HENRY BURTON ALMSHOUSE CHARITY

England & Wales · Charity number 217319

Details

Other names	CHARITY OF HENRY BURTON FOR ALMSHOUSES, HENRY BURTON'S ALMSHOUSE CHARITY
Status	Registered
Legal form	Other
Registered	1963-08-07
Register	View on the Charity Commission register

Contact

Address	Tai Hedyn Limited Nexus House Mission Court Newport NP20 2DW
Phone	03001212345

Activities

Objects: GENERAL BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY WHO SHALL BE PERSONS IN NEED WHO HAVE RESIDED IN THE AREA OF BENEFIT FOR AT LEAST THE PERIOD OF FIVE YEARS PRIOR TO THEIR APPOINTMENT AS RESIDENTS.

Activities: Provision of almhouse accommodation in Monmouthshire and Newport

Classification

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

Geography

- **Area of benefit:** FORMER COUNTY OF MONMOUTHSHIRE
- Monmouthshire
- Newport City

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Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£182,970	£163,680	-	-
2024-03-31	£270,820	£134,455	-	-
2023-03-31	£160,307	£162,369	-	-
2022-03-31	£256,037	£99,509	-	-
2021-03-31	£336,083	£105,615	-	-

Trustees

Name	Role	Appointed
TAI HEDYN LIMITED		2025-04-01

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HENRY BURTON ALMSHOUSE CHARITY

England & Wales - Charity number 217319

Accounts

HENRY BURTON
ALMSHOUSE CHARITY

ANNUAL REPORT AND
FINANCIAL STATEMENTS

For the year ended
31 March 2025

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31 March 2025

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HENRY BURTON ALMSHOUSE CHARITY

OFFICERS AND PROFESSIONAL ADVISORS
For the year ended 31 March 2025

Welsh Government Registered Number:	A085
Registered Charity Number:	217319/5
Trustee:	Melin Homes Limited as from 1 April 2025, Tai Hedyn Limited
Clerk to the Trustee:	Tom Broadhead (to 31 March 2025) Joanna Fairley (from 1 April 2025)
Registered Office:	T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Managing Agents:	Melin Homes Limited T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Auditors:	Menzies LLP 5th Floor Hodge House, 11-116 St Marys Street, Cardiff CF10 1DY
Bankers:	Barclays Bank Plc PO Box 1015 3rd Floor, Windsor Court 3 Windsor Place, Cardiff CF10 3ZL
Solicitors:	Blake Morgan Llys Tawe Kings Road SA1 Swansea Waterfront Swansea, SA1 8PG

HENRY BURTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEE
For the year ended 31 March 2025

The Trustee presents its report and the audited financial statements for the year ended 31 March 2025.

Trustee

The present Trustee is Melin Homes Limited; as from 1 April 2025, Melin Homes has been subject to a merger, the trustee is now Tai Hedyn Limited.

Organisation and Structure

The Henry Burton Almshouse Charity is a Registered Social Landlord governed by a trust deed. The Trustee aims to continue to let the 32 self contained units to the elderly. The Almshouse employs no staff as it is fully managed by Melin Homes Limited. The Trustee is responsible for the running, administration and maintenance of its properties.

Risk Management

The Trustee reviews the Charity's activities at Board meetings and they have assessed the risks to which the Charity is exposed. As part of this process, the Trustee has implemented a risk management strategy which comprises both financial control and stock maintenance.

The Trustee acknowledges its responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

(a) The reliability of financial information used.
(b) The maintenance of proper accounting records.
(c) The safeguarding of assets against unauthorised use or disposition.

The Trustee has adopted a reserves policy considered sufficient to fund future repairs to the properties.

The Trustee is satisfied that adequate resources are available to continue in the foreseeable future and at present see no reason for the situation to change.

Objectives and activities

The objective of the charity is to benefit the almspeople being poor persons of good character who (except in special cases to be approved by the charity trustees) reside in the area of benefit. The benefitting areas being Caerwent, Monmouth and Newport. The activities this year continued to reflect the aims and objectives of the Charity. Central to this ethos was keeping rent/service charge levels at affordable levels, the properties well maintained and retaining a high occupancy rate, whilst maintaining the

financial well-being of the Charity. The Trustees intend to continue running the Charity in accordance with its aims and objectives as outlined above.

Public benefit

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. We review our aims, objectives and activities each year. This review looks back at what we achieved and the outcomes of our work in the previous year. This review helps us ensure our aims, objectives and activities are focused on our stated purposes.

Investment Policy

The Trustee has considered the most appropriate policy for investing funds and have found that specialised unit trusts designated for the Charity Sector meet their requirement to generate both income and capital growth. The investments have been valued as at the 31 March 2025 and in total stand at £1,132,533. This is £39,452 lower than at 31 March 2024. £527,028 of the portfolio is held in Accumulation Shares and £605,505 in Income Shares.

Plans for future periods

There are no planned future changes in the activities of the almshouses.

Activities and Financial Review for the year

The Almshouse continued to let all 32 units during the year with voids amounting to £1,273 (2024: £552).

The surplus for the year, was £19,290 (2024: £136,365).

Responsibility of the Trustee

The Trustee is responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The financial statements have been prepared in accordance with the Trust Deed, the Statement of Recommended Practice "Accounting for Registered Social Housing Providers" updated 2018, the Accounting requirements for Social Landlords registered in Wales General Determination 2015, the Housing Act 1996 and the Charities Act 2011.

The Trustee maintains a system of internal financial control, including suitable monitoring procedures to review its effectiveness. The system is designed to manage rather than eliminate risk of failure to achieve business objectives. However, any such system can only provide reasonable, and not absolute, assurance against material misstatement or loss.

In fulfilling these responsibilities, the Trustee has reviewed the effectiveness of the system of identifying, evaluating and managing the significant risks on the basis of the principles of corporate governance contained in Community Housing Cymru (CHC) Code of Governance and Welsh Government housing circular RSL 02/10, Internal Controls and Reporting. The Trustee has considered all of the major business and financial risks.

No weaknesses in internal control have been found which would result in any material losses, contingencies or uncertainties which would require disclosure as recommended by the above mentioned circular.

On the basis that a system can provide only reasonable, but not absolute assurance and that it relates to the needs of the business, the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Trustee's activities.

In preparing those financial statements the Trustee is required to select suitable accounting policies, as described on page 9, and then to apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The Trustee must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant legislation. The Trustee is responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

In so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware and the Trustee has taken all steps that they ought to have taken to make them self aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution to appoint the auditors will be proposed by the Trustee at the Board meeting of Tai Hedyn Limited.

By Order of Tai Hedyn Limited; acting as Trustee

Clerk to the Trustee

Joanna Fairley

23 July 2025

Independent Auditor's Report to the Members of Henry Burton Almshouse Charity

Opinion

We have audited the financial statements of Henry Burton Almshouse Charity (the 'Charity') for the year ended 31 March 2025 which comprise the Consolidated Statement of comprehensive income, Consolidated Statement of Financial Position, Consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, schedule 1 to the Housing and Regeneration Act 2008 and The Accounting requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Act requires us to report to you if, in our opinion:

- the Charity has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or

- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Charities 's books of account; or

- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 10, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our planning procedures identify the legal and regulatory frameworks applicable to the operations and financial statements of the Association. These are reviewed internally with the audit team including relevant industry experience and expectations as well as externally with the client management. The key laws and regulations we considered in this context were; Financial Report Standard (FRS) 102, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Once identified, we assess the risks of material misstatements in relation to the laws and regulations, irregularities, including fraud and adjust our testing accordingly. Our audit procedures include:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Charity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.

- Conclude on the appropriateness of the Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularities likely involve collusion, forgery, intentional misrepresentation, or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:
www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Auditor's responsibilities in respect of the Housing for Wales Circular HFW 02/10 "Internal controls and reporting"

We review whether the Board's statement on internal financial control reflects the Charity's compliance with the Housing Association Circular RSL 02/10 "Internal controls and reporting" and we report whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the Charity's corporate governance procedures or its internal financial control.

Use of Report

This report is made solely to the Parent Association's members, as a body, in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and The accounting requirements for Registered Social Landlords General Determination (Wales) 2015. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Menzies LLP

Menzies LLP, Statutory Auditors
5th Floor Hodge House
114-116 St Mary Street
Cardiff
CF101DY

Date 26 August 2025

HENRY BURTON ALMSHOUSE CHARITY

Statement of Comprehensive Income
For the year ended 31 March 2025

	Notes	2025 £	2024 £
Turnover	2	163,329	156,406
Less Operating costs	2	(145,639)	(133,419)
Operating surplus	3	17,690	22,987
Movement in fair value of financial instruments	7	(16,972)	96,198
Interest receivable and similar income	4	19,641	18,216
Interest payable and similar charges	5	(1,069)	(1,036)
Surplus for the year before taxation		19,290	136,365
Taxation		-	-
Surplus for the year after taxation		19,290	136,365
Total Comprehensive Income for the year		19,290	136,365

CONTINUING OPERATIONS

None of the association's activities were acquired or discontinued during the above two financial years.

The financial statements were approved by the Trustees on 23 July 2025 and were signed on its behalf by:

Clerk to the Trustee

Joanna Fairley

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Changes in Reserves

For the year ended 31 March 2025

Reserves

	Extraordinary Repair Restricted Reserve	Unrestricted Revenue Reserve	Total
	£	£	£
At 1st April 2024	917,985	557,336	1,475,321
Surplus from statement of comprehensive Income	-	19,290	19,290
Transfers to restricted	(22,480)	22,480	-
Transfer of Revaluation on Restricted shares	(16,972)	16,972	-
At 31st March 2025	878,533	616,078	1,494,611

The use of the Extraordinary Repair Restricted Reserve is restricted by this scheme to expenditure on extraordinary repair, improvement or rebuilding of the Almshouses. The £878,533 value of the reserve is represented by investments with a historic cost of £179,141 and an unrealised surplus on investments of £699,392 of which a deficit of £16,972 occurred in 2024/25.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Financial Position
As at 31 March 2025

	Notes		2025		2024
Fixed Assets			£		£
Building Improvements					
- gross cost less depreciation	6		357,449		324,709
			357,449		324,709
Investments	7		1,132,533		1,171,985
			1,489,982		1,496,694
Current assets					
Debtors	8	6,466		6,300	
Cash at Bank		197,361		173,001	
		203,827		179,301	
Current liabilities					
Creditors: amounts falling due within one year	9	(57,677)		(44,433)	
Grants: amounts falling due within one year	10	(14,581)		(14,581)	
		(72,258)		(59,014)	
Net current assets			131,569		120,287
Total assets less current liabilities			1,621,551		1,616,981
Non-current liabilities					
Creditors: amounts falling due after more than one year	10		(10,697)		(10,836)
Grants: amounts falling due after more than one year	10		(116,243)		(130,824)
			(126,940)		(141,660)
Provisions for liabilities and charges	11		-		-
Net assets			1,494,611		1,475,321
Capital and Reserves					
Restricted Reserve			878,533		917,985
Revenue Reserve			616,078		557,336
			1,494,611		1,475,321

The financial statements were approved by the Trustee on 23rd July 2025 and were signed on its behalf by:

Clerk to the Trustee

Joanna Fairley

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

CASH FLOW STATEMENT
Year Ended 31 March 2025

	Note	12m ended 31 Mar 2025	12m ended 31 Mar 2024
Net cash inflow from operating activities	**1**	36,618	24,730
Returns on investment and servicing of finance			
Interest paid		(1,069)	(1,036)
Interest received		19,641	18,216
Tax paid		0	0
Net cash inflow/(outflow) from returns on investment ar servicing of finance		18,572	17,180
Capital expenditure and financial investment			
Purchase of investments		(31,968)	(32,128)
Government grants received		0	0
Grants repaid		0	0
Purchase of components		(53,183)	(4,614)
Sale of investments		54,448	15,661
Sale of housing properties and fixed asset investments		0	0
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		(30,703)	(21,081)
Free cash inflow/(outflow) before financing		24,487	20,829
Financing			
Housing loans received		0	0
Housing loans repaid		(127)	(116)
Free cash (outflow)/inflow from financing		(127)	(116)
Increase in cash	**2**	24,360	20,713

HENRY BURTON ALMSHOUSE CHARITY

RECONCILIATION OF THE OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		12m ended 31 Mar 2025 £'000	12m ended 31 Mar 2024 £'000
1	Operating surplus	17,690	22,987
	Depreciation of tangible assets	20,443	20,443
	Surplus on sale of assets	0	0
	(Increase)/Decrease in debtors	(166)	(1,114)
	Increase/(Decrease) in creditors	13,232	(3,005)
	Increase in stock	0	0
	Non cash movement in pension	0	0
	Amortisation of grant	(14,581)	(14,581)
	Net cash inflow from operating activities	36,618	24,730

RECONCILIATION OF NET CASH FLOW MOVEMENT TO MOVEMENT IN NET DEBT

		12m ended 31 Mar 2025 £'000	12m ended 31 Mar 2024 £'000
2	(Decrease)/Increase in cash in the year	24,360	20,713
	Cash inflow from changes in debt	127	116
	Non cash movement on debt	0	0
	Movement in net debt in the period	24,487	20,829
	Net debt at start of year	162,038	141,209
	Net debt at end of year	186,525	162,038

3 ANALYSIS OF CHANGES IN NET DEBT

	31 Mar 2024 £'000	Cash flows £'000	Non cash amendments	31 Mar 2025 £'000
Cash in hand and at bank	173,001	24,360	0	197,361
	173,001	24,360	0	197,361
Debt due in less than one year	(127)	(12)	-	(139)
Debt due in more than one year	(10,836)	139	0	(10,697)
Balance at end of year	162,038	24,487	0	186,525

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

1 Principal Accounting Policies

a. Basis of Accounting

The financial statements are prepared under the historical cost convention, except for the investments which are stated at open market value. The statements are prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (SORP 2018) and comply with the Accounting Requirements for Social Landlords Registered in Wales General Determination 2015.

b. Turnover

Turnover comprises rent and services charges.

c. Taxation

Henry Burton Almshouse is registered with charitable status. It benefits from corporation tax exemptions available to charitable bodies. On the basis that its activities fall within its charitable purposes and its funds are applied only for these purposes, no provision for corporation tax is made.

d. Investments

The invesments are managed by professional managers. The portfolio is structured to provide income to help meet the objectives of the charity. The investment performance is monitored each year and adjustments made to correctly reflect the current value in the accounts.

e. Mortgages

Mortgage loans are advanced by National Westminster Bank Plc Markets trading as Fresh PLC under the terms of individual mortgage deeds in respect of the housing scheme. Advances are available only in respect of those developments which have been given approval for Social Housing Grant by the Welsh Government.

f. Social Housing Grant

Social Housing Grants (SHG) are made by the Welsh Government and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Welsh Government. The grants are paid direct to the lending authority and are reflected in the financial statements of the Association only when the payment has been made and the relevant mortgage loan reduced. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Grants received in relation to Housing Properties are shown within creditors and disclosed as Deferred Income net of amortisation. Grants received of a revenue nature are taken straight to the statement of comprehensive income.

Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the deprecitaion policy set out below.

g. Housing properties - fixed asset capitalisation and depreciation

Housing properties are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition and direct costs of the development process.

Depreciation is charged on the historic cost of property components. Grant is allocated to the main structure of the property as well as to other components. The depreciable amount is written off over the estimated useful lives from the date of purchase/build.

Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been seperately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life. On implementing the change in accounting policy the depreciation charges on all residential properties have been reinstated as if the policy had always been applied, replacement components previously written off as major repairs have been restated as fixed assets and components which have been replaced have been written off.

1g. Ctd. Depreciation is charged on cost on a straight line basis over the component's expected useful life as follows:

		2024	2023
Building structure less SHG			
- % on cost		2	2
Windows/Doors	%	4	4
Roofs	%	2	2
Bathrooms	%	4	4
Kitchens	%	6.67	6.67
Heating System	%	3.33	3.33
Boiler	%	6.67	6.67

Housing properties are reviewed for impairment on a regular basis. Where there is evidence of impairment, properties are written down to their recoverable value.

h. Extraordinary Repair Restricted Reserve

The provisions of the Charity Commission Scheme regulating this Charity state that a transfer to this fund out of the income of the Charity must be made and a corresponding investment made in accumulation shares. The revaluation element of these shares has been included in the reserve since 1st April 1999 to comply with the Statement Of Recommended Practice. Prior to this it was included in the investment revaluation reserve. The use of the fund is restricted by this scheme to expenditure on the extraordinary repair, improvement or rebuilding of the Almshouses.

i. Basis of preparation

The financial statements have been prepared on a going concern basis. The Trustee has reviewed and considered relevant information, including the annual budget and future cash flows in making its assessment.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

2 (a) Turnover, Operating costs and Operating surplus

Fully rented housing accommodation	2025 Turnover	Operating Costs	Operating Surplus	2024 Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Social housing lettings (Note 2(b))	163,329	(145,639)	17,690	156,406	(133,419)	22,987
	163,329	(145,639)	17,690	156,406	(133,419)	22,987

2 (b) Income and expenditure from social housing lettings

		2025	2024
Income	General needs and sheltered housing £	Total £	Total £
Rent receivable	138,824	138,824	131,289
Service charges income	9,924	9,924	10,536
Income for support services	-	-	-
Other revenue grants	-	-	-
Amortised Grant	14,581	14,581	14,581
Turnover from social housing lettings	163,329	163,329	156,406
Cost			
Management fee	40,202	40,202	37,558
Service charge costs	16,854	16,854	15,526
Routine maintenance	56,674	56,674	49,752
Major repairs expenditure	3,294	3,294	281
Bad debts	-	-	141
Depreciation of housing properties	20,443	20,443	20,443
Impairment of housing properties	-	-	-
Other costs	8,172	8,172	9,718
Operating costs on social housing activities	145,639	145,639	133,419
Operating surplus on social housing lettings	17,690	17,690	22,987
Rent loss due to voids (memorandum note)	1,273	1,273	552

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

3 Operating surplus

	2025	2024
	£	£
The operating surplus is stated after charging:-		
Depreciation	20,443	20,443
Bad Debt Provision	-	141
Auditors' remuneration		
- In their capacity as auditors	4,380	4,320

4 Interest receivable and similar income

	2025	2024
	£	£
Income from hire of communal hall	-	-
Income from listed investments	19,267	17,931
Income from building society account	374	285
Sundry Income	-	-
	19,641	18,216

5 Interest payable and similar charges

	2025	2024
	£	£
On loans repayable in instalments wholly or partly in more than five years	1,069	1,036

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

6 Tangible Fixed Assets - Building Improvements	2025 £	2024 £
Cost		
At 1 April 2024	927,191	922,577
Component Additions	53,183	4,614
Component Disposals	-	-
At 31st March 2025	980,374	927,191
Depreciation		
At 1 April 2024	602,482	582,039
Charge for year	20,443	20,443
Component Disposals	-	-
At 31st March 2025	622,925	602,482
Net book value		
At 31st March 2025	357,449	324,709

Major works revenue items relating to existing housing stock £0

7 Listed Investments

	C.O.I.F Accum. ERF No.	C.O.I.F. Accum. ERF £	M&G Charity Multi Asset Accum. ERF No.	M&G Charity Multi Asset Accum. ERF £
At 1st April 2024	1,521	390,907	1,343	153,911
Additions	-	-	-	-
Disposals	(215)	(54,448)	-	-
Revaluation	-	(7,374)	-	10,684
At 31st March 2025	1,306	329,085	1,343	164,595

	C.O.I.F Income No.	C.O.I.F. Income £	M&G Charity Multi Asset Income No.	M&G Charity Multi Asset Income £
At 1st April 2024	23,314	476,355	128,464	116,787
Additions	1,630	31,968	-	-
Disposals	-	-	-	-
Revaluation	-	(22,393)	-	2,787
At 31st March 2025	24,944	485,930	128,464	119,574

	C.O.I.F Accum. CMF No.	C.O.I.F. Accum. CMF £		Total Listed Investments £
At 1st April 2024	132	34,025	At 1st April 2024	1,171,985
Additions	-	-	Additions	31,968
Disposals	-	-	Disposals	(54,448)
Revaluation	-	(676)	Revaluation	(16,972)
At 31st March 2025	132	33,349	At 31st March 2025	1,132,533

	2025		**2024**	
M&G Charity Multi Asset Income Shares	93.08	p	90.91	p
M&G Charity Multi Asset Accumulation Shares	12,256.35	p	11,460.81	p
COIF Income Shares	1,948.06	p	2,043.26	p
COIF Accumulation Shares	25,196.01	p	25,706.68	p
Historical Cost of Investments	£334,613		£357,093	

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

8 Debtors

	2025	2024
	£	£
Rent arrears	990	807
Less: bad debts provision	-	-
	990	807
Service Charge Debtor	408	407
Prepayments and accrued income	5,068	5,086
	6,466	6,300

9 Creditors: Amounts falling due within one year

	2025	2024
	£	£
Prepayments of rent	10,180	9,788
Sundry creditors and accruals	47,358	34,518
Service Charge Creditor	-	-
Fresh PLC loan due within one year	139	127
	57,677	44,433

10 Creditors: Amounts falling due after more than one year

	2025 £	2024 £
Housing loans	10,697	10,836

The loans advanced by Fresh PLC to finance the improvements to the Almshouses are secured by specific charges on the Charity's properties. They are repayable as follows in bi-annual instalments over 30 and 60 years, interest being charged at varying fixed interest rates ranging from 9.375% to 9.875% per annum, the last instalments falling due between 2018 and 2048.

	2025 £	2024 £
One year or less	139	127
Between one and two years	152	139
Between three and five years	771	703
In five years or more	9,774	9,994
	10,836	10,963
Gross grant creditor		
At 1 April 2024	613,792	613,792
Additions during the year	-	-
Component disposals	-	-
At 31 March 2025	613,792	613,792
Amortisation		
At 1 April 2024	468,387	453,806
Credit for the year	14,581	14,581
Component disposals	-	-
At 31 March 2025	482,968	468,387
Net grant creditor		
At 31 March 2025	130,824	145,405
At 1 April 2024	145,405	159,986
Amounts falling due:		
Within one year or less	14,581	14,581
Between one and two years	14,581	14,581
Between two and five years	43,743	43,743
In five years or more	57,919	72,500
In more than one year	116,243	130,824
Total grant creditor	130,824	145,405

11 Provisions for liabilities and charges

There are no provisions for liabilities and charges required in the year (2024: nil).

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2025

12 Number of Units in Management

	2025	2024
	No.	No.
At beginning and end of year	32	32
No. of units managed by other bodies	NIL	NIL

13 Registration

The Almshouses are registered with the Charity Commissioners and the Welsh Government.

14 Social Housing Grant

The total cumulative amount of Social Housing Grant received by the Association is as follows:-

	2025	2024
	£	£
Social Housing Grant	764,224	764,224

15 Trusteeship

As the Managing Agent, Melin Homes Limited charged a total of £40,202 in fees to Henry Burton Almshouse Charity during the current year to 31 March 2025 (2024: £37,558). There was a balance owing of £39,172 as at 31 March 2025 (2024: £28,838). In total Melin invoiced expenditure totalling £162,818 to Henry Burton Almshouse Charity during the current year to 31 March 2025 (2024: £104,645).

No remuneration was paid to Melin Homes Limited for its role as the trustee during the current year to 31 March 2025 or the preceding year.
Melin Homes as the sole trustee the ultimate parent responsibility for Henry Burton Almshouses Charity.

16 Contingent Liabilities

As stated in the accounting policies, social housing grant is repayable in certain circumstances and therefore any amounts written off could be liable for repayment. The amount to date that the Association may need to repay should these circumstances arise is £527,827.

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE STATEMENT OF COMPREHENSIVE INCOME ACCOUNT
For the year ended 31 March 2025

	Notes		2025		2024
			£		£
Income					
Turnover	2		163,329		156,406
			163,329		156,406
Operating costs					
Management fee		40,202		37,558	
Water Rates		-		-	
Day to day repairs		56,674		49,752	
Major Repairs		3,294		281	
Service costs		16,854		15,526	
Cyclical maintenance		-		-	
Bad debts	3	-		141	
Depreciation	3	20,443		20,443	
Insurance		3,254		2,324	
Audit fee	3	4,380		4,320	
Legal Fees		-		2,441	
Subscriptions		441		541	
Advertising		-		-	
Minor Scheme Inventory <£100		-		-	
Sundry Charges		97		92	
			145,639		133,419
Operating surplus			17,690		22,987
Interest receivable and similar income					
Miscellaneous Income	4	-		-	
Interest from investments	4	19,267		17,931	
Bank & Building Society deposit interest	4	374		285	
Sundry Income		-		-	
			19,641		18,216
			37,331		41,203
Interest payable and similar charges	5		(1,069)		(1,036)
Surplus for the year			36,262		40,167
Movement on fair value of Financial Instruments	7		(16,972)		96,198
Surplus / (deficit) for the year			19,290		136,365

This page does not form part of the statutory financial statements

HENRY BURTON ALMSHOUSE CHARITY

England & Wales - Charity number 217319

Accounts

HENRY BURTON
ALMSHOUSE CHARITY

ANNUAL REPORT AND
FINANCIAL STATEMENTS

For the year ended
31st March 2024

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31st March 2024

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HENRY BURTON ALMSHOUSE CHARITY

OFFICERS AND PROFESSIONAL ADVISORS
For the year ended 31st March 2024

Welsh Government Registered Number:	A085
Registered Charity Number:	217319/5
Trustee:	Melin Homes Limited
Clerk to the Trustee:	Tom Broadhead
Registered Office:	T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Managing Agents:	Melin Homes Limited T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Auditors:	Haines Watts Wales LLP Chartered Accountants & Statutory Auditors 7 Neptune Court Vanguard Way Cardiff CF 24 5PJ
Bankers:	Barclays Bank Plc PO Box 1015 3rd Floor, Windsor Court 3 Windsor Place, Cardiff CF10 3ZL
Solicitors:	Blake Morgan Llys Tawe Kings Road SA1 Swansea Waterfront Swansea, SA1 8PG

HENRY BURTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEE
For the year ended 31 March 2024

The Trustee presents its report and the audited financial statements for the year ended 31 March 2024.

Trustee

The present Trustee is Melin Homes Limited.

Organisation and Structure

The Henry Burton Almshouse Charity is a Registered Social Landlord governed by a trust deed. The Trustee aims to continue to let the 32 self contained units to the elderly. The Almshouse employs no staff as it is fully managed by Melin Homes Limited. The Trustee is responsible for the running, administration and maintenance of its properties.

Risk Management

The Trustee reviews the Charity's activities at Board meetings and they have assessed the risks to which the Charity is exposed. As part of this process, the Trustee has implemented a risk management strategy which comprises both financial control and stock maintenance.

The Trustee acknowledges its responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

(a) The reliability of financial information used.
(b) The maintenance of proper accounting records.
(c) The safeguarding of assets against unauthorised use or disposition.

The Trustee has adopted a reserves policy considered sufficient to fund future repairs to the properties.

The Trustee is satisfied that adequate resources are available to continue in the foreseeable future and at present see no reason for the situation to change.

Objectives and activities

The objective of the charity is to benefit the almspeople being poor persons of good character who (except in special cases to be approved by the charity trustees) reside in the area of benefit. The benefitting areas being Caerwent, Monmouth and Newport. The activities this year continued to reflect the aims and objectives of the Charity. Central to this ethos was keeping rent/service charge levels at affordable levels, the properties well maintained and retaining a high occupancy rate, whilst maintaining the

financial well being of the Charity. The Trustees intend to continue running the Charity in accordance with its aims and objectives as outlined above.

Public benefit

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. We review our aims, objectives and activities each year. This review looks back at what we achieved and the outcomes of our work in the previous year. This review helps us ensure our aims, objectives and activities are focused on our stated purposes.

Investment Policy

The Trustee has considered the most appropriate policy for investing funds and have found that specialised unit trusts designated for the Charity Sector meet their requirement to generate both income and capital growth. The investments have been valued as at the 31st March 2024 and in total stand at £1,171,985. This is £112,665 higher than at 31st March 2023. £578,843 of the portfolio is held in Accumulation Shares and £593,142 in Income Shares.

Plans for future periods

There are no planned future changes in the activities of the almshouses.

Activities and Financial Review for the year

The Almshouse continued to let all 32 units during the year with voids amounting to £503 (2023: £3,751).

The surplus for the year, was £136,365 (2023: deficit £2,062).

Responsibility of the Trustee

The Trustee is responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The financial statements have been prepared in accordance with the Trust Deed, the Statement of Recommended Practice "Accounting for Registered Social Housing Providers" updated 2018, the Accounting requirements for Social Landlords registered in Wales General Determination 2015, the Housing Act 1996 and the Charities Act 2011.

The Trustee maintains a system of internal financial control, including suitable monitoring procedures to review its effectiveness. The system is designed to manage rather than eliminate risk of failure to achieve business objectives. However, any such system can only provide reasonable, and not absolute, assurance against material misstatement or loss.

In fulfilling these responsibilities, the Trustee has reviewed the effectiveness of the system of identifying, evaluating and managing the significant risks on the basis of the principles of corporate governance contained in Community Housing Cymru (CHC) Code of Governance and Welsh Government housing circular RSL 02/10, Internal Controls and Reporting. The Trustee has considered all of the major business and financial risks.

No weaknesses in internal control have been found which would result in any material losses, contingencies or uncertainties which would require disclosure as recommended by the above mentioned circular.

On the basis that a system can provide only reasonable, but not absolute assurance and that it relates to the needs of the business, the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Trustee's activities.

In preparing those financial statements the Trustee is required to select suitable accounting policies, as described on page 9, and then to apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The Trustee must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant legislation. The Trustee is responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

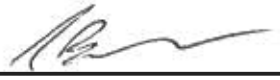
In so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware and the Trustee has taken all steps that they ought to have taken to make them self aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution to re-appoint the auditors, Haines Watts Wales LLP will be proposed by the Trustee at the Board meeting of Melin Homes Limited.

By Order of Melin Homes Limited; acting as Trustee

Clerk to the Trustee



Tom Broadhead

19 July 2024

Independent Auditor's Report to the Members of Henry Burton Almshouse Charity

Opinion

We have audited the financial statements of Henry Burton Almshouse Charity (the 'Charity') for the year ended 31 March 2024 which comprise the Consolidated Statement of comprehensive income, Consolidated Statement of Financial Position, Consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, schedule 1 to the Housing and Regeneration Act 2008 and The Accounting requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast

significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Act requires us to report to you if, in our opinion:

- the Charity has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or

- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Charities 's books of account; or

- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 10, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our planning procedures identify the legal and regulatory frameworks applicable to the operations and financial statements of the Association. These are reviewed internally with the audit team including relevant industry experience and expectations as well as externally with the client management. The key laws and regulations we considered in this context were; Financial Report Standard (FRS) 102, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Once identified, we assess the risks of material misstatements in relation to the laws and regulations, irregularities, including fraud and adjust our testing accordingly. Our audit procedures include:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Charity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.

- Conclude on the appropriateness of the Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularities likely involve collusion, forgery, intentional misrepresentation, or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:
www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Auditor's responsibilities in respect of the Housing for Wales Circular HFW 02/10 "Internal controls and reporting"

We review whether the Board's statement on internal financial control reflects the Charity's compliance with the Housing Association Circular RSL 02/10 "Internal

controls and reporting" and we report whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the Charity's corporate governance procedures or its internal financial control.

Use of Report

This report is made solely to the Parent Association's members, as a body, in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and The accounting requirements for Registered Social Landlords General Determination (Wales) 2015. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Haines Watts Wales LLP

Haines Watts Wales LLP
Statutory Auditor
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Date 18 July 2024

HENRY BURTON ALMSHOUSE CHARITY

Statement of Comprehensive Income
For the year ended 31st March 2024

	Notes	2024 £	2023 £
Turnover	2	156,406	143,910
Less Operating costs	2	(133,419)	(140,378)
Operating surplus	3	22,987	3,532
Movement in fair value of financial instruments	7	96,198	(20,991)
Interest receivable and similar income	4	18,216	16,397
Interest payable and similar charges	5	(1,036)	(1,000)
Surplus for the year before taxation		136,365	(2,062)
Taxation		-	-
Surplus for the year after taxation		136,365	(2,062)
Total Comprehensive Income for the year		136,365	(2,062)

CONTINUING OPERATIONS

None of the association's activities were acquired or discontinued during the above two financial years.

The financial statements were approved by the Trustees on 17th July 2024 and were signed on its behalf by:

Clerk to the Trustee

Tom Broadhead

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Changes in Reserves
For the year ended 31st March 2024

Reserves

	Extraordinary Repair Restricted Reserve	Unrestricted Revenue Reserve	Total
	£	£	£
At 1st April 2023	805,320	533,636	1,338,956
Deficit from statement of comprehensive Income	-	136,365	136,365
Transfers to restricted	16,467	(16,467)	-
Transfer of Revaluation on Restricted shares	96,198	(96,198)	-
At 31st March 2024	917,985	557,336	1,475,321

The use of the Extraordinary Repair Restricted Reserve is restricted by this scheme to expenditure on extraordinary repair, improvement or rebuilding of the Almshouses. The £917,985 value of the reserve is represented by investments with a historic cost of £201,621 and an unrealised surplus on investments of £716,364 of which a deficit of £96,198 occurred in 2023/24.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Financial Position
As at 31st March 2024

	Notes		2024		2023
Fixed Assets			£		£
Building Improvements					
- gross cost less depreciation	6		324,709		340,538
			324,709		340,538
Investments	7		1,171,985		1,059,320
			1,496,694		1,399,858
Current assets					
Debtors	8	6,300		5,186	
Cash at Bank		173,001		152,288	
		179,301		157,474	
Current liabilities					
Creditors: amounts falling due within one year	9	(44,433)		(47,427)	
Grants: amounts falling due within one year	10	(14,581)		(14,581)	
		(59,014)		(62,008)	
Net current assets			120,287		95,466
Total assets less current liabilities			1,616,981		1,495,324
Non-current liabilities					
Creditors: amounts falling due after more than one year	10		(10,836)		(10,963)
Grants: amounts falling due after more than one year	10		(130,824)		(145,405)
			(141,660)		(156,368)
Provisions for liabilities and charges	11		-		-
Net assets			1,475,321		1,338,956
Capital and Reserves					
Restricted Reserve			917,985		805,320
Revenue Reserve			557,336		533,636
			1,475,321		1,338,956

The financial statements were approved by the Trustee on 17th July 2024 and were signed on its behalf by:

Clerk to the Trustee

Tom Broadhead

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

CASH FLOW STATEMENT
Year Ended 31 March 2024

	Note	12m ended 31 Mar 2024	12m ended 31 Mar 2023
Net cash inflow from operating activities	1	24,730	21,726
Returns on investment and servicing of finance			
Interest paid		(1,036)	(1,000)
Interest received		18,216	16,397
Tax paid		0	0
Net cash inflow/(outflow) from returns on investment ar servicing of finance		17,180	15,397
Capital expenditure and financial investment			
Purchase of investments		(32,128)	(22,895)
Government grants received		0	0
Grants repaid		0	0
Purchase of components		(4,614)	(66,164)
Sale of investments		15,661	51,702
Sale of housing properties and fixed asset investments		0	0
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		(21,081)	(37,357)
Free cash inflow/(outflow) before financing		20,829	(234)
Financing			
Housing loans received		0	0
Housing loans repaid		(116)	(105)
Free cash (outflow)/inflow from financing		(116)	(105)
Increase in cash	2	20,713	(339)

HENRY BURTON ALMSHOUSE CHARITY

RECONCILIATION OF THE OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		12m ended 31 Mar 2024 £'000	12m ended 31 Mar 2023 £'000
1	Operating surplus	22,987	3,532
	Depreciation of tangible assets	20,443	20,439
	Surplus on sale of assets	0	0
	(increase)/decrease in debtors	(1,114)	(157)
	increase/(decrease) in creditors	(3,005)	12,493
	Increase in stock	0	0
	Non cash movement in pension	0	0
	Amortisation of grant	(14,581)	(14,581)
	Net cash inflow from operating activities	24,730	21,726

RECONCILIATION OF NET CASH FLOW MOVEMENT TO MOVEMENT IN NET DEBT

		12m ended 31 Mar 2024 £'000	12m ended 31 Mar 2023 £'000
2	(Decrease)/Increase in cash in the year	20,713	(339)
	Cash inflow from changes in debt	116	105
	Non cash movement on debt	0	0
	Movement in net debt in the period	20,829	(234)
	Net debt at start of year	141,209	141,443
	Net debt at end of year	162,038	141,209

3 ANALYSIS OF CHANGES IN NET DEBT

	31 Mar 2023 £'000	Cash flows £'000	Non cash amendments	31 Mar 2024 £'000
Cash in hand and at bank	152,288	20,713	0	173,001
	152,288	20,713	0	173,001
Debt due in less than one year	(116)	(11)	-	(127)
Debt due in more than one year	(10,963)	127	0	(10,836)
Balance at end of year	141,209	20,829	0	162,038

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2024

1 Principal Accounting Policies

a. Basis of Accounting

The financial statements are prepared under the historical cost convention, except for the investments which are stated at open market value. The statements are prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (SORP 2018) and comply with the Accounting Requirements for Social Landlords Registered in Wales General Determination 2015.

b. Turnover

Turnover comprises rent and services charges.

c. Taxation

Henry Burton Almshouse is registered with charitable status. It benefits from corporation tax exemptions available to charitable bodies. On the basis that its activities fall within its charitable purposes and its funds are applied only for these purposes, no provision for corporation tax is made.

d. Investments

The invesments are managed by professional managers. The portfolio is structured to provide income to help meet the objectives of the charity. The investment performance is monitored each year and adjustments made to correctly reflect the current value in the accounts.

e. Mortgages

Mortgage loans are advanced by National Westminster Bank Plc Markets trading as Fresh PLC under the terms of individual mortgage deeds in respect of the housing scheme. Advances are available only in respect of those developments which have been given approval for Social Housing Grant by the Welsh Government.

f. Social Housing Grant

Social Housing Grants (SHG) are made by the Welsh Government and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Welsh Government. The grants are paid direct to the lending authority and are reflected in the financial statements of the Association only when the payment has been made and the relevant mortgage loan reduced. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Grants received in relation to Housing Properties are shown within creditors and disclosed as Deferred Income net of amortisation. Grants received of a revenue nature are taken straight to the statement of comprehensive income.

Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the deprecitaion policy set out below.

g. Housing properties - fixed asset capitalisation and depreciation

Depreciation is charged on the historic cost of property components. Grant is allocated to the main structure of the property as well as to other components. The depreciable amount is written off over the estimated useful lives from the date of purchase/build.

Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been seperately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life. On implementing the change in accounting policy the depreciation charges on all residential properties have been reinstated as if the policy had always been applied, replacement components previously written off as major repairs have been restated as fixed assets and components which have been replaced have been written off.

1g. Ctd. Depreciation is charged on cost on a straight line basis over the component's expected useful life as follows:

		2024	2023
Building structure less SHG - % on cost		2	2
Windows/Doors	%	4	4
Roofs	%	2	2
Bathrooms	%	4	4
Kitchens	%	6.67	6.67
Heating System	%	3.33	3.33
Boiler	%	6.67	6.67

Housing properties are reviewed for impairment on a regular basis. Where there is evidence of impairment, properties are written down to their recoverable value.

h. Extraordinary Repair Restricted Reserve

The provisions of the Charity Commission Scheme regulating this Charity state that a transfer to this fund out of the income of the Charity must be made and a corresponding investment made in accumulation shares. The revaluation element of these shares has been included in the reserve since 1st April 1999 to comply with the Statement Of Recommended Practice. Prior to this it was included in the investment revaluation reserve. The use of the fund is restricted by this scheme to expenditure on the extraordinary repair, improvement or rebuilding of the Almshouses.

i. Basis of preparation

The financial statements have been prepared on a going concern basis. The Trustee has reviewed and considered relevant information, including the annual budget and future cash flows in making its assessment.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2024

2 (a) Turnover, Operating costs and Operating surplus

Fully rented housing accommodation	2024 Turnover	Operating Costs	Operating Surplus	2023 Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Social housing lettings (Note 2(b))	156,406	(133,419)	22,987	143,910	(140,378)	3,532
	156,406	(133,419)	22,987	143,910	(140,378)	3,532

2 (b) Income and expenditure from social housing lettings

	General needs and sheltered housing	Supported Housing	Other social housing letting income	2024 Total	2023 Total
Income	£	£	£	£	£
Rent receivable	131,289	-	-	131,289	120,043
Service charges income	10,536	-	-	10,536	9,286
Income for support services	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Amortised Grant	14,581	-	-	14,581	14,581
Turnover from social housing lettings	156,406	-	-	156,406	143,910
Cost					
Management fee	37,558	-	-	37,558	36,464
Service charge costs	15,526	-	-	15,526	14,919
Routine maintenance	49,752	-	-	49,752	57,674
Major repairs expenditure	281	-	-	281	3,960
Bad debts	141	-	-	141	(89)
Depreciation of housing properties	20,443	-	-	20,443	20,439
Impairment of housing properties	-	-	-	-	-
Other costs	9,718	-	-	9,718	7,011
Operating costs on social housing activities	133,419			133,419	140,378
Operating surplus on social housing lettings	22,987	-	-	22,987	3,532
Rent loss due to voids (memorandum note)	552	-	-	552	3,751

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2024

3 Operating surplus

	2024	2023
	£	£
The operating surplus is stated after charging:-		
Depreciation	20,443	20,439
Bad Debt Provision	141	(89)
Auditors' remuneration		
- In their capacity as auditors	4,320	4,296

4 Interest receivable and similar income

	2024	2023
	£	£
Income from hire of communal hall	-	-
Income from listed investments	17,931	16,182
Income from building society account	285	215
Sundry Income	-	-
	18,216	16,397

5 Interest payable and similar charges

	2024	2023
	£	£
On loans repayable in instalments wholly or partly in more than five years	1,036	1,000

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31st March 2024

6 Tangible Fixed Assets - Building Improvements	2024 £	2023 £
Cost		
At 1 April 2023	922,577	856,413
Component Additions	4,614	66,164
Component Disposals	-	-
At 31st March 2024	927,191	922,577
Depreciation		
At 1 April 2023	582,039	561,600
Charge for year	20,443	20,439
Component Disposals	-	-
At 31st March 2024	602,482	582,039
Net book value		
At 31st March 2024	324,709	340,538

Major works revenue items relating to existing housing stock £0

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2024

7 Listed Investments

	C.O.I.F Accum. ERF No.	C.O.I.F. Accum. ERF £	M&G Charity Multi Asset Accum. ERF No.	M&G Charity Multi Asset Accum. ERF £
At 1st April 2023	1,646	377,048	1,343	144,590
Additions	-	-	-	-
Disposals	(62)	(15,661)	-	-
Revaluation	-	45,743	-	9,321
At 31st March 2024	1,584	407,130	1,343	153,911

	C.O.I.F Income No.	C.O.I.F. Income £	M&G Charity Multi Asset Income No.	M&G Charity Multi Asset Income £
At 1st April 2023	21,726	407,067	128,464	114,744
Additions	1,588	32,128	-	-
Disposals	-	-	-	-
Revaluation	-	37,160	-	2,043
At 31st March 2024	23,314	476,355	128,464	116,787

	C.O.I.F Accum. CMF No.	C.O.I.F. Accum. CMF £		Total Listed Investments £
At 1st April 2023	69	15,871	At 1st April 2023	1,059,320
Additions	-	-	Additions	32,128
Disposals	-	-	Disposals	(15,661)
Revaluation	-	1,931	Revaluation	96,198
At 31st March 2024	69	17,802	At 31st March 2024	1,171,985

	2024		2023	
M&G Charity Multi Asset Income Shares	90.91	p	89.32	p
M&G Charity Multi Asset Accumulation Shares	11,460.81	p	10,766.74	p
COIF Income Shares	2,043.26	p	1,873.66	p
COIF Accumulation Shares	25,706.68	p	22,917.11	p
Historical Cost of Investments	£357,093		£340,626	

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31st March 2024

8 Debtors	2024 £	2023 £
Rent arrears	807	1,642
Less: bad debts provision	-	(953)
	807	689
Service Charge Debtor	407	-
Prepayments and accrued income	5,086	4,497
	6,300	5,186

9 Creditors: Amounts falling due within one year	2024 £	2023 £
Prepayments of rent	9,788	11,407
Sundry creditors and accruals	34,518	35,512
Service Charge Creditor	-	392
Fresh PLC loan due within one year	127	116
	44,433	47,427

10 Creditors: Amounts falling due after more than one year

	2024 £	2023 £
Housing loans	10,836	10,963

The loans advanced by Fresh PLC to finance the improvements to the Almshouses are secured by specific charges on the Charity's properties. They are repayable as follows in bi-annual instalments over 30 and 60 years, interest being charged at varying fixed interest rates ranging from 9.375% to 9.875% per annum, the last instalments falling due between 2018 and 2048.

	2024 £	2023 £
One year or less	127	116
Between one and two years	139	127
Between three and five years	703	458
In five years or more	9,994	10,378
	10,963	11,079

Gross grant creditor		
At 1 April 2023	613,792	613,792
Additions during the year	-	-
Component disposals	-	-
At 31 March 2024	613,792	613,792
Amortisation		
At 1 April 2023	453,806	439,225
Credit for the year	14,581	14,581
Component disposals	-	-
At 31 March 2024	468,387	453,806
Net grant creditor		
At 31 March 2024	145,405	159,986
At 1 April 2023	159,986	174,567
Amounts falling due:		
Within one year or less	14,581	14,581
Between one and two years	14,581	14,581
Between two and five years	43,743	43,743
In five years or more	72,500	87,081
In more than one year	130,824	145,405
Total grant creditor	145,405	159,986

11 Provisions for liabilities and charges

There are no provisions for liabilities and charges required in the year (2023: nil).

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2024

12 Number of Units in Management	2024 No.	2023 No.
At beginning and end of year	32	32
No. of units managed by other bodies	NIL	NIL

13 Registration

The Almshouses are registered with the Charity Commissioners and the Welsh Government.

14 Social Housing Grant

The total cumulative amount of Social Housing Grant received by the Association is as follows:-

	2024 £	2023 £
Social Housing Grant	764,224	764,224

15 Trusteeship

As the Managing Agent, Melin Homes Limited charged a total of £37,558 in fees to Henry Burton Almshouse Charity during the current year to 31st March 2024 (2023: £36,464). There was a balance owing of £28,838 as at 31st March 2024 (2023: £29,887). In total Melin invoiced expenditure totalling £104,645 to Henry Burton Almshouse Charity during the current year to 31st March 2024 (2023:£173,570).

No remuneration was paid to Melin Homes Limited for its role as the trustee during the current year to 31st March 2024 or the preceding year.

Melin Homes as the sole trustee the ultimate parent responsibility for Henry Burton Almshouses Charity.

16 Contingent Liabilities

As stated in the accounting policies, social housing grant is repayable in certain circumstances and therefore any amounts written off could be liable for repayment. The amount to date that the Association may need to repay should these circumstances arise is £527,827.

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE STATEMENT OF COMPREHENSIVE INCOME ACCOUNT
For the year ended 31st March 2024

	Notes		2024		2023
			£		£
Income					
Turnover	2		156,406		143,910
			156,406		143,910
Operating costs					
Management fee		37,558		36,464	
Water Rates		-		-	
Day to day repairs		49,752		57,602	
Major Repairs		281		3,960	
Service costs		15,526		14,919	
Cyclical maintenance		-		72	
Bad debts	3	141		(89)	
Depreciation	3	20,443		20,439	
Insurance		2,324		2,280	
Audit fee	3	4,320		4,296	
Legal Fees		2,441		-	
Subscriptions		541		315	
Advertising		-		-	
Minor Scheme Inventory <£100		-		-	
Sundry Charges		92		120	
			133,419		140,378
Operating surplus			22,987		3,532
Interest receivable and similar income					
Miscellaneous Income	4	-		-	
Interest from investments	4	17,931		16,182	
Bank & Building Society deposit interest	4	285		215	
Sundry Income		-		-	
			18,216		16,397
			41,203		19,929
Interest payable and similar charges	5		(1,036)		(1,000)
Surplus for the year			40,167		18,929
Movement on fair value of Financial Instruments	7		96,198		(20,991)
Surplus / (deficit) for the year			136,365		(2,062)

HENRY BURTON ALMSHOUSE CHARITY

England & Wales - Charity number 217319

Accounts

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31st March 2023

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31st March 2023

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The following pages do not form part of the statutory financial statements:-

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HENRY BURTON ALMSHOUSE CHARITY

OFFICERS AND PROFESSIONAL ADVISORS
For the year ended 31st March 2023

Welsh Government Registered Number:	A085
Registered Charity Number:	217319/5
Trustee:	Melin Homes Limited
Clerk to the Trustee:	Paula Kennedy
Registered Office:	T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Managing Agents:	Melin Homes Limited T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Auditors:	Haines Watts Wales LLP Chartered Accountants & Statutory Auditors 7 Neptune Court Vanguard Way Cardiff CF 24 5PJ
Bankers:	Barclays Bank Plc PO Box 1015 3rd Floor, Windsor Court 3 Windsor Place, Cardiff CF10 3ZL
Solicitors:	Blake Morgan Llys Tawe Kings Road SA1 Swansea Waterfront Swansea, SA1 8PG

HENRY BURTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEE
For the year ended 31 March 2023

The Trustee presents its report and the audited financial statements for the year ended 31 March 2023.

Trustee

The present Trustee is Melin Homes Limited.

Organisation and Structure

The Henry Burton Almshouse Charity is a Registered Social Landlord governed by a trust deed. The Trustee aims to continue to let the 32 self contained units to the elderly. The Almshouse employs no staff as it is fully managed by Melin Homes Limited. The Trustee is responsible for the running, administration and maintenance of its properties.

Risk Management

The Trustee reviews the Charity's activities at Board meetings and they have assessed the risks to which the Charity is exposed. As part of this process, the Trustee has implemented a risk management strategy which comprises both financial control and stock maintenance.

The Trustee acknowledges its responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

(a) The reliability of financial information used.
(b) The maintenance of proper accounting records.
(c) The safeguarding of assets against unauthorised use or disposition.

The Trustee has adopted a reserves policy considered sufficient to fund future repairs to the properties.

The Trustee is satisfied that adequate resources are available to continue in the foreseeable future and at present see no reason for the situation to change.

Objectives and activities

The objective of the charity is to benefit the almspeople being poor persons of good character who (except in special cases to be approved by the charity trustees) reside in the area of benefit. The benefitting areas being Caerwent, Monmouth and Newport. The activities this year continued to reflect the aims and objectives of the Charity. Central to this ethos was keeping rent/service charge levels at affordable levels, the properties well maintained and retaining a high occupancy rate, whilst maintaining the

financial well being of the Charity. The Trustees intend to continue running the Charity in accordance with its aims and objectives as outlined above.

Public benefit

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. We review our aims, objectives and activities each year. This review looks back at what we achieved and the outcomes of our work in the previous year. This review helps us ensure our aims, objectives and activities are focused on our stated purposes.

Investment Policy

The Trustee has considered the most appropriate policy for investing funds and have found that specialised unit trusts designated for the Charity Sector meet their requirement to generate both income and capital growth. The investments have been valued as at the 31st March 2023 and in total stand at £1,059,320. This is £49,798 lower than at 31st March 2022. £537,509 of the portfolio is held in Accumulation Shares and £521,811 in Income Shares.

Plans for future periods

There are no planned future changes in the activities of the almshouses.

Activities and Financial Review for the year

The Almshouse continued to let all 32 units during the year with voids amounting to £3,751 (2022: £283).

The deficit for the year, was £2,062 (2022:surplus £156,528).

Responsibility of the Trustee

The Trustee is responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The financial statements have been prepared in accordance with the Trust Deed, the Statement of Recommended Practice "Accounting for Registered Social Housing Providers" updated 2018, the Accounting requirements for Social Landlords registered in Wales General Determination 2015, the Housing Act 1996 and the Charities Act 2011.

The Trustee maintains a system of internal financial control, including suitable monitoring procedures to review its effectiveness. The system is designed to manage rather than eliminate risk of failure to achieve business objectives. However, any such system can only provide reasonable, and not absolute, assurance against material misstatement or loss.

In fulfilling these responsibilities, the Trustee has reviewed the effectiveness of the system of identifying, evaluating and managing the significant risks on the basis of the principles of corporate governance contained in Community Housing Cymru (CHC) Code of Governance and Welsh Government housing circular RSL 02/10, Internal Controls and Reporting. The Trustee has considered all of the major business and financial risks.

No weaknesses in internal control have been found which would result in any material losses, contingencies or uncertainties which would require disclosure as recommended by the above mentioned circular.

On the basis that a system can provide only reasonable, but not absolute assurance and that it relates to the needs of the business, the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Trustee's activities.

In preparing those financial statements the Trustee is required to select suitable accounting policies, as described on page 9, and then to apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The Trustee must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant legislation. The Trustee is responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

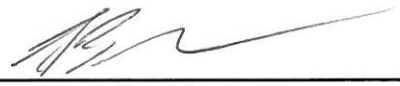
In so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware and the Trustee has taken all steps that they ought to have taken to make them self aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution to re-appoint the auditors, Haines Watts Wales LLP will be proposed by the Trustee at the Board meeting of Melin Homes Limited.

By Order of Melin Homes Limited; acting as Trustee

Clerk to the Trustee



Tom Broadhead

19 July 2023

Independent Auditor's Report to the Members of Henry Burton Almshouse Charity

Opinion

We have audited the financial statements of Henry Burton Almshouse Charity (the 'Charity') for the year ended 31 March 2023 which comprise the Consolidated Statement of comprehensive income, Consolidated Statement of Financial Position, Consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, schedule 1 to the Housing and Regeneration Act 2008 and The Accounting requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast

significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Act requires us to report to you if, in our opinion:

- the Charity has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or

- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Charities 's books of account; or

- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 10, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our planning procedures identify the legal and regulatory frameworks applicable to the operations and financial statements of the Association. These are reviewed internally with the audit team including relevant industry experience and expectations as well as externally with the client management. The key laws and regulations we considered in this context were; Financial Report Standard (FRS) 102, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Once identified, we assess the risks of material misstatements in relation to the laws and regulations, irregularities, including fraud and adjust our testing accordingly. Our audit procedures include:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Charity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.

- Conclude on the appropriateness of the Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularities likely involve collusion, forgery, intentional misrepresentation, or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:
www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Auditor's responsibilities in respect of the Housing for Wales Circular HFW 02/10 "Internal controls and reporting"

We review whether the Board's statement on internal financial control reflects the Charity's compliance with the Housing Association Circular RSL 02/10 "Internal

controls and reporting" and we report whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the Charity's corporate governance procedures or its internal financial control.

Use of Report

This report is made solely to the Parent Association's members, as a body, in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and The accounting requirements for Registered Social Landlords General Determination (Wales) 2015. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Haines Watts Wales LLP

Haines Watts Wales LLP
Statutory Auditor
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Date 31 July 2023

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE STATEMENT OF COMPREHENSIVE INCOME ACCOUNT
For the year ended 31st March 2023

	Notes		2023		2022
			£		£
Income					
Turnover	2		143,910		143,717
			143,910		143,717
Operating costs					
Management fee		36,464		35,402	
Water Rates		-		-	
Day to day repairs		57,602		21,163	
Major Repairs		3,960		281	
Service costs		14,919		15,058	
Cyclical maintenance		72		122	
Bad debts	3	(89)		(459)	
Depreciation	3	20,439		19,931	
Insurance		2,280		2,460	
Audit fee	3	4,296		4,098	
Legal Fees		-		-	
Subscriptions		315		299	
Advertising		-		-	
Minor Scheme Inventory <£100		-		-	
Sundry Charges		120		99	
			140,378		98,454
Operating surplus			3,532		45,263
Interest receivable and similar income					
Miscellaneous Income	4	-		-	
Interest from investments	4	16,182		14,779	
Bank & Building Society deposit interest	4	215		213	
Sundry Income		-		-	
			16,397		14,992
			19,929		60,255
Interest payable and similar charges	5		(1,000)		(1,055)
Surplus for the year			18,929		59,200
Movement on fair value of Financial Instruments	7		(20,991)		97,328
Surplus / (deficit) for the year			(2,062)		156,528

HENRY BURTON ALMSHOUSE CHARITY

Statement of Comprehensive Income

For the year ended 31st March 2023

	Notes	2023 £	2022 £
Turnover	2	143,910	143,717
Less Operating costs	2	(140,378)	(98,454)
Operating surplus	3	3,532	45,263
Movement in fair value of financial instruments	7	(20,991)	97,328
Interest receivable and similar income	4	16,397	14,992
Interest payable and similar charges	5	(1,000)	(1,055)
Surplus for the year before taxation		(2,062)	156,528
Taxation		-	-
Surplus for the year after taxation		(2,062)	156,528
Total Comprehensive Income for the year		(2,062)	156,528

CONTINUING OPERATIONS

None of the association's activities were acquired or discontinued during the above two financial years.

The financial statements were approved by the Trustees on 19th July 2023 and were signed on its behalf by:

Clerk to the Trustee

Tom Broadhead

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Changes in Reserves
For the year ended 31st March 2023

Reserves

	Extraordinary Repair Restricted Reserve	Unrestricted Revenue Reserve	Total
	£	£	£
At 1st April 2022	855,118	485,900	1,341,018
Deficit from statement of comprehensive Income	-	(2,062)	(2,062)
Transfers to restricted	(28,807)	28,807	-
Transfer of Revaluation on Restricted shares	(20,991)	20,991	-
At 31st March 2023	805,320	533,636	1,338,956

The use of the Extraordinary Repair Restricted Reserve is restricted by this scheme to expenditure on extraordinary repair, improvement or rebuilding of the Almshouses. The £805,320 value of the reserve is represented by investments with a historic cost of £185,154 and an unrealised surplus on investments of £620,166 of which a deficit of £20,991 occurred in 2022/23.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Financial Position
As at 31st March 2023

	Notes		2023		2022
Fixed Assets			£		£
Building Improvements					
- gross cost less depreciation	6		340,538		294,813
			340,538		294,813
Investments	7		1,059,320		1,109,118
			1,399,858		1,403,931
Current assets					
Debtors	8	5,186		5,029	
Cash at Bank		152,288		152,627	
		157,474		157,656	
Current liabilities					
Creditors: amounts falling due within one year	9	(47,427)		(34,924)	
Grants: amounts falling due within one year	10	(14,581)		(14,581)	
		(62,008)		(49,505)	
Net current assets			95,466		108,151
Total assets less current liabilities			1,495,324		1,512,082
Non-current liabilities					
Creditors: amounts falling due after more than one year	10		(10,963)		(11,078)
Grants: amounts falling due after more than one year	10		(145,405)		(159,986)
			(156,368)		(171,064)
Provisions for liabilities and charges	11		-		-
Net assets			1,338,956		1,341,018
Capital and Reserves					
Restricted Reserve			805,320		855,118
Revenue Reserve			533,636		485,900
			1,338,956		1,341,018

The financial statements were approved by the Trustee on 19th July 2023 and were signed on its behalf by:

Clerk to the Trustee

Tom Broadhead

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

CASH FLOW STATEMENT
Year Ended 31 March 2023

	Note	12m ended 31 Mar 2023	12m ended 31 Mar 2022
Net cash inflow from operating activities	1	21,726	52,202
Returns on investment and servicing of finance			
Interest paid		(1,000)	(1,055)
Interest received		16,397	14,992
Tax paid		0	0
Net cash inflow/(outflow) from returns on investment and servicing of finance		15,397	13,937
Capital expenditure and financial investment			
Purchase of investments		(22,895)	(40,632)
Government grants received		0	0
Grants repaid		0	0
Purchase of components		(66,164)	0
Sale of investments		51,702	0
Sale of housing properties and fixed asset investments		0	0
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		(37,357)	(40,632)
Free cash inflow/(outflow) before financing		(234)	25,507
Financing			
Housing loans received		0	0
Housing loans repaid		(105)	(96)
Free cash (outflow)/inflow from financing		(105)	(96)
Increase in cash	2	(339)	25,411

HENRY BURTON ALMSHOUSE CHARITY

RECONCILIATION OF THE OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		12m ended 31 Mar 2023 £'000	12m ended 31 Mar 2022 £'000
1	Operating surplus	3,532	45,263
	Depreciation of tangible assets	20,439	19,931
	Surplus on sale of assets	0	0
	(increase)/decrease in debtors	(157)	338
	increase/(decrease) in creditors	12,493	1,251
	Increase in stock	0	0
	Non cash movement in pension	0	0
	Amortisation of grant	(14,581)	(14,581)
	Net cash inflow from operating activities	21,726	52,202

RECONCILIATION OF NET CASH FLOW MOVEMENT TO MOVEMENT IN NET DEBT

		12m ended 31 Mar 2023 £'000	12m ended 31 Mar 2022 £'000
2	(Decrease)/Increase in cash in the year	(339)	25,411
	Cash inflow from changes in debt	105	96
	Non cash movement on debt	0	0
	Movement in net debt in the period	(234)	25,507
	Net debt at start of year	141,443	115,936
	Net debt at end of year	141,209	141,443

3 ANALYSIS OF CHANGES IN NET DEBT

	31 Mar 2022 £'000	Cash flows £'000	Non cash amendments	31 Mar 2023 £'000
Cash in hand and at bank	152,627	(339)	0	152,288
	152,627	(339)	0	152,288
Debt due in less than one year	(106)	(10)	-	(116)
Debt due in more than one year	(11,078)	115	0	(10,963)
Balance at end of year	141,443	(234)	0	141,209

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2023

1 Principal Accounting Policies

a. Basis of Accounting

The financial statements are prepared under the historical cost convention, except for the investments which are stated at open market value. The statements are prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (SORP 2018) and comply with the Accounting Requirements for Social Landlords Registered in Wales General Determination 2015.

b. Turnover

Turnover comprises rent and services charges.

c. Taxation

Henry Burton Almshouse is registered with charitable status. It benefits from corporation tax exemptions available to charitable bodies. On the basis that its activities fall within its charitable purposes and its funds are applied only for these purposes, no provision for corporation tax is made.

d. Investments

The invesments are managed by professional managers. The portfolio is structured to provide income to help meet the objectives of the charity. The investment performance is monitored each year and adjustments made to correctly reflect the current value in the accounts.

e. Mortgages

Mortgage loans are advanced by National Westminster Bank Plc Markets trading as Fresh PLC under the terms of individual mortgage deeds in respect of the housing scheme. Advances are available only in respect of those developments which have been given approval for Social Housing Grant by the Welsh Government.

f. Social Housing Grant

Social Housing Grants (SHG) are made by the Welsh Government and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Welsh Government. The grants are paid direct to the lending authority and are reflected in the financial statements of the Association only when the payment has been made and the relevant mortgage loan reduced. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Grants received in relation to Housing Properties are shown within creditors and disclosed as Deferred Income net of amortisation. Grants received of a revenue nature are taken straight to the statement of comprehensive income.

Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the deprecitaion policy set out below.

g. Housing properties - fixed asset capitalisation and depreciation

Housing properties are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition and direct costs of the development process.
Depreciation is charged on the historic cost of property components. Grant is allocated to the main structure of the property as well as to other components. The depreciable amount is written off over the estimated useful lives from the date of purchase/build.

Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been seperately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life. On implementing the change in accounting policy the depreciation charges on all residential properties have been reinstated as if the policy had always been applied, replacement components previously written off as major repairs have been restated as fixed assets and components which have been replaced have been written off.

1g. Ctd. Depreciation is charged on cost on a straight line basis over the component's expected useful life as follows:

		2023	2022
Building structure less SHG - % on cost		2	2
Windows/Doors	%	4	4
Roofs	%	2	2
Bathrooms	%	4	4
Kitchens	%	6.67	6.67
Heating System	%	3.33	3.33
Boiler	%	6.67	6.67

Housing properties are reviewed for impairment on a regular basis. Where there is evidence of impairment, properties are written down to their recoverable value.

h. Extraordinary Repair Restricted Reserve

The provisions of the Charity Commission Scheme regulating this Charity state that a transfer to this fund out of the income of the Charity must be made and a corresponding investment made in accumulation shares. The revaluation element of these shares has been included in the reserve since 1st April 1999 to comply with the Statement Of Recommended Practice. Prior to this it was included in the investment revaluation reserve. The use of the fund is restricted by this scheme to expenditure on the extraordinary repair, improvement or rebuilding of the Almshouses.

i. Basis of preparation

The financial statements have been prepared on a going concern basis. The Trustee has reviewed and considered relevant information, including the annual budget and future cash flows in making its assessment.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2023

2 (a) Turnover, Operating costs and Operating surplus

Fully rented housing accommodation	2023 Turnover	Operating Costs	Operating Surplus	2022 Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Social housing lettings (Note 2(b))	143,910	(140,378)	3,532	143,717	(98,454)	45,263
	143,910	(140,378)	3,532	143,717	(98,454)	45,263

2 (b) Income and expenditure from social housing lettings

	General needs and sheltered housing	Supported Housing	Other social housing letting income	2023 Total	2022 Total
Income	£	£	£	£	£
Rent receivable	120,043	-	-	120,043	119,790
Service charges income	9,286	-	-	9,286	9,346
Income for support services	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Amortised Grant	14,581	-	-	14,581	14,581
Turnover from social housing lettings	143,910	-	-	143,910	143,717
Cost					
Management fee	36,464	-	-	36,464	35,402
Service charge costs	14,919	-	-	14,919	15,058
Routine maintenance	57,674	-	-	57,674	21,285
Major repairs expenditure	3,960	-	-	3,960	281
Bad debts	(89)	-	-	(89)	(459)
Depreciation of housing properties	20,439	-	-	20,439	19,931
Impairment of housing properties	-	-	-	-	-
Other costs	7,011	-	-	7,011	6,956
Operating costs on social housing activities	140,378			140,378	98,454
Operating surplus on social housing lettings	3,532	-	-	3,532	45,263
Rent loss due to voids (memorandum note)	3,751	-	-	3,751	283

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2023

3 Operating surplus

	2023	2022
	£	£
The operating surplus is stated after charging:-		
Depreciation	20,439	19,931
Bad Debt Provision	(89)	(459)
Auditors' remuneration		
- In their capacity as auditors	4,296	4,098

4 Interest receivable and similar income

	2023	2022
	£	£
Income from hire of communal hall	-	-
Income from listed investments	16,182	14,779
Income from building society account	215	213
Sundry Income	-	-
	16,397	14,992

5 Interest payable and similar charges

	2023	2022
	£	£
On loans repayable in instalments wholly or partly in more than five years	1,000	1,055

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2023

6 Tangible Fixed Assets - Building Improvements	2023 £	2022 £
Cost		
At 1 April 2022	856,413	856,413
Component Additions	66,164	-
Component Disposals	-	-
At 31st March 2023	922,577	856,413
Depreciation		
At 1 April 2022	561,600	541,669
Charge for year	20,439	19,931
Component Disposals	-	-
At 31st March 2023	582,039	561,600
Net book value		
At 31st March 2023	340,538	294,813

Major works revenue items relating to existing housing stock £3,960

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2023

7 Listed Investments

	C.O.I.F Accum. ERF No.	C.O.I.F. Accum. ERF £	M&G Charity Multi Asset Accum. ERF No.	M&G Charity Multi Asset Accum. ERF £
At 1st April 2022	1,871	432,527	1,343	142,990
Additions	-	-	-	-
Disposals	(225)	(51,702)	-	-
Revaluation	-	(3,777)	-	1,600
At 31st March 2023	1,646	377,048	1,343	144,590

	C.O.I.F Income No.	C.O.I.F. Income £	M&G Charity Multi Asset Income No.	M&G Charity Multi Asset Income £
At 1st April 2022	20,518	399,555	128,464	118,033
Additions	1,208	22,895	-	-
Disposals	-	-	-	-
Revaluation	-	(15,383)	-	(3,289)
At 31st March 2023	21,726	407,067	128,464	114,744

	C.O.I.F Accum. CMF No.	C.O.I.F. Accum. CMF £		Total Listed Investments £
At 1st April 2022	69	16,013	At 1st April 2022	1,109,118
Additions	-	-	Additions	22,895
Disposals	-	-	Disposals	(51,702)
Revaluation	-	(142)	Revaluation	(20,991)
At 31st March 2023	69	15,871	At 31st March 2023	1,059,320

	2023		2022	
M&G Charity Multi Asset Income Shares	89.32	p	91.88	p
M&G Charity Multi Asset Accumulation Shares	10,766.74	p	10,647.59	p
COIF Income Shares	1,873.66	p	1,947.35	p
COIF Accumulation Shares	22,917.11	p	23,123.01	p
Historical Cost of Investments	£340,626		£369,433	

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31st March 2023

8 Debtors

	2023	2022
	£	£
Rent arrears	1,642	1,761
Less: bad debts provision	(953)	(1,073)
	689	688
Service Charge Debtor	-	350
Prepayments and accrued income	4,497	3,991
	5,186	5,029

9 Creditors: Amounts falling due within one year

	2023	2022
	£	£
Prepayments of rent	11,407	10,668
Sundry creditors and accruals	35,512	24,150
Service Charge Creditor	392	-
Fresh PLC loan due within one year	116	106
	47,427	34,924

10 Creditors: Amounts falling due after more than one year

	2023 £	2022 £
Housing loans	10,963	11,078

The loans advanced by Fresh PLC to finance the improvements to the Almshouses are secured by specific charges on the Charity's properties. They are repayable as follows in bi-annual instalments over 30 and 60 years, interest being charged at varying fixed interest rates ranging from 9.375% to 9.875% per annum, the last instalments falling due between 2018 and 2048.

	2023 £	2022 £
One year or less	116	106
Between one and two years	127	116
Between three and five years	458	418
In five years or more	10,378	10,544
	11,079	11,184
Gross grant creditor		
At 1 April 2022	613,792	613,792
Additions during the year	-	-
Component disposals	-	-
At 31 March 2023	613,792	613,792
Amortisation		
At 1 April 2022	439,225	424,644
Credit for the year	14,581	14,581
Component disposals	-	-
At 31 March 2023	453,806	439,225
Net grant creditor		
At 31 March 2023	159,986	174,567
At 1 April 2022	174,567	189,148
Amounts falling due:		
Within one year or less	14,581	14,581
Between one and two years	14,581	14,581
Between two and five years	43,743	43,743
In five years or more	87,081	101,662
In more than one year	145,405	159,986
Total grant creditor	159,986	174,567

11 Provisions for liabilities and charges

There are no provisions for liabilities and charges required in the year (2022: nil).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31st March 2023

12 Number of Units in Management

	2023 No.	2022 No.
At beginning and end of year	32	32
No. of units managed by other bodies	NIL	NIL

13 Registration

The Almshouses are registered with the Charity Commissioners and the Welsh Government.

14 Social Housing Grant

The total cumulative amount of Social Housing Grant received by the Association is as follows:-

	2023 £	2022 £
Social Housing Grant	764,224	764,224

15 Trusteeship

As the Managing Agent, Melin Homes Limited charged a total of £36,464 in fees to Henry Burton Almshouse Charity during the current year to 31st March 2023 (2022: £35,402). There was a balance owing of £29,887 as at 31st March 2023 (2022: £17,961). In total Melin invoiced expenditure totalling £173,570 to Henry Burton Almshouse Charity during the current year to 31st March 2023 (2022:£66,061).

No remuneration was paid to Melin Homes Limited for its role as the trustee during the current year to 31st March 2023 or the preceding year.

Melin Homes as the sole trustee the ultimate parent responsibility for Henry Burton Almshouses Charity.

16 Contingent Liabilities

As stated in the accounting policies, social housing grant is repayable in certain circumstances and therefore any amounts written off could be liable for repayment. The amount to date that the Association may need to repay should these circumstances arise is £513,246.

HENRY BURTON ALMSHOUSE CHARITY

England & Wales - Charity number 217319

Accounts

HENRY BURTON
ALMSHOUSE CHARITY

ANNUAL REPORT AND
FINANCIAL STATEMENTS

For the year ended
31st March 2022

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31st March 2022

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<u>The following pages do not form part of the statutory financial statements:-</u>

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HENRY BURTON ALMSHOUSE CHARITY

OFFICERS AND PROFESSIONAL ADVISORS
For the year ended 31st March 2022

Welsh Government Registered Number:	A085
Registered Charity Number:	217319/5
Trustee:	Melin Homes Limited
Clerk to the Trustee:	Paula Kennedy
Registered Office:	T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Managing Agents:	Melin Homes Limited T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Auditors:	Haines Watts Wales LLP Chartered Accountants & Statutory Auditors 7 Neptune Court Vanguard Way Cardiff CF 24 5PJ
Bankers:	Barclays Bank Plc PO Box 1015 3rd Floor, Windsor Court 3 Windsor Place, Cardiff CF10 3ZL
Solicitors:	Blake Morgan Llys Tawe Kings Road SA1 Swansea Waterfront Swansea, SA1 8PG

HENRY BURTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEE
For the year ended 31 March 2022

The Trustee presents its report and the audited financial statements for the year ended 31 March 2022.

Trustee

The present Trustee is Melin Homes Limited.

Organisation and Structure

The Henry Burton Almshouse Charity is a Registered Social Landlord governed by a trust deed. The Trustee aims to continue to let the 32 self contained units to the elderly. The Almshouse employs no staff as it is fully managed by Melin Homes Limited. The Trustee is responsible for the running, administration and maintenance of its properties.

Risk Management

The Trustee reviews the Charity's activities at Board meetings and they have assessed the risks to which the Charity is exposed. As part of this process, the Trustee has implemented a risk management strategy which comprises both financial control and stock maintenance.

The Trustee acknowledges its responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

(a) The reliability of financial information used.
(b) The maintenance of proper accounting records.
(c) The safeguarding of assets against unauthorised use or disposition.

The Trustee has adopted a reserves policy considered sufficient to fund future repairs to the properties.

The Trustee is satisfied that adequate resources are available to continue in the foreseeable future and at present see no reason for the situation to change.

Objectives and activities

The objective of the charity is to benefit the almspeople being poor persons of good character who (except in special cases to be approved by the charity trustees) reside in the area of benefit. The benefitting areas being Caerwent, Monmouth and Newport. The activities this year continued to reflect the aims and objectives of the Charity. Central to this ethos was keeping rent/service charge levels at affordable levels, the properties well maintained and retaining a high occupancy rate, whilst maintaining the financial well being of the Charity. The Trustees intend to continue running the Charity in accordance with its aims and objectives as outlined above.

Public benefit

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. We review our aims, objectives and activities each year. This review looks back at what we achieved and the outcomes of our work in the previous year. This review helps us ensure our aims, objectives and activities are focused on our stated purposes.

Investment Policy

The Trustee has considered the most appropriate policy for investing funds and have found that specialised unit trusts designated for the Charity Sector meet their requirement to generate both income and capital growth. The investments have been valued as at the 31st March 2022 and in total stand at £1,109,118. This is £137,960 higher than at 31st March 2021. £591,530 of the portfolio is held in Accumulation Shares and £517,588 in Income Shares.

Plans for future periods

There are no planned future changes in the activities of the almshouses.

Activities and Financial Review for the year

The Almshouse continued to let all 32 units during the year with voids amounting to £283 (2021: £618).

The surplus for the year, was £156,528 (2021: £230,468).

Covid-19

Coronavirus (Covid-19) Pandemic Risk: It is impossible to predict either the likely duration of the current Coronavirus pandemic or to be definitive about its financial impact on the world's major economies, including the UK. However, we are confident that the Almshouses is able to withstand these pressures and will continue to provide services to its residents, albeit in a restricted manner at present.

Responsibility of the Trustee

The Trustee is responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The financial statements have been prepared in accordance with the Trust Deed, the Statement of Recommended Practice "Accounting for Registered Social Housing Providers" updated 2018, the Accounting requirements for Social Landlords registered in Wales General Determination 2015, the Housing Act 1996 and the Charities Act 2011.

The Trustee maintains a system of internal financial control, including suitable monitoring procedures to review its effectiveness. The system is designed to manage rather than eliminate risk of failure to achieve business objectives. However, any such

system can only provide reasonable, and not absolute, assurance against material misstatement or loss.

In fulfilling these responsibilities, the Trustee has reviewed the effectiveness of the system of identifying, evaluating and managing the significant risks on the basis of the principles of corporate governance contained in Community Housing Cymru (CHC) Code of Governance and Welsh Government housing circular RSL 02/10, Internal Controls and Reporting. The Trustee has considered all of the major business and financial risks.

No weaknesses in internal control have been found which would result in any material losses, contingencies or uncertainties which would require disclosure as recommended by the above mentioned circular.

On the basis that a system can provide only reasonable, but not absolute assurance and that it relates to the needs of the business, the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Trustee's activities.

In preparing those financial statements the Trustee is required to select suitable accounting policies, as described on page 9, and then to apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The Trustee must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant legislation. The Trustee is responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

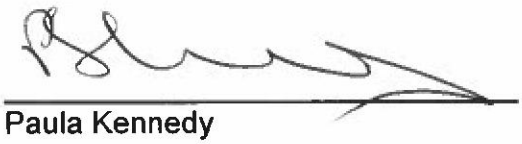
In so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware and the Trustee has taken all steps that they ought to have taken to make them self aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution to re-appoint the auditors, Haines Watts Wales LLP will be proposed by the Trustee at the Board meeting of Melin Homes Limited.

By Order of Melin Homes Limited; acting as Trustee

Clerk to the Trustee



Paula Kennedy

20 July 2022

Independent Auditor's Report to the Members of Henry Burton Almshouse Charity

Opinion

We have audited the financial statements of Henry Burton Almshouse Charity (the 'Charity') for the year ended 31 March 2022 which comprise the Consolidated Statement of comprehensive income, Consolidated Statement of Financial Position, Consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charities affairs as at 31 March 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, schedule 1 to the Housing and Regeneration Act 2008 and The Accounting requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitiy's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Act requires us to report to you if, in our opinion:

- the Charity has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Charities 's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 10, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our planning procedures identify the legal and regulatory frameworks applicable to the operations and financial statements of the Association. These are reviewed internally with the audit team including relevant industry experience and expectations as well as externally with the client management. The key laws and regulations we considered in this context were; Financial Report Standard (FRS) 102, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Once identified, we assess the risks of material misstatements in relation to the laws and regulations, irregularities, including fraud and adjust our testing accordingly. Our audit procedures include:

- Discussing with Board and Management which areas they believe to be more susceptible to fraud, and whether they have any knowledge or suspicion of fraudulent activities;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Parent Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Assessing the risk of management override and review and testing of journal entries made into the accounting system;
- Discussing with Directors and Management the legal and regulatory obligations of the business and whether they have any knowledge or suspicion of non compliance.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularities likely involve collusion, forgery, intentional misrepresentation, or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Auditor's responsibilities in respect of the Housing for Wales Circular HFW 02/10 "Internal controls and reporting"

We review whether the Board's statement on internal financial control reflects the Charity's compliance with the Housing Association Circular RSL 02/10 "Internal controls and reporting" and we report whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the Charity's corporate governance procedures or its internal financial control.

Use of Report

This report is made solely to the Parent Association's members, as a body, in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and The accounting requirements for Registered Social Landlords General Determination (Wales) 2015. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Haines Watts Wales LLP

Haines Watts Wales LLP
Statutory Auditor
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Date 17 August 2022

HENRY BURTON ALMSHOUSE CHARITY

Statement of Comprehensive Income
For the year ended 31st March 2022

	Notes	2022 £	2021 £
Turnover	2	143,717	144,713
Less Operating costs	2	(98,454)	(104,551)
Operating surplus	3	45,263	40,162
Movement in fair value of financial instruments	7	97,328	177,134
Interest receivable and similar income	4	14,992	14,236
Interest payable and similar charges	5	(1,055)	(1,064)
Surplus for the year before taxation		156,528	230,468
Taxation		-	-
Surplus for the year after taxation		156,528	230,468
Total Comprehensive Income for the year		156,528	230,468

CONTINUING OPERATIONS

None of the association's activities were acquired or discontinued during the above two financial years.

The financial statements were approved by the Trustees on 14th July 2022 and were signed on its behalf by:

Clerk to the Trustee

Paula Kennedy

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Changes in Reserves
For the year ended 31st March 2022

Reserves

	Extraordinary Repair Restricted Reserve	Unrestricted Revenue Reserve	Total
	£	£	£
At 1st April 2021	717,158	467,332	1,184,490
Deficit from statement of comprehensive Income	-	156,528	156,528
Transfers to restricted	40,632	(40,632)	-
Transfer of Revaluation on Restricted shares	97,328	(97,328)	-
At 31st March 2022	855,118	485,900	1,341,018

The use of the Extraordinary Repair Restricted Reserve is restricted by this scheme to expenditure on extraordinary repair, improvement or rebuilding of the Almshouses. The £855,118 value of the reserve is represented by investments with a historic cost of £213,961 and an unrealised surplus on investments of £641,157 of which a surplus of £97,328 occurred in 2020/21.

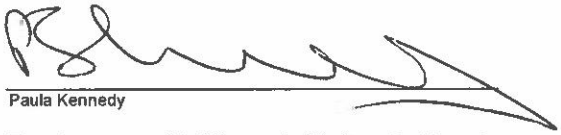
HENRY BURTON ALMSHOUSE CHARITY

Statement of Financial Position
As at 31st March 2022

	Notes		2022		2021
Fixed Assets			£		£
Building Improvements					
- gross cost less depreciation	6		294,813		314,744
			294,813		314,744
Investments	7		1,109,118		971,158
			1,403,931		1,285,902
Current assets					
Debtors	8	5,029		5,367	
Cash at Bank		152,627		127,217	
		157,656		132,584	
Current liabilities					
Creditors: amounts falling due within one year	9	(34,924)		(33,663)	
Grants: amounts falling due within one year	10	(14,581)		(14,581)	
		(49,505)		(48,244)	
Net current assets			108,151		84,340
Total assets less current liabilities			1,512,082		1,370,242
Non-current liabilities					
Creditors: amounts falling due after more than one year	10		(11,078)		(11,185)
Grants: amounts falling due after more than one year	10		(159,986)		(174,567)
			(171,064)		(185,752)
Provisions for liabilities and charges	11		-		-
Net assets			1,341,018		1,184,490
Capital and Reserves					
Restricted Reserve			855,118		717,158
Revenue Reserve			485,900		467,332
			1,341,018		1,184,490

The financial statements were approved by the Trustee on 20th July 2022 and were signed on its behalf by:

Clerk to the Trustee



Paula Kennedy

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

CASH FLOW STATEMENT
Year Ended 31 March 2022

	Note	12m ended 31 Mar 2022	12m ended 31 Mar 2021
Net cash inflow from operating activities	1	52,202	47,231
Returns on investment and servicing of finance			
Interest paid		(1,055)	(1,064)
Interest received		14,992	14,236
Tax paid		0	0
Net cash inflow/(outflow) from returns on investment an servicing of finance		13,937	13,172
Capital expenditure and financial investment			
Purchase of investments		(40,632)	(37,669)
Government grants received		0	0
Grants repaid		0	0
Purchase of components		0	0
Sale of investments		0	0
Sale of housing properties and fixed asset investments		0	0
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		(40,632)	(37,669)
Free cash inflow/(outflow) before financing		25,507	22,734
Financing			
Housing loans received		0	0
Housing loans repaid		(96)	(88)
Free cash (outflow)/inflow from financing		(96)	(88)
Increase in cash	2	25,411	22,646

HENRY BURTON ALMSHOUSE CHARITY

RECONCILIATION OF THE OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		12m ended 31 Mar 2022 £'000	12m ended 31 Mar 2021 £'000
1	Operating surplus	45,263	40,162
	Depreciation of tangible assets	19,931	23,340
	Surplus on sale of assets	0	0
	(increase)/decrease in debtors	338	(1,236)
	increase/(decrease) in creditors	1,251	(454)
	Increase in stock	0	0
	Non cash movement in pension	0	0
	Amortisation of grant	(14,581)	(14,581)
	Net cash inflow from operating activities	52,202	47,231

RECONCILIATION OF NET CASH FLOW MOVEMENT TO MOVEMENT IN NET DEBT

		12m ended 31 Mar 2022 £'000	12m ended 31 Mar 2021 £'000
2	(Decrease)/Increase in cash in the year	25,411	22,646
	Cash inflow from changes in debt	96	88
	Non cash movement on debt	0	0
	Movement in net debt in the period	25,507	22,734
	Net debt at start of year	115,936	93,202
	Net debt at end of year	141,443	115,936

3 ANALYSIS OF CHANGES IN NET DEBT

	31 Mar 2021 £'000	Cash flows £'000	Non cash amendments	31 Mar 2022 £'000
Cash in hand and at bank	127,217	25,410	0	152,627
	127,217	25,410	0	152,627
Debt due in less than one year	(96)	(10)	-	(106)
Debt due in more than one year	(11,185)	107	0	(11,078)
Balance at end of year	115,936	25,507	0	141,443

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

1 **Principal Accounting Policies**

a. **Basis of Accounting**

The financial statements are prepared under the historical cost convention, except for the investments which are stated at open market value. The statements are prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (SORP 2018) and comply with the Accounting Requirements for Social Landlords Registered in Wales General Determination 2015.

b. **Turnover**

Turnover comprises rent and services charges.

c. **Taxation**

Henry Burton Almshouse is registered with charitable status. It benefits from corporation tax exemptions available to charitable bodies. On the basis that its activities fall within its charitable purposes and its funds are applied only for these purposes, no provision for corporation tax is made.

d. **Investments**

The invesments are managed by professional managers. The portfolio is structured to provide income to help meet the objectives of the charity. The investment performance is monitored each year and adjustments made to correctly reflect the current value in the accounts.

e. **Mortgages**

Mortgage loans are advanced by National Westminster Bank Plc Markets trading as Fresh PLC under the terms of individual mortgage deeds in respect of the housing scheme. Advances are available only in respect of those developments which have been given approval for Social Housing Grant by the Welsh Government.

f. **Social Housing Grant**

Social Housing Grants (SHG) are made by the Welsh Government and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Welsh Government. The grants are paid direct to the lending authority and are reflected in the financial statements of the Association only when the payment has been made and the relevant mortgage loan reduced. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Grants received in relation to Housing Properties are shown within creditors and disclosed as Deferred Income net of amortisation. Grants received of a revenue nature are taken straight to the statement of comprehensive income.

Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the deprecitaion policy set out below.

g. **Housing properties - fixed asset capitalisation and depreciation**

Housing properties are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition and direct costs of the development process.
Depreciation is charged on the historic cost of property components. Grant is allocated to the main structure of the property as well as to other components. The depreciable amount is written off over the estimated useful lives from the date of purchase/build.
Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been seperately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life. On implementing the change in accounting policy the depreciation charges on all residential properties have been reinstated as if the policy had always been applied, replacement components previously written off as major repairs have been restated as fixed assets and components which have been replaced have been written off.

1g. Ctd. Depreciation is charged on cost on a straight line basis over the component's expected useful life as follows:

		2022	2021
Building structure less SHG			
- % on cost		2	2
Windows/Doors	%	4	4
Roofs	%	2	2
Bathrooms	%	4	4
Kitchens	%	6.67	6.67
Heating System	%	3.33	3.33
Boiler	%	6.67	6.67

Housing properties are reviewed for impairment on a regular basis. Where there is evidence of impairment, properties are written down to their recoverable value.

h. Extraordinary Repair Restricted Reserve

The provisions of the Charity Commission Scheme regulating this Charity state that a transfer to this fund out of the income of the Charity must be made and a corresponding investment made in accumulation shares. The revaluation element of these shares has been included in the reserve since 1st April 1999 to comply with the Statement Of Recommended Practice. Prior to this it was included in the investment revaluation reserve. The use of the fund is restricted by this scheme to expenditure on the extraordinary repair, improvement or rebuilding of the Almshouses.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

2 (a) Turnover, Operating costs and Operating surplus

Fully rented housing accommodation	2022 Turnover	Operating Costs	Operating Surplus	2021 Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Social housing lettings (Note 2(b))	143,717	(98,454)	45,263	144,713	(104,551)	40,162
	143,717	(98,454)	45,263	144,713	(104,551)	40,162

2 (b) Income and expenditure from social housing lettings

Income	General needs and sheltered housing £	Supported Housing £	Other social housing letting income £	2022 Total £	2021 Total £
Rent receivable	119,790	-	-	119,790	117,681
Service charges income	9,346	-	-	9,346	12,451
Income for support services	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Amortised Grant	14,581	-	-	14,581	14,581
Turnover from social housing lettings	143,717	-	-	143,717	144,713
Cost					
Management fee	35,402	-	-	35,402	34,371
Service charge costs	15,058	-	-	15,058	17,006
Routine maintenance	21,285	-	-	21,285	19,679
Major repairs expenditure	281	-	-	281	560
Bad debts	(459)	-	-	(459)	165
Depreciation of housing properties	19,931	-	-	19,931	23,340
Impairment of housing properties	-	-	-	-	-
Other costs	6,956	-	-	6,956	9,430
Operating costs on social housing activities	98,454			98,454	104,551
Operating surplus on social housing lettings	45,263	-	-	45,263	40,162
Rent loss due to voids (memorandum note)	283	-	-	283	618

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

3 Operating surplus

	2022	2021
	£	£
The operating surplus is stated after charging:-		
Depreciation	19,931	23,340
Bad Debt Provision	(459)	165
Auditors' remuneration		
- In their capacity as auditors	4,098	3,856

4 Interest receivable and similar income

	2022	2021
	£	£
Income from hire of communal hall	-	(35)
Income from listed investments	14,779	14,058
Income from building society account	213	211
Sundry Income	-	2
	14,992	14,236

5 Interest payable and similar charges

	2022	2021
	£	£
On loans repayable in instalments wholly or partly in more than five years	1,055	1,064

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

6 Tangible Fixed Assets - Building Improvements	2022 £	2021 £
Cost		
At 1 April 2021	856,413	856,413
Component Additions	-	-
Component Disposals	-	-
At 31st March 2022	856,413	856,413
Depreciation		
At 1 April 2021	541,669	518,329
Charge for year	19,931	23,340
Component Disposals	-	-
At 31st March 2022	561,600	541,669
Net book value		
At 31st March 2022	294,813	314,744

Major works revenue items relating to existing housing stock £0

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

7 Listed Investments

	C.O.I.F Accum. ERF No.	C.O.I.F. Accum. ERF £	M&G Charity Multi Asset Accum. ERF No.	M&G Charity Multi Asset Accum. ERF £
At 1st April 2021	1,806	374,096	1,343	128,860
Additions	65	14,610	-	-
Disposals			-	-
Revaluation	-	43,821	-	14,130
At 31st March 2022	1,871	432,527	1,343	142,990

	C.O.I.F Income No.	C.O.I.F. Income £	M&G Charity Multi Asset Income No.	M&G Charity Multi Asset Income £
At 1st April 2021	19,162	343,506	128,464	110,351
Additions	1,356	26,022	-	-
Disposals	-	-	-	-
Revaluation	-	30,027	-	7,682
At 31st March 2022	20,518	399,555	128,464	118,033

	C.O.I.F Accum. CMF No.	C.O.I.F. Accum. CMF £		Total Listed Investments £
At 1st April 2021	69	14,345	At 1st April 2021	971,158
Additions	-	-	Additions	40,632
Disposals	-	-	Disposals	-
Revaluation	-	1,668	Revaluation	97,328
At 31st March 2022	69	16,013	At 31st March 2022	1,109,118

	2022		2021	
M&G Charity Multi Asset Income Shares	91.88	p	85.90	p
M&G Charity Multi Asset Accumulation Shares	10,647.59	p	9,595.41	p
COIF Income Shares	1,947.35	p	1,792.64	p
COIF Accumulation Shares	23,123.01	p	20,714.09	p
Historical Cost of Investments	£369,433		£328,801	

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

8 Debtors	2022 £	2021 £
Rent arrears	1,761	2,140
Less: bad debts provision	(1,073)	(1,532)
	688	608
Service Charge Debtor	350	969
Prepayments and accrued income	3,991	3,790
	5,029	5,367

9 Creditors: Amounts falling due within one year	2022 £	2021 £
Prepayments of rent	10,668	10,141
Sundry creditors and accruals	24,150	23,426
Service Charge Creditor	-	-
Fresh PLC loan due within one year	106	96
	34,924	33,663

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

10 Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Housing loans	11,078	11,185

The loans advanced by Fresh PLC to finance the improvements to the Almshouses are secured by specific charges on the Charity's properties. They are repayable as follows in bi-annual instalments over 30 and 60 years, interest being charged at varying fixed interest rates ranging from 9.375% to 9.875% per annum, the last instalments falling due between 2018 and 2048.

	2022 £	2021 £
One year or less	106	96
Between one and two years	116	106
Between three and five years	418	382
In five years or more	10,544	10,697
	11,184	11,281
Gross grant creditor		
At 1 April 2021	613,792	613,792
Additions during the year	-	-
Component disposals	-	-
At 31 March 2022	613,792	613,792
Amortisation		
At 1 April 2021	424,644	410,063
Credit for the year	14,581	14,581
Component disposals	-	-
At 31 March 2022	439,225	424,644
Net grant creditor		
At 31 March 2022	174,567	189,148
At 1 April 2021	189,148	203,729
Amounts falling due:		
Within one year or less	14,581	14,581
Between one and two years	14,581	14,581
Between two and five years	43,743	43,743
In five years or more	101,662	116,243
In more than one year	159,986	174,567
Total grant creditor	174,567	189,148

11 Provisions for liabilities and charges

There are no provisions for liabilities and charges required in the year (2021: nil)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2022

12 Number of Units in Management	2022 No.	2021 No.
At beginning and end of year	32	32
No. of units managed by other bodies	NIL	NIL

13 Registration

The Almshouses are registered with the Charity Commissioners and the Welsh Government.

14 Social Housing Grant

The total cumulative amount of Social Housing Grant received by the Association is as follows:-

	2022 £	2021 £
Social Housing Grant	764,224	764,224

15 Trusteeship

As the Managing Agent, Melin Homes Limited charged a total of £35,402 in fees to Henry Burton Almshouse Charity during the current year to 31st March 2022 (2021: £34,371). There was a balance owing of £17,961 as at 31st March 2022 (2021: £18,388). In total Melin invoiced expenditure totalling £66,061 to Henry Burton Almshouse Charity during the current year to 31st March 2022 (2021:£63,173).

No remuneration was paid to Melin Homes Limited for its role as the trustee during the current year to 31st March 2022 or the preceding year.

Melin Homes as the sole trustee the ultimate parent responsibility for Henry Burton Almshouses Charity.

16 Contingent Liabilities

As stated in the accounting policies, social housing grant is repayable in certain circumstances and therefore any amounts written off could be liable for repayment. The amount to date that the Association may need to repay should these circumstances arise is £498,665.

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE STATEMENT OF COMPREHENSIVE INCOME ACCOUNT
For the year ended 31st March 2022

	Notes		2022		2021
			£		£
Income					
Turnover	2		143,717		144,713
			143,717		144,713
Operating costs					
Management fee		35,402		34,371	
Water Rates		-		-	
Day to day repairs		21,163		19,569	
Major Repairs		281		560	
Service costs		15,058		17,006	
Cyclical maintenance		122		110	
Bad debts	3	(459)		165	
Depreciation	3	19,931		23,340	
Insurance		2,460		1,990	
Audit fee	3	4,098		3,856	
Legal Fees		-		3,239	
Subscriptions		299		285	
Advertising		-		-	
Minor Scheme Inventory <£100		-		-	
Sundry Charges		99		60	
			98,454		104,551
Operating surplus			45,263		40,162
Interest receivable and similar income					
Miscellaneous Income	4	-		(35)	
Interest from investments	4	14,779		14,058	
Bank & Building Society deposit interest	4	213		211	
Sundry Income		-		2	
			14,992		14,236
			60,255		54,398
Interest payable and similar charges	5		(1,055)		(1,064)
Surplus for the year			59,200		53,334
Movement on fair value of Financial Instruments	7		97,328		177,134
Surplus / (deficit) for the year			156,528		230,468

HENRY BURTON ALMSHOUSE CHARITY

England & Wales - Charity number 217319

Accounts

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended 31st March 2021

HENRY BURTON ALMSHOUSE CHARITY

ANNUAL REPORT AND FINANCIAL STATEMENTS
For the year ended 31st March 2021

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The following pages do not form part of the statutory financial statements:-

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HENRY BURTON ALMSHOUSE CHARITY

OFFICERS AND PROFESSIONAL ADVISORS
For the year ended 31st March 2021

Welsh Government Registered Number:	A085
Registered Charity Number:	217319/5
Trustee:	Melin Homes Limited
Clerk to the Trustee:	Paula Kennedy
Registered Office:	T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Managing Agents:	Melin Homes Limited T'yr Efail Lower Mill Field Pontypool Torfaen NP4 0XJ
Auditors:	Haines Watts Wales LLP Chartered Accountants & Statutory Auditors 7 Neptune Court Vanguard Way Cardiff CF 24 5PJ
Bankers:	Barclays Bank Plc PO Box 1015 3rd Floor, Windsor Court 3 Windsor Place, Cardiff CF10 3ZL
Solicitors:	Blake Morgan Llys Tawe Kings Road SA1 Swansea Waterfront Swansea, SA1 8PG

HENRY BURTON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEE
For the year ended 31 March 2021

The Trustee presents its report and the audited financial statements for the year ended 31 March 2021.

Trustee

The present Trustee is Melin Homes Limited.

Organisation and Structure

The Henry Burton Almshouse Charity is a Registered Social Landlord governed by a trust deed. The Trustee aims to continue to let the 32 self contained units to the elderly. The Almshouse employs no staff as it is fully managed by Melin Homes Limited. The Trustee is responsible for the running, administration and maintenance of its properties.

Risk Management

The Trustee reviews the Charity's activities at Board meetings and they have assessed the risks to which the Charity is exposed. As part of this process, the Trustee has implemented a risk management strategy which comprises both financial control and stock maintenance.

The Trustee acknowledges its responsibility for ensuring that the Charity has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

(a) The reliability of financial information used.
(b) The maintenance of proper accounting records.
(c) The safeguarding of assets against unauthorised use or disposition.

The Trustee has adopted a reserves policy considered sufficient to fund future repairs to the properties.

The Trustee is satisfied that adequate resources are available to continue in the foreseeable future and at present see no reason for the situation to change.

Objectives and activities

The objective of the charity is to benefit the almspeople being poor persons of good character who (except in special cases to be approved by the charity trustees) reside in the area of benefit. The benefitting areas being Caerwent, Monmouth and Newport. The activities this year continued to reflect the aims and objectives of the Charity. Central to this ethos was keeping rent/service charge levels at affordable levels, the properties well maintained and retaining a high occupancy rate, whilst maintaining the financial well being of the Charity. The Trustees intend to continue running the Charity in accordance with its aims and objectives as outlined above.

Public benefit

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. We review our aims, objectives and activities each year. This review looks back at what we achieved and the outcomes of our work in the previous year. This review helps us ensure our aims, objectives and activities are focused on our stated purposes.

Investment Policy

The Trustee has considered the most appropriate policy for investing funds and have found that specialised unit trusts designated for the Charity Sector meet their requirement to generate both income and capital growth. The investments have been valued as at the 31st March 2021 and in total stand at £971,158. This is £214,803 higher than at 31st March 2020. £517,301 of the portfolio is held in Accumulation Shares and £453,857 in Income Shares.

Plans for future periods

There are no planned future changes in the activities of the almshouses.

Activities and Financial Review for the year

The Almshouse continued to let all 32 units during the year with voids amounting to £618 (2020: £1,135).

The surplus for the year, was £230,468 (2020: deficit £14,926).

Covid-19

Coronavirus (Covid-19) Pandemic Risk: It is impossible to predict either the likely duration of the current Coronavirus pandemic or to be definitive about its financial impact on the world's major economies, including the UK. However, we are confident that the Almshouses is able to withstand these pressures and will continue to provide services to its residents, albeit in a restricted manner at present.

Responsibility of the Trustee

The Trustee is responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

The financial statements have been prepared in accordance with the Trust Deed, the Statement of Recommended Practice "Accounting for Registered Social Housing Providers" updated 2018, the Accounting requirements for Social Landlords registered in Wales General Determination 2015, the Housing Act 1996 and the Charities Act 2011.

The Trustee maintains a system of internal financial control, including suitable monitoring procedures to review its effectiveness. The system is designed to manage rather than eliminate risk of failure to achieve business objectives. However, any such

system can only provide reasonable, and not absolute, assurance against material misstatement or loss.

In fulfilling these responsibilities, the Trustee has reviewed the effectiveness of the system of identifying, evaluating and managing the significant risks on the basis of the principles of corporate governance contained in Community Housing Cymru (CHC) Code of Governance and Welsh Government housing circular RSL 02/10, Internal Controls and Reporting. The Trustee has considered all of the major business and financial risks.

No weaknesses in internal control have been found which would result in any material losses, contingencies or uncertainties which would require disclosure as recommended by the above mentioned circular.

On the basis that a system can provide only reasonable, but not absolute assurance and that it relates to the needs of the business, the system as a whole was found at the time of approving the financial statements to be generally appropriate to the scale of the Trustee's activities.

In preparing those financial statements the Trustee is required to select suitable accounting policies, as described on page 9, and then to apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The Trustee must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the relevant legislation. The Trustee is responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for prevention and detection of fraud and other irregularities.

In so far as the Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware and the Trustee has taken all steps that they ought to have taken to make them self aware of any relevant audit information and to establish that the auditors are aware of that information.

Auditors

A resolution to re-appoint the auditors, Haines Watts Wales LLP will be proposed by the Trustee at the Board meeting of Melin Homes Limited.

By Order of Melin Homes Limited; acting as Trustee

Clerk to the Trustee

Paula Kennedy

14 July 2021

Independent Auditor's Report to the Members of Henry Burton Almshouse Charity

Opinion

We have audited the financial statements of Henry Burton Almshouse Charity (the 'Charity') for the year ended 31 March 2021 which comprise the Consolidated Statement of comprehensive income, Consolidated Statement of Financial Position, Consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charities affairs as at 31 March 2021 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, schedule 1 to the Housing and Regeneration Act 2008 and The Accounting requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the boards' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitiy's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

Other information

The Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

The impact of uncertainties on our audit owing to COVID -19

The Boards' view on the impact of COVID-19 is disclosed within the report of the board and accounting policies note 2.

Uncertainties related to the effects of COVID-19 are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, such as recoverability and valuation of assets, appropriateness of the going concern basis of preparation of the financial statements and associated disclosures.

All of these depend on assessments of the future economic environment and the charity's future prospects and performance.

The COVID-19 viral pandemic is one of the most significant economic events for the UK, and at the date of this report, its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown.

We have applied a standardised approach in response to that uncertainty when assessing the charity's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a charity and this is particularly the case in relation to the COVID-19 pandemic.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Act requires us to report to you if, in our opinion:

- the Charity has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Charities 's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 10, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Charity or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our planning procedures identify the legal and regulatory frameworks applicable to the operations and financial statements of the Association. These are reviewed internally with the audit team including relevant industry experience and expectations as well as externally with the client management. The key laws and regulations we considered in this context were; Financial Report Standard (FRS) 102, Charities Act 2011, Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Once identified, we assess the risks of material misstatements in relation to the laws and regulations, irregularities, including fraud and adjust our testing accordingly. Our audit procedures include:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Charity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.

- Conclude on the appropriateness of the Board's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Charity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Despite the audit being planned and conducted in accordance with ISAs (UK) there remains an unavoidable risk that material misstatements in the financial statements may not be detected owing to inherent limitations of the audit, and that by their very nature, any such instances of fraud or irregularities likely involve collusion, forgery, intentional misrepresentation, or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Auditor's responsibilities in respect of the Housing for Wales Circular HFW 02/10 "Internal controls and reporting"

We review whether the Board's statement on internal financial control reflects the Charity's compliance with the Housing Association Circular RSL 02/10 "Internal controls and reporting" and we report whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the Charity's corporate governance procedures or its internal financial control.

Use of Report

This report is made solely to the Parent Association's members, as a body, in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and The accounting requirements for Registered Social Landlords General Determination (Wales) 2015. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

Haines Watts Wales LLP

Haines Watts Wales LLP
Statutory Auditor
7 Neptune Court
Vanguard Way
Cardiff
CF24 5PJ

Date 20 September 2021

HENRY BURTON ALMSHOUSE CHARITY

Statement of Comprehensive Income
For the year ended 31st March 2021

	Notes	2021 £	2020 £
Turnover	2	144,713	140,795
Less Operating costs	2	(104,551)	(124,298)
Operating surplus	3	40,162	16,497
Movement in fair value of financial instruments	7	177,134	(43,670)
Interest receivable and similar income	4	14,236	13,540
Interest payable and similar charges	5	(1,064)	(1,293)
Surplus for the year before taxation		230,468	(14,926)
Taxation		-	-
Surplus for the year after taxation		230,468	(14,926)
Total Comprehensive Income for the year		230,468	(14,926)

CONTINUING OPERATIONS

None of the association's activities were acquired or discontinued during the above two financial years.

The financial statements were approved by the Trustees on 14th July 2021 and were signed on its behalf by:

Clerk to the Trustee

Paula Kennedy

The notes on pages 9 to 18 form part of the financial statements.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Changes in Reserves
For the year ended 31st March 2021

Reserves

	Extraordinary Repair Restricted Reserve	Unrestricted Revenue Reserve	Total
	£	£	£
At 1st April 2020	502,355	451,667	954,022
Deficit from statement of comprehensive Income	-	230,468	230,468
Transfers to restricted	37,669	(37,669)	-
Transfer of Revaluation on Restricted shares	177,134	(177,134)	-
At 31st March 2021	717,158	467,332	1,184,490

The use of the Extraordinary Repair Restricted Reserve is restricted by this scheme to expenditure on extraordinary repair, improvement or rebuilding of the Almshouses. The £717,158 value of the reserve is represented by investments with a historic cost of £173,329 and an unrealised surplus on investments of £543,829 of which a surplus of £177,134 occurred in 2020/21.

HENRY BURTON ALMSHOUSE CHARITY

Statement of Financial Position
As at 31st March 2021

	Notes		2021		2020
			£		£
Fixed Assets					
Building Improvements					
- gross cost less depreciation	6		314,744		338,084
			314,744		338,084
Investments	7		971,158		756,355
			1,285,902		1,094,439
Current assets					
Debtors	8	5,367		4,131	
Cash at Bank		127,217		104,571	
		132,584		108,702	
Current liabilities					
Creditors: amounts falling due within one year	9	(33,663)		(34,109)	
Grants: amounts falling due within one year	10	(14,581)		(14,581)	
		(48,244)		(48,690)	
			84,340		60,012
Net current assets					
Total assets less current liabilities			1,370,242		1,154,451
Non-current liabilities					
Creditors: amounts falling due after more than one year	10		(11,185)		(11,281)
Grants: amounts falling due after more than one year	10		(174,567)		(189,148)
			(185,752)		(200,429)
Provisions for liabilities and charges	11		-		-
Net assets			1,184,490		954,022
Capital and Reserves					
Restricted Reserve			717,158		502,355
Revenue Reserve			467,332		451,667
			1,184,490		954,022

The financial statements were approved by the Trustee on 14th July 2021 and were signed on its behalf by

Clerk to the Trustee

Paula Kennedy

The notes on pages 9 to 18 form part of the financial statements

HENRY BURTON ALMSHOUSE CHARITY

CASH FLOW STATEMENT
Year Ended 31 March 2021

	Note	12m ended 31 Mar 2021	12m ended 31 Mar 2020
Net cash inflow from operating activities	1	47,231	31,822
Returns on investment and servicing of finance			
Interest paid		(1,064)	(1,293)
Interest received		14,236	13,540
Tax paid		0	0
Net cash inflow/(outflow) from returns on investment ar servicing of finance		13,172	12,247
Capital expenditure and financial investment			
Purchase of investments		(37,669)	(21,388)
Government grants received		0	0
Grants repaid		0	0
Purchase of components		0	(7,399)
Sale of investments		0	2,740
Sale of housing properties and fixed asset investments		0	0
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		(37,669)	(26,047)
Free cash inflow/(outflow) before financing		22,734	18,022
Financing			
Housing loans received		0	0
Housing loans repaid		(88)	(4,045)
Free cash (outflow)/inflow from financing		(88)	(4,045)
Increase in cash	2	22,646	13,977

HENRY BURTON ALMSHOUSE CHARITY

RECONCILIATION OF THE OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

		12m ended 31 Mar 2021 £'000	12m ended 31 Mar 2020 £'000
1	Operating surplus	40,162	16,497
	Depreciation of tangible assets	23,340	24,044
	Surplus on sale of assets	0	0
	(increase)/decrease in debtors	(1,236)	10,886
	increase/(decrease) in creditors	(454)	(5,024)
	Increase in stock	0	0
	Non cash movement in pension	0	0
	Amortisation of grant	(14,581)	(14,581)
	Net cash inflow from operating activities	47,231	31,822

RECONCILIATION OF NET CASH FLOW MOVEMENT TO MOVEMENT IN NET DEBT

		12m ended 31 Mar 2021 £'000	12m ended 31 Mar 2020 £'000
2	(Decrease)/Increase in cash in the year	22,646	13,977
	Cash inflow from changes in debt	88	4,045
	Non cash movement on debt	0	0
	Movement in net debt in the period	22,734	18,022
	Net debt at start of year	93,202	75,180
	Net debt at end of year	115,936	93,202

3 ANALYSIS OF CHANGES IN NET DEBT

	31 Mar 2020 £'000	Cash flows £'000	Non cash amendments	31 Mar 2021 £'000
Cash in hand and at bank	104,571	22,646	0	127,217
	104,571	22,646	0	127,217
Debt due in less than one year	(88)	(8)	-	(96)
Debt due in more than one year	(11,281)	96	0	(11,185)
Balance at end of year	93,202	22,734	0	115,936

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

1 Principal Accounting Policies

a. Basis of Accounting

The financial statements are prepared under the historical cost convention, except for the investments which are stated at open market value. The statements are prepared in accordance with applicable financial reporting standards in the United Kingdom, including the Statement of Recommended Practice for "Accounting by Registered Social Housing Providers" as updated in 2018 (SORP 2018) and comply with the Accounting Requirements for Social Landlords Registered in Wales General Determination 2015

b. Turnover

Turnover comprises rent and services charges

c. Taxation

Henry Burton Almshouse is registered with charitable status. It benefits from corporation tax exemptions available to charitable bodies. On the basis that its activities fall within its charitable purposes and its funds are applied only for these purposes, no provision for corporation tax is made

d. Investments

The investments are managed by professional managers. The portfolio is structured to provide income to help meet the objectives of the charity. The investment performance is monitored each year and adjustments made to correctly reflect the current value in the accounts

e. Mortgages

Mortgage loans are advanced by National Westminster Bank Plc Markets trading as Fresh PLC under the terms of individual mortgage deeds in respect of the housing scheme. Advances are available only in respect of those developments which have been given approval for Social Housing Grant by the Welsh Government

f. Social Housing Grant

Social Housing Grants (SHG) are made by the Welsh Government and are utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG is calculated on the qualifying costs of the scheme in accordance with instructions issued from time to time by the Welsh Government. The grants are paid direct to the lending authority and are reflected in the financial statements of the Association only when the payment has been made and the relevant mortgage loan reduced. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale

Grants received in relation to Housing Properties are shown within creditors and disclosed as Deferred Income net of amortisation. Grants received of a revenue nature are taken straight to the statement of comprehensive income

Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the depreciation policy set out below

g. Housing properties - fixed asset capitalisation and depreciation

Housing properties are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition and direct costs of the development process.
Depreciation is charged on the historic cost of property components. Grant is allocated to the main structure of the property as well as to other components. The depreciable amount is written off over the estimated useful lives from the date of purchase/build.
Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been seperately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life. On implementing the change in accounting policy the depreciation charges on all residential properties have been reinstated as if the policy had always been applied. Replacement components previously written off as major repairs have been restated as fixed assets and components which have been replaced have been written off

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

1g. Ctd. Depreciation is charged on cost on a straight line basis over the component's expected useful life as follows:

		2021	2020
Building structure less SHG			
- % on cost		2	2
Windows/Doors	%	4	4
Roofs	%	2	2
Bathrooms	%	4	4
Kitchens	%	6.67	6.67
Heating System	%	3.33	3.33
Boiler	%	6.67	6.67

Housing properties are reviewed for impairment on a regular basis. Where there is evidence of impairment, properties are written down to their recoverable value.

h. Extraordinary Repair Restricted Reserve

The provisions of the Charity Commission Scheme regulating this Charity state that a transfer to this fund out of the income of the Charity must be made and a corresponding investment made in accumulation shares. The revaluation element of these shares has been included in the reserve since 1st April 1999 to comply with the Statement Of Recommended Practice. Prior to this it was included in the investment revaluation reserve. The use of the fund is restricted by this scheme to expenditure on the extraordinary repair, improvement or rebuilding of the Almshouses.

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

2 (a) Turnover, Operating costs and Operating surplus

Fully rented housing accommodation	2021 Turnover	Operating Costs	Operating Surplus	2020 Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Social housing lettings (Note 2(b))	144,713	(104,551)	40,162	140,795	(124,298)	16,497
	144,713	(104,551)	40,162	140,795	(124,298)	16,497

2 (b) Income and expenditure from social housing lettings

Income	General needs and sheltered housing £	Supported Housing £	Other social housing letting income £	2021 Total £	2020 Total £
Rent receivable	117,681	-	-	117,681	114,074
Service charges income	12,451	-	-	12,451	12,140
Income for support services	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Amortised Grant	14,581	-	-	14,581	14,581
Turnover from social housing lettings	144,713	-	-	144,713	140,795
Cost					
Management fee	34,371	-	-	34,371	33,370
Service charge costs	17,006	-	-	17,006	13,851
Routine maintenance	19,679	-	-	19,679	40,878
Major repairs expenditure	560	-	-	560	5,181
Bad debts	165	-	-	165	548
Depreciation of housing properties	23,340	-	-	23,340	24,044
Impairment of housing properties	-	-	-	-	-
Other costs	9,430	-	-	9,430	6,426
Operating costs on social housing activities	104,551			104,551	124,298
Operating surplus on social housing lettings	40,162	-	-	40,162	16,497
Rent loss due to voids (memorandum note)	618	-	-	618	1,135

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

3 Operating surplus

	2021	2020
	£	£
The operating surplus is stated after charging:-		
Depreciation	23,340	24,044
Bad Debt Provision	165	548
Auditors' remuneration		
- In their capacity as auditors	3,856	4,080

4 Interest receivable and similar income

	2021	2020
	£	£
Income from hire of communal hall	(35)	140
Income from listed investments	14,058	13,190
Income from building society account	211	210
Sundry Income	2	-
	14,236	13,540

5 Interest payable and similar charges

	2021	2020
	£	£
On loans repayable in instalments wholly or partly in more than five years	1,064	1,293

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

6 Tangible Fixed Assets - Building Improvements	2021 £	2020 £
Cost		
At 1 April 2020	856,413	857,247
Component Additions	-	7,399
Component Disposals	-	(8,233)
At 31st March 2021	856,413	856,413
Depreciation		
At 1 April 2020	518,329	502,518
Charge for year	23,340	24,044
Component Disposals	-	(8,233)
At 31st March 2021	541,669	518,329
Net book value		
At 31st March 2021	314,744	338,084

Major works revenue items relating to existing housing stock £1,876

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

7 Listed Investments

	C.O.I.F Accum. ERF No.	C.O.I.F. Accum. ERF £	M&G Charity Multi Asset Accum. ERF No.	M&G Charity Multi Asset Accum. ERF £
At 1st April 2020	1,806	301,149	1,343	100,273
Additions	-	-	-	-
Disposals			-	-
Revaluation	-	72,947	-	28,587
At 31st March 2021	1,806	374,096	1,343	128,860

	C.O.I.F Income No.	C.O.I.F. Income £	M&G Charity Multi Asset Income No.	M&G Charity Multi Asset Income £
At 1st April 2020	17,681	262,682	128,464	89,912
Additions	1,481	26,592	-	-
Disposals	-	-	-	-
Revaluation	-	54,232	-	20,439
At 31st March 2021	19,162	343,506	128,464	110,351

	C.O.I.F Accum. CMF No.	C.O.I.F. Accum. CMF £		Total Listed Investments £
At 1st April 2020	15	2,339	At 1st April 2020	756,355
Additions	54	11,077	Additions	37,669
Disposals	-	-	Disposals	-
Revaluation	-	929	Revaluation	177,134
At 31st March 2021	69	14,345	At 31st March 2021	971,158

	2021	2020
M&G Charity Multi Asset Income Shares	85.90 p	69.99 p
M&G Charity Multi Asset Accumulation Shares	9,595.41 p	7,466.72 p
COIF Income Shares	1,792.64 p	1,485.64 p
COIF Accumulation Shares	20,714.09 p	16,661.64 p
Historical Cost of Investments	£328,801	£291,132

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

8 **Debtors**	2021 £	2020 £
Rent arrears	2,140	2,455
Less: bad debts provision	(1,532)	(1,830)
	608	625
Service Charge Debtor	969	-
Prepayments and accrued income	3,790	3,506
	5,367	4,131

9 **Creditors: Amounts falling due within one year**	2021 £	2020 £
Prepayments of rent	10,141	8,835
Sundry creditors and accruals	23,426	23,893
Service Charge Creditor	-	1,293
Fresh PLC loan due within one year	96	88
	33,663	34,109

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

10 Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Housing loans	11,185	11,281

The loans advanced by Fresh PLC to finance the improvements to the Almshouses are secured by specific charges on the Charity's properties. They are repayable as follows in bi-annual instalments over 30 and 60 years, interest being charged at varying fixed interest rates ranging from 9.375% to 9.875% per annum, the last instalments falling due between 2018 and 2048.

	2021 £	2020 £
One year or less	96	88
Between one and two years	106	96
Between three and five years	382	348
In five years or more	10,697	10,837
	11,281	11,369
Gross grant creditor		
At 1 April 2020	613,792	619,748
Additions during the year	-	-
Component disposals	-	(5,956)
At 31 March 2021	613,792	613,792
Amortisation		
At 1 April 2020	410,063	401,438
Credit for the year	14,581	14,581
Component disposals	-	(5,956)
At 31 March 2021	424,644	410,063
Net grant creditor		
At 31 March 2021	189,148	203,729
At 1 April 2020	203,729	218,310
Amounts falling due:		
Within one year or less	14,581	14,581
Between one and two years	14,581	14,581
Between two and five years	43,743	43,743
In five years or more	116,243	130,824
In more than one year	174,567	189,148
Total grant creditor	189,148	203,729

11 Provisions for liabilities and charges

There are no provisions for liabilities and charges required in the year (2020: nil).

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31st March 2021

12 Number of Units in Management	2021 No	2020 No
At beginning and end of year	32	32
No. of units managed by other bodies	NIL	NIL

13 Registration

The Almshouses are registered with the Charity Commissioners and the Welsh Government.

14 Social Housing Grant

The total cumulative amount of Social Housing Grant received by the Association is as follows:-

	2021 £	2020 £
Social Housing Grant	764,224	764,224

15 Trusteeship

As the Managing Agent, Melin Homes Limited charged a total of £34,371 in fees to Henry Burton Almshouse Charity during the current year to 31st March 2021 (2020: £33,370). There was a balance owing of £18,388 as at 31st March 2021 (2020: £19,090). In total Melin invoiced expenditure totalling £63,173 to Henry Burton Almshouse Charity during the current year to 31st March 2021 (2020:£90,664).

No remuneration was paid to Melin Homes Limited for its role as the trustee during the current year to 31st March 2020 or the preceding year.

Melin Homes as the sole trustee the ultimate parent responsibility for Henry Burton Almshouses Charity.

16 Contingent Liabilities

As stated in the accounting policies, social housing grant is repayable in certain circumstances and therefore any amounts written off could be liable for repayment. The amount to date that the Association may need to repay should these circumstances arise is £484,084.

HENRY BURTON ALMSHOUSE CHARITY

NOTES TO THE STATEMENT OF COMPREHENSIVE INCOME ACCOUNT
For the year ended 31st March 2021

	Notes		2021		2020
			£		£
Income					
Turnover	2		144,713		140,795
			144,713		140,795
Operating costs					
Management fee		34,371		33,370	
Water Rates		-		-	
Day to day repairs		19,569		40,746	
Major Repairs		560		5,181	
Service costs		17,006		13,851	
Cyclical maintenance		110		132	
Bad debts	3	165		548	
Depreciation	3	23,340		24,044	
Insurance		1,990		1,941	
Audit fee	3	3,856		4,080	
Legal Fees		3,239		-	
Subscriptions		285		270	
Advertising		-		-	
Minor Scheme Inventory <£100		-		-	
Sundry Charges		60		135	
			104,551		124,298
Operating surplus			40,162		16,497
Interest receivable and similar income					
Miscellaneous Income	4	(35)		140	
Interest from investments	4	14,058		13,190	
Bank & Building Society deposit interest	4	211		210	
Sundry Income		2		-	
			14,236		13,540
			54,398		30,037
Interest payable and similar charges	5		(1,064)		(1,293)
Surplus for the year			53,334		28,744
Movement on fair value of Financial Instruments	7		177,134		(43,670)
Surplus / (deficit) for the year			230,468		(14,926)