

**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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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 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:

- 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	<u>45,263</u>	<u>40,162</u>
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		<u>156,528</u>	<u>230,468</u>
Taxation		-	-
Surplus for the year after taxation		<u>156,528</u>	<u>230,468</u>
Total Comprehensive Income for the year		<u><u>156,528</u></u>	<u><u>230,468</u></u>

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	<u>855,118</u>	<u>485,900</u>	<u>1,341,018</u>

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.

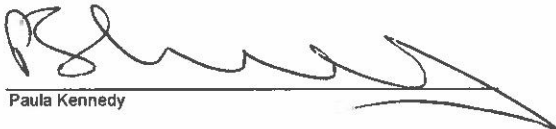
HENRY BURTON ALMSHOUSE CHARITY

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
		<u>294,813</u>	<u>314,744</u>
Investments	7	1,109,118	971,158
		<u>1,403,931</u>	<u>1,285,902</u>
Current assets			
Debtors	8	5,029	5,367
Cash at Bank		152,627	127,217
		<u>157,656</u>	<u>132,584</u>
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)
		<u>(49,505)</u>	<u>(48,244)</u>
		108,151	84,340
Net current assets		<u>108,151</u>	<u>84,340</u>
Total assets less current liabilities		<u>1,512,082</u>	<u>1,370,242</u>
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)
		<u>(171,064)</u>	<u>(185,752)</u>
Provisions for liabilities and charges	11	-	-
Net assets		<u>1,341,018</u>	<u>1,184,490</u>
Capital and Reserves			
Restricted Reserve		855,118	717,158
Revenue Reserve		485,900	467,332
		<u>1,341,018</u>	<u>1,184,490</u>

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	<u>52,202</u>	<u>47,231</u>
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 and servicing of finance		<u>13,937</u>	<u>13,172</u>
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		<u>0</u>	<u>0</u>
Homebuy loans		0	0
Net cash inflow/(outflow) from investing activities		<u>(40,632)</u>	<u>(37,669)</u>
Free cash inflow/(outflow) before financing		25,507	22,734
Financing			
Housing loans received		0	0
Housing loans repaid		<u>(96)</u>	<u>(88)</u>
Free cash (outflow)/inflow from financing		<u>(96)</u>	<u>(88)</u>
Increase in cash	2	<u><u>25,411</u></u>	<u><u>22,646</u></u>

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	<u>52,202</u>	<u>47,231</u>

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	<u>25,507</u>	<u>22,734</u>
Net debt at start of year	115,936	93,202
Net debt at end of year	<u>141,443</u>	<u>115,936</u>

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
	<u>127,217</u>	<u>25,410</u>	<u>0</u>	<u>152,627</u>
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	<u>115,936</u>	<u>25,507</u>	<u>0</u>	<u>141,443</u>

HENRY BURTON ALMSHOUSE CHARITY

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 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 separately 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 2022

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.

HENRY BURTON ALMSHOUSE CHARITY

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			2021		
	Turnover	Operating Costs	Operating Surplus	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

	2022			2021	
	General needs and sheltered housing	Supported Housing	Other social housing letting income	Total	Total
	£	£	£	£	£
Income					
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

HENRY BURTON ALMSHOUSE CHARITY

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
	<u>14,992</u>	<u>14,236</u>

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
	<u>14,992</u>	<u>14,236</u>

5 Interest payable and similar charges

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

HENRY BURTON ALMSHOUSE CHARITY

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	<u>856,413</u>	<u>856,413</u>
Depreciation		
At 1 April 2021	541,669	518,329
Charge for year	19,931	23,340
Component Disposals	-	-
At 31st March 2022	<u>561,600</u>	<u>541,669</u>
Net book value		
At 31st March 2022	<u>294,813</u>	<u>314,744</u>

Major works revenue items relating to existing housing stock £0

HENRY BURTON ALMSHOUSE CHARITY

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	<u>1,871</u>	<u>432,527</u>	<u>1,343</u>	<u>142,990</u>

	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	<u>20,518</u>	<u>399,555</u>	<u>128,464</u>	<u>118,033</u>

	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	<u>69</u>	<u>16,013</u>	At 31st March 2022	<u>1,109,118</u>

	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	<u>£369,433</u>		<u>£328,801</u>	

HENRY BURTON ALMSHOUSE CHARITY

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)
	<u>688</u>	<u>608</u>
Service Charge Debtor	350	969
Prepayments and accrued income	3,991	3,790
	<u>5,029</u>	<u>5,367</u>
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
	<u>34,924</u>	<u>33,663</u>

HENRY BURTON ALMSHOUSE CHARITY

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	<u>11,078</u>	<u>11,185</u>

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
	<u>11,184</u>	<u>11,281</u>

Gross grant creditor

At 1 April 2021	613,792	613,792
Additions during the year	-	-
Component disposals	-	-
At 31 March 2022	<u>613,792</u>	<u>613,792</u>

Amortisation

At 1 April 2021	424,644	410,063
Credit for the year	14,581	14,581
Component disposals	-	-
At 31 March 2022	<u>439,225</u>	<u>424,644</u>

Net grant creditor

At 31 March 2022	<u>174,567</u>	<u>189,148</u>
At 1 April 2021	<u>189,148</u>	<u>203,729</u>

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	<u>174,567</u>	<u>189,148</u>

11 Provisions for liabilities and charges

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

HENRY BURTON ALMSHOUSE CHARITY

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
	<hr/>	<hr/>
No. of units managed by other bodies	NIL	NIL
	<hr/>	<hr/>

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
	<hr/>	<hr/>

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
		<u>143,717</u>	<u>144,713</u>
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
		<u>98,454</u>	<u>104,551</u>
Operating surplus		<u>45,263</u>	<u>40,162</u>
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
		<u>14,992</u>	<u>14,236</u>
		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		<u>156,528</u>	<u>230,468</u>