

THE CHARITY OF MARJORIE HURST
UNAUDITED FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

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THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

Registered Charity number 215596

Regulator of Social Housing registration number A4057

Trustees of the Charity Mr. D. R. Dallimore, Chairman
Mr A. Lloyd-Green
Mr. P. A. Baron
Mr. S. D. Armstrong
Mrs. V. J. Young MBE

Clerk to the Trustees Mrs. S. Baron

Registered office 1 St. Peter's Avenue
Knutsford
Cheshire
WA16 0DN

Accountant Harts Ltd
Westminster House
10 Westminster Rd
Macclesfield
Cheshire
SK10 1BX

Bankers Natwest Bank
82 King Street
Knutsford
Cheshire
WA16 6EG

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

REPORT OF THE TRUSTEES

The Board of Trustees of The Charity of Marjorie Hurst presents its report and unaudited financial statements of the Registered Provider (RP) for the year ended 31 March 2024.

The Charity of Marjorie Hurst is a Registered Charity (215596) and a Registered Social Landlord (A4057). The Charity is an Almshouse Charity providing accommodation for the elderly. The Charity operates exclusively within the town of Knutsford.

The Charity's Governing Instrument is a Scheme made by the Charity Commissioners on the 25 March 1983.

The Board of Trustees

The Trustees of the board who have served during the year were as follows:

Mr. D. R. Dallimore - Chairman
Mr A. Lloyd-Green
Mr. P. A. Baron
Mr. S. D. Armstrong
Mrs. V. J. Young MBE

The Charity's Governing Instrument provides for five Trustees to be appointed by Knutsford Town Council. New Trustees are supplied with the Governing Instrument, last Accounts and a copy of Standards of Almshouse Management. They are invited to have an induction meeting with the Clerk. Training for both new and serving Trustees is by attending seminars organised by the Almshouse Association. The Trustees delegate the day to day management of the Trust to the Clerk, Mrs S Baron.

The Charity's objectives

The Charity provides almshouses for mature people in financial need who are resident in Knutsford.

Public benefit statement

The Trustees of the Charity maintain the view that they have complied with the duty described in section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Commission. The Trustees have considered this and believe that the Charity continues to act as a public benefit entity by maintaining the ten almshouses as quality housing for mature people at a cost well below market levels. Almshouse vacancies are advertised locally through local charities, shops and churches, by word of mouth and on the Charity's website. Qualifying applicants are interviewed and assessed in respect of financial and housing need and accommodation offered to those applicants deemed suitable and with the greatest need.

Value for money in delivering purpose and objectives including performance metrics

The Trustees of the Charity believe that they have achieved value for money in delivering purpose and objectives by maintaining the ten almshouses as quality housing for mature people at a cost well below market levels.

	2024	2023
Reinvestment %	0%	0%
New Supply (Social housing units) %	0%	0%
New Supply (Non-social housing units) %	0%	0%
Gearing %	-26%	-24%
EBITDA MRI interest cover %	-	-
Headline social housing cost £	£4,474	£4,674
Operating margin (social housing lettings) %	1%	-8%
Operating margin (overall) %	32%	19%
Return on capital employed %	4%	2%

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

REPORT OF THE TRUSTEES

Review of activities and achievements

The Charity has continued to keep the almshouses in good condition and up-to-date. The boilers in all of the properties are serviced annually and water tanks in the cottages are inspected annually for water quality. The quinquennial inspection of the properties in 2022 recommended a number of repairs and improvements which are being implemented, for example, redecoration of the exterior and arranging energy performance certificates for those properties without one.

One of the almshouse cottages became vacant in autumn 2023 and the Charity took the opportunity to extensively refurbish the property. This included replacing the kitchen units, replacing the bath with a walk-in shower, replacing all the carpets and flooring and redecorating throughout. New residents were found for this property by advertising through our local networks of charities and churches in accordance with our application process.

For a number of years the Charity has been looking at opportunities to acquire more properties for its portfolio. In 2021 the Charity loaned Ollerton Educational Foundation, a small local charity, £20k to renovate a derelict former school house with a view to merging the two charities. The Charity's Trustees made the decision in 2022 not to proceed with the merger but the loan remains and is secured by a charge on the property while earning interest for the charity.

Review of financial position

The Trust remains financially sound, showing a continuing surplus from operating activities despite ongoing inflationary pressures. The Trust maintains adequate and appropriate reserves. The reserves are held in a diverse range of listed shares that are constantly reviewed as well as in bank accounts to spread and diminish any risks. Cash funds are available in accessible accounts comprising a current account and two deposit accounts.

The Trustees are not aware of any other factors that are likely to affect the future performance or the financial position of the Charity.

The Trustees continue to look for opportunities to add more properties to the portfolio in Knutsford town centre.

Assessment of compliance with the Governance and Financial Viability Standard

The Trustees of the Charity believe that they have remained compliant with the Governance and Financial Viability Standard by delivering their aims, objectives and intended outcomes for residents and potential residents in an effective, transparent and accountable manner. Their governance has ensured that the Charity has adhered to all relevant law, complied with the Trust Scheme and all regulatory requirements. They have remained accountable to residents, the regulator and relevant stakeholders while safeguarding taxpayers' interests and the reputation of the sector.

The Charity in addressing the matter of risk management and assessment has in place an extensive system of internal controls including regular meetings, external accounts preparation, budget, management accounts, financial regulations and a variety of policies including a risk policy. All of these controls are periodically reviewed by the Trustees and are presently judged adequate for purpose. In this manner the Trustees consider that they have protected social housing needs.

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

REPORT OF THE TRUSTEES

Reserves Policy

The Trustees consider it prudent to maintain a liquid cash reserve to cover day-to-day maintenance of the properties c. £20,000.

Code of governance

The Charity's governing document sets out the requirements of the Scheme including provisions for: appointing Trustees; the meetings and proceedings of Trustees; the management of the properties; insurance; management of income; and selection of residents.

The governing document requires five Trustees be appointed by the Town Council. The Trustees serve for four years after which period they may put themselves forward for re-appointment.

At the now quarterly meetings, the Trustees consider the issues surrounding the running of the properties, investments, reserves, risk management and performance. The day to day administration of the properties is delegated to the Clerk.

The Board of Trustees keeps the skill requirements for the Trustees under review and in the event that a Trustee permanently retires, the Board notifies the Town Council. An appointment is made at a meeting convened according to the ordinary practice of the Town Council. Trustees do not need to be a member of the Town Council.

Statement of responsibilities of the Board of Trustees

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Registered social housing legislation requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

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

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and enable it 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 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

REPORT OF THE TRUSTEES

We, the Trustees of the Board who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant accounting information of which the Charity's accountants are unaware; and
- we have taken all the steps that we ought to have taken as Trustees in order to make ourselves aware of any relevant accounting information and to establish that the Charity's accountants are aware of that information.

By order of the Board



Mr. D. R. Dallimore, Chairman

Dated: 1/9/24

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

REPORTING ACCOUNTANTS' REPORT

Accountants' report to the Board on the unaudited accounts of The Charity of Marjorie Hurst

We report on the accounts for the year ended 31st March 2024 set out on pages 8 to 17.

Respective responsibilities of the Board and reporting accountants

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

Basis of opinion

Our 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 we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the accounts for year ended 31st 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 31st March 2024 specified in section 136(6) 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 2022.



David Taylor
For and on behalf of Harts Limited
Chartered Accountants

Westminster House
10 Westminster Rd
Macclesfield
Cheshire
SK10 1BX

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Dated: 6/9/24

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

STATEMENT OF COMPREHENSIVE INCOME (Including Income and Expenditure Account)

		2024 Continuing Operations TOTAL £	2023 Continuing Operations TOTAL £
	Note		
Turnover	2	45,377	44,070
Operating expenditure	2	(44,740)	(47,782)
Operating surplus / (deficit)		637	(3,712)
Interest receivable and dividend income	4	15,433	10,160
Profit / (loss) on fair value movement of investments	9	20,609	5,091
Surplus / (deficit) on ordinary activities for the year before tax		36,679	11,539
Tax on surplus / (deficit) on ordinary activities		-	-
Surplus / (deficit) for the year after tax		36,679	11,539
Total comprehensive income for the year		36,679	11,539
Extraordinary income	14	5,000	-
Extraordinary expenditure	14	(13,694)	-
Adjusted comprehensive income for the year		27,985	11,539

Dated: 2/9/24

Signed on behalf of the Board of Trustees

Mr. D. R. Dallimore, Chairman

Mr. A. Lloyd-Green, Trustee

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

STATEMENT OF FINANCIAL POSITION

	Note	2024 £	2023 £
Fixed assets			
Property, Plant and Equipment	7	<u>341,933</u>	<u>346,100</u>
Current assets			
Debtors	8	25,900	23,194
Current asset investments	9	295,657	270,786
Cash at bank and in hand		88,567	82,905
		<u>410,124</u>	<u>376,885</u>
Creditors: amounts falling due within one year	10	<u>5,034</u>	<u>3,947</u>
Net current assets / (liabilities)		<u>405,090</u>	<u>372,938</u>
Total assets less current liabilities		747,023	719,038
Creditors: amounts falling due after more than one year	12	<u>185,231</u>	<u>185,231</u>
Total net assets / (liabilities)		<u>561,792</u>	<u>533,807</u>
Reserves			
Income and expenditure reserve		<u>561,792</u>	<u>533,807</u>

The financial statements were approved and authorised for issue by the Board of Trustees on

Dated: 2/9/24

Signed on behalf of the Board of Trustees



Mr. D. R. Dallimore, Chairman



Mr. A. Lloyd-Green, Trustee

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

STATEMENT OF CHANGES IN RESERVES

Unrestricted funds

	2024	2023 £
At 1 st April 2023	533,807	522,268
Surplus / (Deficit) for the year	27,985	11,539
	<hr/>	<hr/>
At 31 st March 2024	561,792	533,807

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

The notes on pages 11 to 17 form part of these accounts

1 Summary of significant accounting policies

(a) General information and basis of preparation

The Charity of Marjorie Hurst is a Registered Charity (215596) and a private Registered Provider (RP) of Social Housing (A4057) in the United Kingdom. The address of the registered office is given in the RP information on page 2 of these financial statements. The nature of the RP's operations and principal activities are that of an Almshouse Charity providing accommodation for poor aged persons. The Charity operates exclusively within the town of Knutsford.

The RP 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 Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and 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 RP, and rounded to the nearest pound.

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.

(b) Property, Plant and Equipment

Tangible fixed assets (including social housing properties) are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

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 properties	Nil
Plant & machinery	10% at cost

The useful economic lives of all tangible fixed assets are reviewed annually.

The residual value of the properties has been considered and is not deemed to be lower than cost, as such no depreciation has been applied.

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

(c) Debtors receivable / creditors 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.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(d) Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

(e) Loans and borrowings

As the loan in the accounts constitutes a financing transaction it is measured at present value.

(f) Turnover and other income

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids.

Interest and dividends receivable

Interest income is recognised using the effective interest method and dividend income is recognised as the RP's right to receive payment is established.

(g) Government grants

The Government grant originally from the Housing Corporation (now Homes England) received in respect of the capitalised renovations that took place between 1995 – 1997 is recognised at the fair value of the asset received. The assets are accounted for using the cost model and the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. The Government grant is in respect of the property which currently has not been depreciated as per note 1(b). As such no amortisation of the Government grant is required.

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

2 Particulars of turnover and administrative expenditure from social housing lettings

	2024 £	2023 £
<u>Turnover from social housing lettings</u>		
Maintenance contribution receivable	45,377	44,070
 Total Turnover	 45,377	 44,070
<u>Operating expenditure</u>		
Management expenditure		
Clerk's Remuneration	6,600	7,000
Warden cost	4,442	2,176
Accountancy	2,220	2,088
Insurance	1,319	1,130
Subscriptions	675	619
Professional fees	-	4,832
Training	190	-
	15,446	17,845
 Maintenance expenditure		
Routine maintenance	3,248	3,785
Planned maintenance	16,733	-
Major repairs expenditure	-	22,856
Garden upkeep	2,063	269
	22,044	26,910
 Other expenditure		
Heat and light	615	60
Telephone	168	972
Print, post & stationery	152	30
Travel costs	37	18
Sundries	302	626
Donations	1,630	100
Bank & investment charges	180	180
Plant & machinery depreciation	-	1,041
Profit / loss disposal fixed assets	4,167	-
	7,250	3,027
 Administrative expenditure on social housing lettings	 44,740	 47,782
 Operating surplus / (deficit) on social housing lettings	 (637)	 (3,712)
 Void losses	 1,470	 0

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

3 Accommodation owned and in management

	Number of units at 1 st April 2024	Number of units at 31 st March 2023
Self-contained homes at affordable rent levels:		
Housing for older people	<u>10</u>	<u>10</u>

4 Interest receivable and dividend income

	2024 £	2023 £
Bank and building society deposits	2,446	778
Dividends receivable	11,376	8,426
Other interest receivable	1,611	956
	<u>15,433</u>	<u>10,160</u>

5 Key management personnel

The Trustees themselves are not remunerated for their service whereas the Clerk to the Trustees, Mrs S Baron billed a total of £6,600 (2023: £7,000) for her services to the Trust during the year to 31st March 2024.

6 Employees and Trustees

The average monthly number of staff employed during the year was as follows:

	2024 £	2023 £
Clerk to the Trustees	1	1
Unsalaries Trustees	<u>5</u>	<u>5</u>
Total	<u>6</u>	<u>6</u>

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

7 Property, Plant and Equipment – housing properties

	Housing properties for letting	Land	Plant & machinery	Total
	£	£		£
Cost:				
At 1 st April 2023	227,955	113,978	10,415	352,348
Additions during year	-	-	-	-
Disposals	-	-	(10,415)	(10,415)
At 31 st March 2024	227,955	113,978	-	341,933
Depreciation:				
At 1 st April 2023	-	-	6,248	6,248
Charge for year	-	-	-	-
	-	-	(6,248)	(6,248)
At 31 st March 2024	-	-	-	-
Net book value:				
At 31 st March 2023	227,955	113,978	4,167	346,100
At 31 st March 2024	227,955	113,978	-	341,933

The properties at 50 – 60 Silkmill Street, Knutsford, Cheshire were constructed in the late nineteenth century and there is no record of the original cost and no value is attributed thereto. The Housing Properties cost relates to improvements carried out between 1995 – 1997, which were funded by grants from the Housing Corporation (now the Regulator of Social Housing) and from the Charity's own resources. The properties were professionally valued by Drivers Jonas, Chartered Surveyors on 27 November 1997 at £560,000 and the existing use value £280,000. No adjustment has been made for either of these values and the Trustee's consider that the value of the properties is in excess of that shown on the balance sheet.

The Charities SORP (FRS102) states that a tangible fixed asset must be depreciated over its useful economic life. The Charity should choose a depreciation method which reflects the use of the asset and the expected timing or consumption of its economic benefits. This residual value of the properties has been considered and not deemed to be lower than cost, as such no depreciation has been applied. Depreciation is provided on plant & machinery at 10% on cost, this is deemed to be appropriate when the nature of the asset is considered i.e. a tenant emergency alarm system which is anticipated to have an approximate lifetime of 10 years.

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

8 Debtors

	2024	2023
	£	£
Trade debtors	1,450	723
Prepayments	1,664	929
Sundry debtors	-	366
Ollerton Educational Foundation	22,786	21,176
	<u>25,900</u>	<u>23,194</u>

9 Current asset investments

	2024	2023
	£	£
Listed investments	203,804	187,079
Other investments	91,853	83,707
	<u>295,657</u>	<u>270,786</u>

The fair value of listed investments is determined by referring to the quoted price for identical assets in an active market at the balance sheet date. Listed investment additions of £4,261 (2023: £3,414) were made during the year whereas the value of the listed investments rose by £12,463 (2023: rose by £8,044).

Other investments comprise of a CCLA - COIF Charities Investment Fund Accumulation Units ERF Scheme with a value of £16,447 (2023 £14,644) and a CCLA - COIF Charities Investment Fund Income Units Retained COIF Returns Scheme of £75,406 (2023: £69,063). The fair value of these other investments is as per the Certificate of Balance provided by CCLA which discloses the value of these Schemes as per the balance sheet date. The value of these investments rose by £8,146 (2023: rose by £2,954).

In total the overall value of the investments rose by £20,609 (2023: £5,091).

10 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other creditors – Trustees expenses	200	200
Rental income received in advance	393	33
Accruals and deferred income	4,441	3,714
	<u>5,034</u>	<u>3,947</u>

THE CHARITY OF MARJORIE HURST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

NOTES TO THE FINANCIAL STATEMENTS

11 Leasing Agreements

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2024 £	2023 £
Within one year		
Between one and five years	2,915	-
In more than five years	-	-
	<hr/>	<hr/>
	2,915	-

12 Creditors: amounts falling due after more than one year

	2024 £	2023 £
Deferred income – Housing Association Grant	<hr/> 185,231	<hr/> 185,231

13 Contingent liabilities

As at the 31 March 2024 there were no contingent liabilities.

14 Extraordinary items

A faulty warden system resulted in £13,694 of telephone line charges. Compensation of £5,000 was received from the warden system operator, the system itself has been scrapped and replaced with a digital warden system.

15 Related party transactions

Out of pocket expenses totalling £824 (2023: £1,376) were reimbursed to the Clerk, Mrs S Baron over the course of the year.

Out of pocket expenses totalling £50 were reimbursed to the Chairman, Mr Dallimore, in respect of Christmas presents for the residents and £39 was reimbursed to a resident in respect of refreshments for a residents tea party.

At the year end Mr R Dallimore and Mr S Armstrong are each owed £100 in respect of out of pocket expenses paid for on behalf of the Trust, this amount is in relation to two building surveys. These monies were reimbursed to the Trustees after the year end in June 2024.