the Charity requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) State whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association, enabling them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019. They have general responsibility for taking steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2022**

**Review of the year**

The financial statements for the year are as attached. The investment portfolio has continued to recover in value following the global outbreak of Coronavirus and the subsequent impact on stock markets around the world.

The Trustees are advised by Westerby Investment Management Ltd with Tatton managing the portfolio.

The Treasurer works with the Trustees to set a budget each year to take account of the investment income needed from the investments to supplement the income receivable from housing. The Trustees keep the invested funds under review to ensure sufficient reserves are available to carry out their legal responsibilities. The Trustees commissioned a survey of all its properties in 2020, intending to refurbish the housing properties and to that extent, the Reserves policy will be reviewed further once the known quantum of the repairs and upgrades are known.

The Trustees engage Charity Link in a service level agreement for charity administration and secretarial services.

The Trustees held four Management meetings during the year; with three meetings held by video conferencing and one face to face meeting once the Covid restrictions allowed.

There have been a few changes in Trustees during the year, including two resignations and no appointments. At the year-end there were three vacancies on the Board of Trustees. Active steps are being taken by the Trustees to fill those vacancies.

During this year, refurbishment and maintenance was carried out on a number of properties. The Trustees are aware of changing demands and requirements for accommodation and qualifications to the scheme were amended in July 2019 such that the 'Area of Benefit' now extends to the counties of Leicestershire and Rutland.

The grounds continue to be maintained to a high standard by "Evergreen" Complete Garden Services.

North Memorial Homes continues to have its own website giving information on the Homes and prospective applicants are able to download an application form. Development work on a new website was completed in the year.

The Honorary Administrator visits the Homes when necessary and reports any concerns to the Secretary and Trustees. Such visits have, however, had to be curtailed due to the Coronavirus restrictions in place through large parts of the year. The Secretary also visits the Homes when necessary.

The Trustees and Management Committee continue to work towards the maintenance of high levels of service and standards. It is cognisant and appreciative of the continuing support given by Leicester City Council.

In the year, the Trustees agreed upon a major programme of works involving extensive remedial work to the drainage system at the Homes, the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. It had been hoped to begin work on all elements of the programme in the year, but the ongoing Coronavirus restrictions and their impact on the building trade meant that only the drainage work could be progressed by the year end. The Trustees hope to begin the remaining parts of the programme in 2022/23.

The Trustees are advised from time to time on the new directives within the sector. North Memorial Homes endeavour to ensure that appropriate procedures are adopted relevant to the size of organisation. In considering the new Value for Money standard, Trustees follow existing practice in ensuring property costs are only incurred after a number of tenders are obtained. Furthermore, any investments are suitably appraised. Weekly Maintenance Contributions follow appropriate guidance. The organisation operates under clearly defined rules provided to all occupants.

Approved by the Trustees and Management Committee and signed on their behalf by:



Mr A Nelson  
Chairman



Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REPORTING ACCOUNTANT'S REPORT TO THE TRUSTEES**  
**YEAR ENDED 31ST MARCH 2022**

**Accountant's report to the Trustees on the unaudited accounts**

I report to the trustees on the accounts for the year ended 31 March 2022 which are set out on pages 6 to 15.

**Respective responsibilities of the Trustees and reporting accountant**

The Trustees of the Registered Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

**Basis of opinion**

My procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as I considered necessary for the purpose of this report. These procedures provide the only assurance expressed in my opinion.

**Opinion**

In my opinion:

- the accounts for the year ended 31 March 2022 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2022 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing 2019.

---

Andrew W Stant FCA  
Reporting Accountant  
Johnson Murkett and Hurst  
Chartered Accountants

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Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**STATEMENT OF COMPREHENSIVE INCOME**

**YEAR ENDED 31ST MARCH 2022**

	<i>Note</i>	<u>2022</u> £	<u>2021</u> £
<b>TURNOVER</b>	3	183,091	194,752
<b>OPERATING COSTS</b>	4	(243,504)	(130,613)
<b>OPERATING (DEFICIT)/SURPLUS</b>		(60,413)	64,139
Interest receivable and similar income	6	14,671	13,983
Increase in the value of investments	9	115,295	357,371
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	5	69,553	435,493

All of the activities of the Charity are classed as continuing.

These financial statements were approved by the Trustees and the Committee of Management on 21-9-2022 and are signed on their behalf by:

  
Chairman

21-9-2022  
Date

  
Trustee

21 Oct 2022  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF CHANGES IN RESERVES****YEAR ENDED 31ST MARCH 2022**

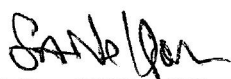
	<u>Restricted Reserves</u> £	<u>Revenue Reserves</u> £	<u>Total</u> £
<b>At 1 April 2020</b>	1,206,799	778,083	1,984,882
Surplus for the year	-	435,493	435,493
<b>Total comprehensive income</b>	1,206,799	1,213,576	2,420,375
Investment revaluation	238,644	(238,644)	-
<b>At 31 March 2021 and 1 April 2021</b>	1,445,443	974,932	2,420,375
Surplus for the year	-	69,553	69,553
<b>Total comprehensive income</b>	1,445,443	1,044,485	2,489,928
Investment revaluation	98,769	(98,769)	-
Transfer of expenditure from Extraordinary Repair Fund	(38,494)	38,494	-
<b>At 31 March 2022</b>	1,505,718	984,210	2,489,928

The notes on pages 10 to 15 form part of these financial statements

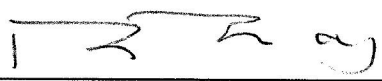
**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****BALANCE SHEET****31ST MARCH 2022**

	<i>Note</i>	<u>2022</u>		<u>2021</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	8		145,899		138,622
Computer equipment	8		-		77
Fixtures & fittings	8		436		547
			<u>146,335</u>		<u>139,246</u>
Investments	9		2,127,778		2,012,963
			<u>2,274,113</u>		<u>2,152,209</u>
<b>CURRENT ASSETS</b>					
Debtors	10	32,697		20,140	
Cash at bank and in hand	11	350,501		426,645	
		<u>383,198</u>		<u>446,785</u>	
<b>CREDITORS:</b>					
Amounts falling due within one year	12	(31,649)		(39,997)	
<b>NET CURRENT ASSETS</b>			<u>351,549</u>		<u>406,788</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>2,625,662</u>		<u>2,558,997</u>
<b>CREDITORS:</b>					
Amounts falling due after more than one year	13		(135,734)		(138,622)
			<u>2,489,928</u>		<u>2,420,375</u>
<b>RESERVES</b>					
Restricted reserves	16		1,505,718		1,445,443
Revenue reserves	16		984,210		974,932
			<u>2,489,928</u>		<u>2,420,375</u>

These financial statements were approved by the Trustees and the Committee of Management on .....21-9-2022.....  
and are signed on their behalf by:

  
Chairman

21-9-2022  
Date

  
Trustee

21 09 2022  
Date

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****CASHFLOW STATEMENT****YEAR ENDED 31ST MARCH 2022**

	<b><u>2022</u></b>	<b><u>2021</u></b>
	£	£
<b>Net cash flow from operating activities</b>	(80,000)	54,051
<b>Cash flow from investing activities</b>		
Refurbishment of tangible fixed assets - housing properties	(11,295)	-
Payments to acquire investments	(154,868)	(208,232)
Receipts from sales of investments	155,348	217,658
Interest received	14,671	13,983
<b>Net cash flow from investing activities</b>	3,856	23,409
<b>Net (decrease)/increase in cash and cash equivalents</b>	(76,144)	77,460
<b>Cash and cash equivalents at 1 April 2021</b>	426,645	349,185
<b>Cash and cash equivalents at 31 March 2022</b>	<b>350,501</b>	<b>426,645</b>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	<b>350,501</b>	<b>426,645</b>
<b>Cash flow from operating activities</b>		
(Deficit)/Surplus for the year	(60,413)	64,139
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	4,206	3,174
Amortisation of grants	(2,888)	(2,888)
Decrease/(increase) in debtors	(12,557)	(7,361)
Decrease in current asset investments	-	33,874
(Decrease)/increase in creditors	(8,348)	(36,887)
	(80,000)	54,051

The notes on pages 10 to 15 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2022**

**1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's financial statements.

**Basis of Accounting**

The North Memorial Homes City of Leicester is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Charity's information on page 1 of these financial statements.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, and with the Accounting Direction for the private registered providers for social housing 2019. These financial statements are also prepared under the requirements of the Housing Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Social Housing Provider, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rental and service charge income receivable in the year.

**Fixed assets and depreciation**

Housing properties are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property conversions	10 years straight line
Re-roofing	70 years straight line
Computer equipment	3 years straight line
Fixtures & fittings	20% reducing balance

**Social housing grant and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If the grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and in that event, is a subordinated unsecured repayable debt.

**Investments**

Investments are stated at market value with any surplus over cost being credited to the Statement of Comprehensive Income.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2022****1. ACCOUNTING POLICIES****Restricted funds**

These comprise the endowment fund and the extraordinary repair funds.

Any surplus or deficit on disposal of the investments including revaluations, held as part of the endowment fund must be transferred from revenue reserve.

**Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of a project.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

**2. OFFICERS HONORARIA**

	<u>2022</u>	<u>2021</u>
	No	No
Average number of persons	1	1
	<u>£</u>	<u>£</u>
Honoraria paid during the year	6,247	5,723

The trustees did not receive any remuneration or other benefits from employment with the charity.

**3. TURNOVER**

	<u>2022</u>	<u>2021</u>
	£	£
Rents receivable	157,038	153,181
Service charges eligible for Housing Benefit	38,802	38,802
Amortisation of grants	2,888	2,888
	<u>198,728</u>	<u>194,871</u>
Less: Rent (losses) from voids	(30,187)	(14,255)
Rent (losses) from bad debts	-	(419)
	<u>168,541</u>	<u>180,197</u>
Add: Other income - hire of hall	6,680	6,680
Other income - LCC grant	7,870	7,875
	<u>183,091</u>	<u>194,752</u>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2022**

<b>4. OPERATING COSTS</b>	<b><u>2022</u></b>	<b><u>2021</u></b>
	<b>£</b>	<b>£</b>
Direct property management costs	177,236	73,297
Administrative costs	66,268	57,316
	<hr/>	<hr/>
	243,504	130,613
	<hr/> <hr/>	<hr/> <hr/>

<b>5. SURPLUS FOR THE YEAR</b>	<b><u>2022</u></b>	<b><u>2021</u></b>
	<b>£</b>	<b>£</b>
Surplus for the year is stated after charging		
Reporting accountant's remuneration	3,000	3,000
Depreciation	4,206	3,174
	<hr/>	<hr/>
	<hr/> <hr/>	<hr/> <hr/>

<b>6. INTEREST RECEIVABLE AND SIMILAR INCOME</b>	<b><u>2022</u></b>	<b><u>2021</u></b>
	<b>£</b>	<b>£</b>
Interest on broker account	7	20
Interest on bank deposit	39	171
Interest on deposits with Leicester City Council	-	106
Investment income	14,625	13,686
	<hr/>	<hr/>
	14,671	13,983
	<hr/> <hr/>	<hr/> <hr/>

**7. TAXATION**

North Memorial Homes is a Registered Social Housing Provider and also a Registered Charity and is exempt from taxation.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2022**

<b>8. TANGIBLE FIXED ASSETS</b>	<b>Freehold housing properties £</b>	<b>Computer equipment £</b>	<b>Fixtures &amp; fittings £</b>	<b>Total £</b>
<b>Cost</b>				
At beginning of year	791,269	1,744	1,550	794,563
Additions	11,295	-	-	11,295
At end of year	802,564	1,744	1,550	805,858
<b>Depreciation</b>				
At beginning of year	652,647	1,667	1,003	655,317
Charge for year	4,018	77	111	4,206
At end of year	656,665	1,744	1,114	659,523
<b>Net book value</b>				
At 31 March 2022	145,899	-	436	146,335
At 31 March 2021	138,622	77	547	139,246

<b>9. FIXED ASSET INVESTMENTS</b>	<b>Equities £</b>	<b>COIF £</b>	<b>Total £</b>
Market value at beginning of year	1,265,369	747,594	2,012,963
Additions at cost	154,868	-	154,868
Withdrawals from the fund	(155,348)	-	(155,348)
Surplus on revaluation	28,354	86,941	115,295
Market value at end of year	1,293,243	834,535	2,127,778

The Westerby investment included in Equities has been treated as a managed fund. As a result, the investment in the fund has been disclosed as opposed to the individual shareholdings.

<b>10. DEBTORS</b>	<b>2022 £</b>	<b>2021 £</b>
Rent arrears	4,478	1,074
Prepayments and accrued income	28,219	19,066
	32,697	20,140

<b>11. CASH AT BANK AND IN HAND</b>	<b>2022 £</b>	<b>2021 £</b>
Cash in bank current account	6,000	6,000
Cash held on deposit	344,501	420,645
	350,501	426,645

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2022**

<b>12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<u>2022</u>	<u>2021</u>
	£	£
Trade creditors	15,900	20,272
Accruals and deferred income	15,749	19,725
	<hr/>	<hr/>
	31,649	39,997
	<hr/> <hr/>	<hr/> <hr/>

<b>13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	<u>2022</u>	<u>2021</u>
	£	£
Social Housing Grant	135,734	138,622
	<hr/>	<hr/>
	135,734	138,622
	<hr/> <hr/>	<hr/> <hr/>

Mortgage loans are advanced by local authorities or the Homes & Communities Agency and bear interest at approximately 10% per annum under the terms of individual mortgage deeds in respect of each property. Advances are available only in respect of those developments which have been given approval for social housing grant by the Homes & Communities Agency.

<b>14. DEFERRED CAPITAL GRANT</b>	<u>2022</u>	<u>2021</u>
	£	£
At 1 April 2021	138,622	141,510
Released to income in the year	(2,888)	(2,888)
	<hr/>	<hr/>
At 31 March 2022	135,734	138,622
	<hr/> <hr/>	<hr/> <hr/>
Amount due to be released < 1 year	2,888	2,888
Amount due to be released > 1 year	132,846	135,734
	<hr/>	<hr/>
	135,734	138,622
	<hr/> <hr/>	<hr/> <hr/>

<b>15. HOUSING ACCOMMODATION</b>	<u>2022</u>	<u>2021</u>
	£	£
Number of units	35	35
	<hr/> <hr/>	<hr/> <hr/>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2022****16. RESERVES**

	<u>Restricted funds</u>		Revenue Reserve £	Total £
	Endowment Fund £	Extraordinary Repair Fund £		
Balances brought forward	697,848	747,595	974,932	2,420,375
Comprehensive income for year	-	-	69,553	69,553
Revaluation of investments	11,829	86,940	(98,769)	-
Transfer of expenditure	-	(38,494)	38,494	-
Balances carried forward	709,677	796,041	984,210	2,489,928

**17. LEGAL STATUS**

North Memorial Homes is a Registered Charity number 215582 and also a Registered Social Housing Provider number L2793.

**18. COMMITMENTS**

The Trustees have agreed upon a major programme of works involving the replacement of the windows and doors to all properties, improvements to the thermal efficiency where needed and a redevelopment of two blocks to convert eight existing one-bedroom flats into two-bedroom ones. The Trustees have obtained estimates and consider that the cost will be around £1.23m. Work on this will commence in the coming year. The remedial work to the drainage system was largely completed by the year end.

**19. INDEMNITY INSURANCE**

The Charity purchased insurance at a cost of £438 to indemnify the trustees and officers against the consequences of any neglect or default on their part. Approval for this was received from the Charity Commission.

**20. VALUE FOR MONEY KEY METRICS**

	<u>2022</u>	<u>2021</u>
Metric 1: Reinvestment %	8%	0%
Metric 2a: New Supply (Social Housing Units) %	0%	0%
Metric 2b: New Supply (Non-social housing units) %	0%	0%
Metric 3: Gearing %	-147.2%	-207.8%
Metric 4: EBITDA MRI Interest Cover %	0%	0%
Metric 5: Headline Social Housing Cost £	£6,957	£3,732
Metric 6a: Operating Margin (social housing lettings) %	3.20%	53.34%
Metric 6b: Operating Margin (Overall) %	38.0%	233.6%
Metric 7: Return on Capital Employed %	2.65%	17.02%

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

England & Wales - Charity number 215582

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# Accounts

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**THE NORTH MEMORIAL HOMES  
CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31ST MARCH 2021**

**Registered Charity Number 215582  
Registered Social Housing Provider Number L2793  
Almshouse Association Number 1839**

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2021**

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**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REGISTERED SOCIAL HOUSING PROVIDER INFORMATION**

<b>The Trustees and Committee of Management</b>	Mr A Nelson Mr J Bewley The Lord Mayor of Leicester Mr G Hunt Mrs L Ingram Mr Kaaeed Mamujee Mr J Mercik Dr M Solanki Mrs J Bryars Lt Col D J Young Mr L St Clair Councillor G O'Donnell	Chairman Vice-Chairman    (resigned 3 March 2021)       (resigned 5 May 2021)
<b>Officers</b>	Mrs K Smith	(Hon Administrator)
<b>Professional advisers</b>	James Sellicks Letting Agents Leicester Charity Organisation Society (Charity Link)	Letting Agents  Secretary and Treasurer to the Trustees
<b>Reporting accountant</b>	Andrew W Stant FCA Johnson Murkett & Hurst Chartered Accountants Rawdon House Rawdon Terrace Ashby de la Zouch Leicestershire LE65 2GN	
<b>Bankers</b>	HSBC Bank plc	
<b>Brokers</b>	Westerby Investment Management Ltd.	

Leicester City Council has, since the inception of the North Memorial Homes in 1918, been very involved in the development and success of the Charity. It was Sir Jonathan North who, as Lord Mayor of Leicester, inaugurated the Fund.

Since that time Leicester City Council has continued to assist the Charity in the provision of professional expertise in the form of Property Management and Property Development.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES**

**YEAR ENDED 31ST MARCH 2021**

The Trustees and Committee of Management present their report together with the financial statements of the Charity for the year ended 31 March 2021. The financial statements have been prepared in accordance with the accounting policies set out on page 10 and comply with the Trust Deed and applicable law.

**Constitution and objects**

The Charity is constituted under a Trust Deed dated 22 February 2007 as amended by a Scheme Dated 3 July 2019, and is a registered charity No 215582. The Charity is also a Registered Social Housing Provider No L2793.

The Charity's original object was the provision of self-contained houses for disabled ex-servicemen and their families, who were citizens of the City of Leicester, following the end of the First World War.

Since that time the qualifications have been broadened, with the approval of the Charity Commissioners, to include the widow or widower of such a person; a person who is permanently physically disabled and in necessitous circumstances; a person in necessitous circumstances. In every case the residential qualification applies unless there are exceptional circumstances. The area of benefit has been extended from the City of Leicester, to include the Counties of Leicestershire and Rutland. As a result of a decline in the number of families seeking houses, the Charity commenced a programme to convert each property into two self-contained flats. At the present time there are five houses and thirty flats.

**Organisational structure and training**

The property of the Charity is vested with the Official Custodian for Charities. The management of the Charity is undertaken by a Committee comprising the Trustees and advised by the Honorary Treasurer and Honorary Secretary.

The trustees consist of:

- 2 ex-officio Trustees,
- 3 nominated Trustees
- and not more than 7 co-optive Trustees.

The Committee meets at least quarterly and receives assistance from officers of Leicester City Council in all property management matters.

New Board members are given an induction pack which provides information on the Charity's services, its constitution and financial position, together with their legal obligations. They are also briefed on their duties by the chair of the Management Board.

**Financial review and investment policy**

At the commencement of the Charity an Endowment Fund was transferred and this must be retained in perpetuity. Income is generated by revenue from rents and investments.

Income earned is used to maintain and improve the properties and grounds and any surplus/deficit is transferred to the Revenue Reserve Fund.

The investment strategy is reviewed regularly and currently the primary aim is to achieve income with minimum risk whilst seeking capital growth.

A representative from the investment advisors, Westerbys, attends Management Committee meetings regularly to report on the investments.

**Reserves policy**

It is the policy of the Charity that free reserves should be maintained at a level equivalent to twelve months operating costs without income from Weekly Maintenance Charges (WMC). The Trustees consider that reserves at this level will ensure that, in the event of a significant reduction in income, they will be able to continue the Charity's current activities while consideration is given to ways in which additional income may be generated. The Trustees also recognise the need for investment income to meet any excess of costs over WMC income and have resolved to maintain reserves sufficient to generate such income. However, it is not possible at present to determine a figure for free reserves as North Memorial Homes are undertaking a survey of property conditions with a view to major refurbishment work being carried out. The level of reserves will be kept under review throughout the year by the Trustees.

**Extraordinary Repair Fund (ERF)**

This restricted fund is to be used for future major expenditure and major refurbishment projects. Transfers will be made from the Income and Expenditure Account. The funds forms part of the investment portfolio. It can be drawn upon to meet major items of repair as deemed necessary. In the longer term, it is the intention of the Trustees that the ERF be converted to a designated fund to allow the Trustees to adjust the level of funds held to meet the Charity's needs.

The requirement to make a fixed contribution of £2,890 into this fund each year has been removed. The Trustees have discretion to make further contributions to the fund should the need arise.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2021**

**Cyclical Maintenance Fund (CMF)**

This designated fund, to which transfers will be made from the income and Expenditure account, will be used to meet maintenance costs occurring at regular intervals. At present, there are no funds designated for this purpose but the Trustees will give consideration to the establishment of a CMF once the major works programme planned for 2021/22 is complete. The level of funds held in the CMF will be linked to a planned maintenance programme which will be drawn up once the refurbishment works are complete.

**Endowment Fund**

The endowment fund assets comprise of the housing and functional properties of North Memorial Homes and its endowment investments. Any profit or loss arising from revaluation or sale of those assets is added to the endowment fund each year.

**Commitments**

During the year, surveys were undertaken on the drainage system which showed that considerable work was required. The Trustees have obtained quotes and consider that the cost will be around £48,000.

**Value for Money**

The Trustees have reviewed the value for money of the operation of the Homes and have had regard to guidance from the Regulator of Social Housing with respect to small housing providers. The recommended value for money indicators specified in such guidance are included in these accounts.

The judgement of the Trustees is that these indicators evidence that the Homes has strong profit margins, interest payment cover and liquidity.

The Trustees reviewed the state of the building stock during the 2019/20 financial year and will prepare a programme of refurbishment and modernisation. At the same time they will review VFM indicators to ensure that they remain appropriate to a modernised stock.

**Risk management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

**Trustees' responsibilities in relation to the financial statements**

Law applicable to the Charity requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- a) Select suitable accounting policies and then apply them consistently;
- b) Make judgements and estimates that are reasonable and prudent;
- c) State whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association, enabling them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015. They have general responsibility for taking steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**REPORT OF THE TRUSTEES CONTINUED**

**YEAR ENDED 31ST MARCH 2021**

**Review of the year**

The financial statements for the year are as attached. The investment portfolio has recovered in value following the global outbreak of Coronavirus and the subsequent impact on stock markets around the world.

The Trustees are advised by Westerby Investment Management Ltd with Tatton managing the portfolio.

The Treasurer works with the Trustees to set a budget each year to take account of the investment income needed from the investments to supplement the income receivable from housing. The Trustees keep the invested funds under review to ensure sufficient reserves are available to carry out their legal responsibilities. The Trustees commissioned a survey of all its properties, intending to refurbish the housing properties and to that extent, the Reserves policy will be reviewed further once the known quantum of the repairs and upgrades are known.

The Trustees engage Charity Link in a service level agreement for charity administration and secretarial services.

The Trustees held three Management meetings during the year; with all meetings held by video conferencing. There have been a few changes in Trustees during the year, including one resignation and no appointments.

During this year, refurbishment and maintenance was carried out on a number of properties. The Trustees are aware of changing demands and requirements for accommodation and qualifications to the scheme were amended in July 2019 such that the 'Area of Benefit' now extends to the counties of Leicestershire and Rutland.

The grounds continue to be maintained to a high standard by "Evergreen" Complete Garden Services.

North Memorial Homes continues to have its own website giving information on the Homes and prospective applicants are able to download an application form. Development work on a new website was begun in the year.

The Honorary Administrator visits the Homes when necessary and reports any concerns to the Secretary and Trustees. However, such visits have had to be curtailed due to the Coronavirus restrictions in place since March 2020.

The Property Maintenance Advisor also visits the Homes when necessary.

The Trustees and Management Committee continue to work towards the maintenance of high levels of service and standards. It is cognisant and appreciative of the continuing support given by Leicester City Council.

The Trustees are advised from time to time on the new directives within the sector. North Memorial Homes endeavour to ensure that appropriate procedures are adopted relevant to the size of organisation. In considering the new Value for Money standard, Trustees follow existing practice in ensuring property costs are only incurred after a number of tenders are obtained. Furthermore, any investments are suitably appraised. Weekly Maintenance Contributions follow appropriate guidance. The organisation operates under clearly defined rules provided to all occupants.

Approved by the Trustees and Management Committee and signed on their behalf by:



Mr A Nelson  
Chairman

27 September 2021

Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**  
**REPORTING ACCOUNTANT'S REPORT TO THE TRUSTEES**  
**YEAR ENDED 31ST MARCH 2021**

**Accountant's report to the Trustees on the unaudited accounts**

I report to the trustees on the accounts for the year ended 31 March 2021 which are set out on pages 6 to 16.

**Respective responsibilities of the Trustees and reporting accountant**

The Trustees of the Registered Housing Provider are responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is my responsibility to carry out procedures designed to enable me to report my opinion.

**Basis of opinion**

My procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such enquiries of the officers of the Registered Social Housing Provider as I considered necessary for the purpose of this report. These procedures provide the only assurance expressed in my opinion.

**Opinion**

In my opinion:

- the accounts for the year ended 31 March 2021 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2021 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.



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Andrew W Stant FCA  
Reporting Accountant  
Johnson Murkett and Hurst  
Chartered Accountants

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27 September 2021

Date

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF COMPREHENSIVE INCOME****YEAR ENDED 31ST MARCH 2021**

	<i>Note</i>	<u>2021</u> £	<u>2020</u> £
<b>TURNOVER</b>	3	194,752	201,491
<b>OPERATING COSTS</b>	4	(130,613)	(141,148)
<b>OPERATING SURPLUS</b>		64,139	60,343
Interest receivable and similar income	6	13,983	14,167
Interest payable and similar charges	7	-	(2,302)
Increase/(decrease) in the value of investments	10	357,371	(73,625)
<b>TOTAL COMPREHENSIVE INCOME/(DEFICIT) FOR THE YEAR</b>	5	435,493	(1,417)

All of the activities of the Charity are classed as continuing.

These financial statements were approved by the Trustees and the Committee of Management on 27 September 2021 and are signed on their behalf by:

  
\_\_\_\_\_  
Chairman

27 September 2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Trustee

27 September 2021  
\_\_\_\_\_  
Date

The notes on pages 10 to 16 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****STATEMENT OF CHANGES IN RESERVES****YEAR ENDED 31ST MARCH 2021**

	<u>Restricted Reserves</u> £	<u>Revenue Reserves</u> £	<u>Total</u> £
At 1 April 2019	1,240,938	745,361	1,986,299
Deficit for the year	-	(1,417)	(1,417)
<b>Total comprehensive income</b>	1,240,938	743,944	1,984,882
Investment revaluation	(34,139)	34,139	-
<b>At 31 March 2020 and 1 April 2020</b>	1,206,799	778,083	1,984,882
Surplus for the year	-	435,493	435,493
<b>Total comprehensive income</b>	1,206,799	1,213,576	2,420,375
Investment revaluation	238,644	(238,644)	-
<b>At 31 March 2021</b>	1,445,443	974,932	2,420,375

The notes on pages 10 to 16 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****BALANCE SHEET****31ST MARCH 2021**

	<i>Note</i>	<u>2021</u>		<u>2020</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	9		138,622		141,510
Computer equipment	9		77		224
Fixtures & fittings	9		547		686
			<u>139,246</u>		<u>142,420</u>
Investments	10		2,012,963		1,665,018
			<u>2,152,209</u>		<u>1,807,438</u>
<b>CURRENT ASSETS</b>					
Debtors	11	20,140		12,779	
Investments	12			33,874	
Cash at bank and in hand	13	426,645		349,185	
		<u>446,785</u>		<u>395,838</u>	
<b>CREDITORS:</b>					
Amounts falling due within one year	14	(39,997)		(76,884)	
			<u>406,788</u>		<u>318,954</u>
<b>NET CURRENT ASSETS</b>					
			<u>2,558,997</u>		<u>2,126,392</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
<b>CREDITORS:</b>					
Amounts falling due after more than one year	15		(138,622)		(141,510)
			<u>2,420,375</u>		<u>1,984,882</u>
<b>RESERVES</b>					
Restricted reserves	18		1,445,443		1,206,799
Revenue reserves	18		974,932		778,083
			<u>2,420,375</u>		<u>1,984,882</u>

These financial statements were approved by the Trustees and the Committee of Management on ..... *27 September 2021* and are signed on their behalf by:



Chairman

27 September 2021

Date



Trustee

27 September 2021

Date

The notes on pages 10 to 16 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****CASHFLOW STATEMENT****YEAR ENDED 31ST MARCH 2021**

	<u>2021</u>	<u>2020</u>
	£	£
<b>Cash flow from operating activities</b>		
Interest paid	54,051	69,639
	-	(2,302)
<b>Net cash flow from operating activities</b>	<b>54,051</b>	<b>67,337</b>
<b>Cash flow from investing activities</b>		
Payments to acquire investments	(208,232)	(141,053)
Receipts from sales of investments	217,658	173,195
Interest received	13,983	14,167
<b>Net cash flow from investing activities</b>	<b>23,409</b>	<b>46,309</b>
<b>Cash flow from financing activities</b>		
Repayment of long term loans	-	(5,789)
<b>Net cash flow from financing activities</b>	<b>-</b>	<b>(5,789)</b>
<b>Net increase in cash and cash equivalents</b>	<b>77,460</b>	<b>107,857</b>
<b>Cash and cash equivalents at 1 April 2020</b>	<b>349,185</b>	<b>241,328</b>
<b>Cash and cash equivalents at 31 March 2021</b>	<b>426,645</b>	<b>349,185</b>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	<b>426,645</b>	<b>349,185</b>
<b>Cash flow from operating activities</b>		
Surplus for the year	64,139	60,343
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	3,174	3,371
Amortisation of grants	(2,888)	(2,888)
Decrease/(increase) in debtors	(7,361)	(10,001)
Decrease in current asset investments	33,874	11,126
(Decrease)/increase in creditors	(36,887)	7,688
	<b>54,051</b>	<b>69,639</b>

The notes on pages 10 to 16 form part of these financial statements

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2021****1. ACCOUNTING POLICIES**

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Charity's financial statements.

**Basis of Accounting**

The North Memorial Homes City of Leicester is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Charity's information on page 1 of these financial statements.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the statement of recommended practice for Social Housing Providers 2014, and with the Accounting Direction for the private registered providers for social housing in England 2015. These financial statements are also prepared under the requirements of the Housing Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Registered Social Housing Provider, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

**Turnover**

Turnover represents rental and service charge income receivable in the year.

**Fixed assets and depreciation**

Housing properties are stated at cost less accumulated depreciation. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property conversions	10 years straight line
Re-roofing	70 years straight line
Computer equipment	3 years straight line
Fixtures & fittings	20% reducing balance

**Social housing grant and other grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Homes and Communities Agency and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If the grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and in that event, is a subordinated unsecured repayable debt.

**Investments**

Investments are stated at market value with any surplus over cost being credited to the Statement of Comprehensive Income.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2021****1. ACCOUNTING POLICIES****Restricted funds**

These comprise the endowment fund and the extraordinary repair funds.

Any surplus or deficit on disposal of the investments including revaluations, held as part of the endowment fund must be transferred from revenue reserve.

**Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of a project.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

**2. OFFICERS HONORARIA**

	<u>2021</u>	<u>2020</u>
	No	No
Average number of persons	1	1
	£	£
Honoraria paid during the year	5,723	5,723

The trustees did not receive any remuneration or other benefits from employment with the charity.

**3. TURNOVER**

	<u>2021</u>	<u>2020</u>
	£	£
Rents receivable	153,181	163,713
Service charges eligible for Housing Benefit	38,802	38,802
Amortisation of grants	2,888	2,888
	194,871	205,403
Less: Rent (losses) from voids	(14,255)	(18,202)
Rent (losses) from bad debts	(419)	(1,137)
	180,197	186,064
Add: Other income - hire of hall	6,680	6,680
Other income - LCC grant	7,875	8,747
	194,752	201,491

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2021**

<b>4. OPERATING COSTS</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£</b>	<b>£</b>
Direct property management costs	73,297	84,647
Administrative costs	57,316	56,501
	<b>130,613</b>	<b>141,148</b>
<b>5. SURPLUS/(DEFICIT) FOR THE YEAR</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£</b>	<b>£</b>
Surplus/(deficit) for the year is stated after charging		
Reporting accountant's remuneration	3,000	3,000
Depreciation	3,174	3,371
<b>6. INTEREST RECEIVABLE AND SIMILAR INCOME</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£</b>	<b>£</b>
Interest on broker account	20	91
Interest on bank deposit	171	500
Interest on deposits with Leicester City Council	106	278
Investment income	13,686	13,298
	<b>13,983</b>	<b>14,167</b>
<b>7. INTEREST PAYABLE AND SIMILAR CHARGES</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£</b>	<b>£</b>
Loans repayable	-	2,302
	<b>-</b>	<b>2,302</b>

**8. TAXATION**

North Memorial Homes is a Registered Social Housing Provider and also a Registered Charity and is exempt from taxation.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2021**

9. TANGIBLE FIXED ASSETS	Freehold housing properties £	Computer equipment £	Fixtures & fittings £	Total £
<b>Cost</b>				
At beginning of year	791,269	1,744	1,550	794,563
Additions	-	-	-	-
At end of year	791,269	1,744	1,550	794,563
<b>Depreciation</b>				
At beginning of year	649,759	1,520	864	652,143
Charge for year	2,888	147	139	3,174
At end of year	652,647	1,667	1,003	655,317
<b>Net book value</b>				
At 31 March 2021	138,622	77	547	139,246
At 31 March 2020	141,510	224	686	142,420

10. FIXED ASSET INVESTMENTS	Equities £	COIF £	Total £
Market value at beginning of year	1,063,690	601,338	1,665,018
Additions at cost	208,232	-	208,232
Withdrawals from the fund	(217,658)	-	(217,658)
Surplus on revaluation	211,115	146,256	357,371
Market value at end of year	1,265,369	747,594	2,012,963

The Westerby investment included in Equities has been treated as a managed fund. As a result, the investment in the fund has been disclosed as opposed to the individual shareholdings.

11. DEBTORS	<u>2021</u> £	<u>2020</u> £
Rent arrears	1,074	2,092
Prepayments and accrued income	19,066	10,687
	<u>20,140</u>	<u>12,779</u>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER**

**NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31ST MARCH 2021**

**12. INVESTMENTS HELD AS CURRENT ASSETS**

	Deposit with Leicester City Council £
<b>Cost</b>	
At beginning of year	33,874
Additions	-
Disposals	(33,874)
At end of year	-
<b>Market value</b>	
At 31 March 2021	-
At 31 March 2020	33,874

**13. CASH AT BANK AND IN HAND**

	<u>2021</u> £	<u>2020</u> £
Cash in bank current account	6,000	6,890
Cash held on deposit	420,645	342,295
	426,645	349,185

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>2021</u> £	<u>2020</u> £
Trade creditors	20,272	33,650
Other creditors	-	27,784
Accruals and deferred income	19,725	15,450
	39,997	76,884

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<u>2021</u> £	<u>2020</u> £
Social Housing Grant	138,622	141,510
	138,622	141,510

Mortgage loans are advanced by local authorities or the Homes & Communities Agency and bear interest at approximately 10% per annum under the terms of individual mortgage deeds in respect of each property. Advances are available only in respect of those developments which have been given approval for social housing grant by the Homes & Communities Agency.

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2021****16. DEFERRED CAPITAL GRANT**

	<u>2021</u>	<u>2020</u>
	£	£
At 1 April 2020	141,510	144,398
Released to income in the year	(2,888)	(2,888)
At 31 March 2021	<u>138,622</u>	<u>141,510</u>
Amount due to be released < 1 year	2,888	2,888
Amount due to be released > 1 year	135,734	138,622
	<u>138,622</u>	<u>141,510</u>

**17. HOUSING ACCOMMODATION**

	<u>2021</u>	<u>2020</u>
	£	£
Number of units	35	35

**18. RESERVES**

	<u>Restricted funds</u>			Total £
	Endowment Fund £	Extraordinary Repair Fund £	Revenue Reserve £	
Balances brought forward	605,461	601,338	778,083	1,984,882
Comprehensive income/(deficit) for year	-	-	435,493	435,493
Revaluation of investments	92,387	146,257	(238,644)	-
Balances carried forward	<u>697,848</u>	<u>747,595</u>	<u>974,932</u>	<u>2,420,375</u>

**THE NORTH MEMORIAL HOMES CITY OF LEICESTER****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST MARCH 2021****19. LEGAL STATUS**

North Memorial Homes is a Registered Charity number 215582 and also a Registered Social Housing Provider number L2793.

**20. COMMITMENTS**

During the year the Charity undertook surveys which indicated that considerable work was required on the drainage system. It is estimated that £48,000 will be required to complete the work.

**21. INDEMNITY INSURANCE**

The Charity purchased insurance at a cost of £310 to indemnify the trustees and officers against the consequences of any neglect or default on their part. Approval for this was received from the Charity Commission.

**22. VALUE FOR MONEY KEY METRICS**

		<u>2021</u>	<u>2020</u>
Metric 1:	Reinvestment %	0%	0%
Metric 2a:	New Supply (Social Housing Units) %	0%	0%
Metric 2b:	New Supply (Non-social housing units) %	0%	0%
Metric 3:	Gearing %	207.8%	-146.7%
Metric 4:	EBITDA MRI Interest Cover %	0%	700%
Metric 5:	Headline Social Housing Cost £	£3,732	£4,033
Metric 6a:	Operating Margin (social housing lettings) %	53.34%	57.54%
Metric 6b:	Operating Margin (Overall) %	233.6%	-0.7%
Metric 7:	Return on Capital Employed %	17.02%	-0.07%