

Charity number: 219031
HCA registration number: A2993

HARBORNE PARISH LANDS CHARITY
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

HARBORNE PARISH LANDS CHARITY

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HARBORNE PARISH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2022

Reference and Administration Information

Charity Name	Harborne Parish Lands Charity
Charity Registration Number	219031
HCA Registration Number	A2993
Principal Office	Holligworth House 109 Court Oak Road Harborne Birmingham B17 9AA

Board of Trustees

With effect from 13 June 2019 the sole Trustee is the Harborne and Smethwick Charitable Trust (Registered Company Number 11217433 and Charity Number 1177527).

The Trustees and Directors of the Harborne and Smethwick Charitable Trust at the date this report was approved are:

Cllr A Bostan
Mrs B Chetiyawardana
Cllr P Fowler (Resigned 29 August 2022)
Mr G Hewitt BA (Hons)
Mr D Jeffery (Chairman)
Mrs P Ledbeater
Mrs R Silber
Mr V Silvester MBE
Mr N Thompson
Mr F Wayt

Chief Executive Mr S J Simpson BA (Hons)

External Auditors MHA MacIntyre Hudson
Rutland House
148 Edmund Street
Birmingham
B32FA

Bankers National Westminster Bank plc
4th Floor
2 St Philip's Place
Birmingham
B32RB

HARBORNE PARISH LANDS CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS (continued) FOR THE YEAR ENDED 30 JUNE 2022

Solicitors

Anthony Collins
134 Edmund Street
Birmingham
B32ES

Tyndalwoods
29 Woodbourne Road
Edgbaston
B17 8BY

Higgs and Sons
3 Waterfront Business Park
Brierley Hill
West Midlands
DY51LX

Surveyors

Bruton Knowles (until 9 May 2022)
42 Bull Street
Birmingham
B46AF

Commercial Portfolio (from 9 May 2022)
Cottons Chartered Surveyors
Cavendish House
359/361 Hagley Road
Edgbaston
B17 8DL

Residential Portfolio (from 9 May 2022)
Robert Powell Chartered Surveyors
7 Church Road
Edgbaston
Birmingham
B15 3SH

Investment advisors

Evelyn Partners (Formally Smith & Williamson Investment Management Limited)
3rd Floor,
9 Colmore Row,
Birmingham
B3 2BJ

Internal auditors

Haines Watts (HW Controls and Assurance LLP)
30 Camp Road
Farnborough
Hampshire
GU14 6EW

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2022

Foreword by David Jeffery Chair of the Board of Trustees

Another eventful and unpredictable year. Out of the frying pan that was Covid and into the fire what was [and is] the cost-of-living and energy crises, and a year of unprecedented political chaos and turmoil. These are all issues that have diverted us away from our normal business and have impacted on the Charity in many ways as set out in the following comprehensive report.

Covid is, of course still with us and the flu is set to be a major problem this winter. Fortunately, almost all our residents are fully vaccinated against both.

I think that amongst issues that have concerned us, as Trustees:

1. Has been the reduction in the value of our investment portfolio;
2. The various unexpected issues that have arisen during the year that have diverted the attention of staff away from their core functions. This has often been at unsocial hours. It has caused stress and additional work to all the staff but particularly the Chief Executive and his Management Team;
3. More and more time being spent by staff members trying to engage with the beleaguered services that deal with issues like Housing Benefit. The local authorities are becoming increasingly robotised and dealing with anyone who knows what they are talking about is, apparently, a rare treat; and
4. Many of the other services/agencies that support residents in various ways or refer individual grant applicants to us have disappeared with lack of funding over the past 2 or 3 years – dreadful at a time when their services are so vital.

On the plus side:

1. The last year has seen a gradual return to face-to-face meetings for the Trustees the chance to meet members of staff at the Board Meetings is a particular positive;
2. There has been more social interaction between our Almshouse residents with the reintroduction of some of the communal activities at Firs Close and Harborne House;
3. We will be able to return to our pre-Covid Grant budget now that the Grants Officer is able fully assess the applications from organisations and individuals with face-to-face contact; and
4. We agreed to help all the Almshouse residents with a £50 contribution for the Winter months to help with increased energy and food costs.

During the next year there will be many priorities [some not yet even foreseen!]. I think that we as Trustees will be particularly keen to ensure that:

1. We continue efforts to recruit a full-time administrative officer to assist the Chief Executive enabling him to adopt a more strategic role without having his energies diverted;
2. We recruit 2 new Trustees to fill the current 2 vacancies – both will be nominative local authority Trustees – one from Birmingham and another from Sandwell. If none are forthcoming, we will need to carefully consider how we go about returning to a full board of 12 Trustees; and
3. We develop ways of reaching those in need since the disappearance of the referral agencies as mentioned earlier.

This report is an annual opportunity, on behalf of all the Trustees, to thank the Charity's staff. We know that we are lucky to have such a well-qualified, experienced, and motivated group of people. They often work long hours and "go the extra mile" to ensure the well-being, comfort, and safety of our residents, and deal sympathetically and efficiently with our grant recipients. I would like to pay tribute to their unceasing dedication to the Charity and the professional way that they conduct themselves in sometimes very challenging situations.

HARBORNE PARISH LANDS CHARITY

**TRUSTEES' REPORT (continued)
FOR THE YEAR ENDED 30 JUNE 2022**

I would personally like to thank the Chief Executive, Steven for all his hard work and leadership. We meet at least once a week and regularly speak on the telephone. He is always on top of the situation and his ability to spot problems long before they arise is a huge benefit to us. This has been a very challenging year for him – as will be apparent from the accompanying report - he has come through it relatively unscathed.

Finally, can I thank my fellow Trustees for their commitment and attendance at board & committee meetings, albeit sometimes via Zoom. My particular thanks to Frank Wayt, Rachel Silber, Vic Sylvester, and Nigel Thompson who chair the 4 important Committees.


.....
David Jeffery
Chairman

Date: 30.11.2022.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Chief Executive's Introduction

As I write this introduction in November 2022 my thoughts are understandably dominated by the cost of living crisis. The phrase 'cost of living crisis' is in many ways misleading. The word 'crisis' implies that the condition is an event in isolation but the reality is the cost of living crisis is a symptom not a cause. It is a symptom of widening inequality. It is a symptom of poor energy security. It is a symptom of deteriorating international relations. It is a symptom of global economic shocks. And, it is a symptom of the widening gap between rich and poor.

Increases to household costs will put pressure on those who can least afford it. Cost pressures will impact those who are already disadvantaged and could lead to economic exclusion for whole generations in some communities and it is against this context that we present this year's financial accounts and reports.

This crisis comes on the back of a difficult year. Post-pandemic supply chain shocks have impacted every area of the charity's operation and inflation, interest rates and the energy crisis have been a dominant theme throughout 2022. The charity finds that the cost of its charitable activities has increased while investments are under pressure. Despite this 2022 has been a satisfactory year. Income has increased to £1,568,349 while expenditure too has increased to £1,510,655 however the total value of the charity's assets has reduced to £21,806,963. While any reduction in the charity's assets is regrettable this financial performance is reflective of the times and belies the huge labour, blood sweat and tears demanded of our staff to achieve it.

In our attempts to secure best value the charity has changed its property management consultants and is looking forward to building new professional relationships with the teams at Cottons Chartered Surveyors and Robert Powell Chartered Surveyors.

In our difficult environment we have been reliant on our staff team to once again stand tall and achieve remarkable things. Once again, they have not been found wanting. The 'day job' for everybody working at the Harborne Parish Lands Charity has become more complex. Simple repairs and maintenance tasks now require careful scrutiny of market forces to ensure we achieve best value while procuring items for individual grant requests now requires individual negotiations as prices can change so much from week to week. The staff have also had to embrace an ever-increasing level of legislation, procedure and oversight. I personally am extremely grateful for the effort that all of my team have put into welcoming the new normal of 2022 and ensuring that no aspect of the charity's operations is neglected in their quest to continue delivery of the high-quality services our beneficiaries have a reasonable right to expect at reasonable costs.

Yet these efforts take their toll. In 2022 the charity's Activity Coordinator, Hilly Beresford, resigned. The job of Activity Coordinator is a difficult one. Balancing the conflicting opinions, wants and desires of the very different groups of people that make up the charity's resident population can be challenging. Never more so in the provision of their activities programme, in musical taste alone they can range from the Glenn Miller Band to The Clash. Add to this range the challenge of the restrictions associated with the pandemic and it becomes clear just how tough the Activity Coordinator's job has been. We are grateful to Hilly for all the efforts she put in to the charity and will be appointing a successor in 2023.

As Christmas approaches, I am struck by how bleak this December will be for many families across the country but I also know that my team of capable warriors for social and economic inclusion will do all they can to continue to help people in need in The Ancient Parish of Harborne and that together, come what may, we will achieve the charity's mission.



Steven Simpson
Chief Executive

Date: 30/11/22

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Objectives and Activities

The origins of the charity are lost in the mists of time, but it was mentioned in a document dated 1640 and may date from a bequest by Mrs Elizabeth Cowper (alias Piddock) in 1576. Today the charity owns various investments together with five almshouse properties which were part funded by the then Housing Corporation. The area of benefit is the Ancient Parish of Harborne, now in the County of West Midlands and the beneficiaries are the almspeople and those in need within the parish.

Objectives

The Harborne Parish lands Charity has two primary objectives:

- To relieve need through the provision of almshouses to people who cannot meet their own housing need in the ancient parish; and
- To relieve need through the provision of grants to individuals and organisations that support those in need.

The area of benefit consists of the 12 parishes, which together make up the Ancient Parish of Harborne. These are:

- St Boniface Quinton Road West (Birmingham)
- St Faith and St Laurence (Harborne)
- St John (Harborne)
- St Peter (Harborne)
- St Albans (Smethwick)
- St Chad (Smethwick)
- St Mary (Smethwick)
- St Matthew (Smethwick)
- St Michael and All Angels (Smethwick)
- St Stephens (Smethwick)
- St Paul (Smethwick)
- Old Church (Smethwick)

This geographical area comprises most of Harborne and some of Quinton in the City of Birmingham as well as most of Smethwick and a small part of Bearwood in Sandwell Metropolitan Borough Council.

Activities and Structure

To achieve these objectives the charity employs a team of 11 people. The Trustees have appointed a Chief Executive to run the charity on a day-to-day basis.

The charity operates 99 almshouses in five schemes to provide accommodation to those who cannot meet their own housing needs. Each almshouse is a self-contained one bedroom (or in exceptional cases two bedroom) flat or cottage in a sheltered housing scheme. All schemes have communal controlled entrances to ensure our residents feel safe and secure and pull cord systems to help with moments of crisis. The almshouses are the responsibility of a Housing Manager, who is supported by a Policy and Information Officer and Senior Building Manager. Each scheme then has a Building Manager who is responsible for providing the intensive housing management service at that scheme. The charity also employs a Support Officer to help our almshouse residents live independently for longer and an Activity Co-ordinator to provide a programme of stimulating activities and trips that increase our residents' quality of life. Two of the larger schemes also have a cleaner who supports the Building Managers to keep these schemes clean, tidy and safe.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

The charity invites organisations delivering services in the Ancient Parish of Harborne to apply for grants to support public groups in need. The charity sets an annual grant strategy by reviewing the needs in the ancient parish through primary data where available and through local economic and social plans. Organisations are then invited to apply for grants in one of 4 or 5 target areas such as child poverty, debt management, food and household goods distribution, older people living social isolation or younger people at risk of becoming NEET (Not in Employment, Education or Training). Grant applications are assessed in four rounds each year and applying organisations are asked to detail the group they wish to work with, the outcomes they are expecting to achieve and why this is to the benefit of the public as a whole. After twelve months (or sooner if the project is shorter) the charity conducts a post grant monitoring exercise to ensure the money was spent on the stated purpose and the expected results were achieved. The charity aims to use grant funding to organisations to address long term structural issue that cause or result from poverty in the ancient parish of Harborne.

Finally, the charity runs an individual grants programme for those in immediate poverty and crisis. Referrals for this service predominantly come through third party agencies engaged with individuals such as health workers, family support workers and housing officers. Individual grants will not normally exceed £800 per household and could be for a diverse range of items that relieve need and cannot be easily funded elsewhere. Examples include the purchase of white goods or essential furniture. The charity employs a Grants Officer to manage and monitor grants to organisations and deliver our individual grants programme. The charity aims to use its individual grant programme to address far more acute and immediate, individualised effects of poverty.

These operations are supported by a central services team consisting of an Office Administrator and Finance Officer who are supported by the services of a part-time Finance Manager contracted from the Jericho Foundation.

The organisation's key management personnel are:

Steven Simpson, Chief Executive

Steven joined the charity in January 2014 having previously worked in senior national roles with Remploy Ltd and the Jericho Foundation. Steven is responsible for working with the board to set the strategic direction of the charity and ensuring the charity meets its objectives. Steven has an honours degree in history and is a member of the Chartered Institute of Housing. As Chief Executive Steven is responsible for working with the board to set the strategic direction of the charity, realising this strategy as an operational plan and then ensuring its delivery.

Carolyn Arnold, Housing Manager

Carolyn joined the charity in 2007 and has served in a number of roles before being appointed Housing Manager in March 2016. Carolyn is responsible for delivering the charity's housing and related services. Carolyn is a member of the Chartered Institute of Housing.

Gillian Rigby, Information and Policy Officer

Gill has over 20 years of housing management experience and holds degrees in political science and housing management. Gill is also a member of the Chartered Institute of Housing. Gill manages the charity's data, translates government policy and guidance in practical activities and writes many of the charity's policies and procedures.

Tony Whitehouse, Senior Building Manager

Tony has over 30 years of building trade experience included over 20 years spent maintaining HPLC properties on behalf of one of the charity's contractors. Having joined the charity in 2012 Tony was awarded the position of Senior Building Manager in 2016. Tony is responsible for the technical aspect of managing the charity's housing stock including planned maintenance and project management of major refurbishments.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Nick Wallace, Finance Manager

Nick joined the charity in May 2017 after the retirement of the charity's previous Finance Manager Alan Porter. Nick has over 17 years of experience working with charities across the West Midlands and is also the Finance Manager for the Birmingham based Jericho Foundation. Nick is responsible for preparing financial reports, helping the Chief Executive, Senior Management Team and Trustees to analyse those reports, preparing annual budgets, drafting financial rules and regulations and formulating financial policies.

These Key Management Personnel form a Senior Management Team (SMT) that leads the charity through thematic responsibility for the charity's objectives and support operations. They meet weekly to monitor financial and non-financial performance, legislative changes, policy direction, staff development, strategy, health and safety, ICT, data management and any other burning issues.

Governance

Governing Documents

Under a scheme of the Charity Commissioners dated 16 November 1990 "The Harborne Parish Lands Charity" and "Grice Memorial Homes" are administered and managed as one charity under the name of "The Harborne Parish Lands Charity", subject to, and in accordance with, the Schemes dated 21 May 1979 and 9 October 1986. The charity registration number is 219031 and the HCA registration number is A2993.

In June 2019 a new charity was incorporated as, the Harborne and Smethwick Charitable Trust (registration No. 1177527) which became the sole Trustee of Harborne Parish Lands Charity.

Trustees

The charity's corporate Trustee is the Harborne and Smethwick Charitable Trust (No. 1177527). Harborne and Smethwick charitable trusts have 12 Trustee positions, two of whom are nominated by Sandwell MBC and two by the City of Birmingham under imported nomination rights from the Harborne Parish Lands Charity. Nominative Trustees serve for a term of four years. The remaining eight Trustees are co-opted onto the board and serve for a five-year term. Co-opted Trustees must know the area of benefit through residence, employment, or another special knowledge.

The Trustees have formed four committees to govern each aspect of the charity's activity. The Almshouse Committee is formed of the almoners (Trustees who are appointed to be advocates for the beneficiaries at each of our almshouse schemes) who monitor our almshouse performance as well as reviewing and approving new applicants for housing. The Property Committee monitors the activities of the charity's appointed property management firms and makes decisions about the strategic management of our investment property portfolio. The Finance and Audit Committee monitor the charity's management accounts, the performance of the charity's investment manager, our internal arrangements for value for money, weekly maintenance charges and ensure that the charity's resources are managed wisely. The Charitable Activity Committee reviews the annual grants strategy, individual grant approvals and reviews post grant-monitoring reports. Each committee meets four times each year and the full Board of Trustees meet five times a year to review the work of the committees and make any non-devolved decisions.

Induction Arrangements

The Chief Executive and Chairperson outline the responsibilities of Trustees to all new applicants at a one-to-one interview. During this interview they assess an applicant's eligibility to serve as a Trustee using the charity's internal declaration form and the Charity Commission's guidance on eligibility to serve. Once eligibility has been confirmed the Trustees vote at the next board meeting as to whether to accept or decline the nomination or submission. Once accepted the Trustee is presented with a copy of the charity's policies and procedures, important contact information, the charity's business plan, schedule of meetings and the Charity Commission's document CC3 the essential Trustee. They are notified of the next full board meeting and invited to attend.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

After their attendance at the next board meeting Trustees are offered a one to one session with either the chairman or the Chief Executive to discuss any questions they may have and to tour one or more of the charity's almshouses. Trustees are encouraged to think about which sub-committees they may wish to join the following February.

Pay and Remuneration.

Trustees of the Harborne Parish Lands Charity are not paid however they may claim expenses. The charity has a documented policy for the claiming of Trustee's expenses detailing what may be claimed and what evidence is required to substantiate a claim.

The Trustees review pay and conditions annually at the February meeting of the Finance and Audit Committee who then make recommendations to the full board regarding cost of living increases, pension contributions and additional benefits. The annual review of pay and conditions is applied equally to all staff and is implemented the following April. In 2022 the Trustees awarded a 4% cost of living increase for all staff as well as a one off 4% cost of living allowance for the period August 2022 to March 2023.

The charity has a documented pay scale. The pay scale details seven key bands; trainee, staff, officer, senior officer, manager, and executive. These bands correspond to the level of management responsibility and accountability each post holds. Each band has a pay level set in relation to the other bands.

Within each band there are four increments. Normally, all new staff are appointed on the lowest increment and progression to the next increment takes place at the discretion of the Trustees in reward for a member of staff either significantly increasing their skills level, or undertaking additional responsibilities that are still commensurate with their banding. In April 2020 the Trustees undertook to extend the short-term, non-contractual, pension accelerator scheme originally undertaken in 2017 for another two years. The Trustees hope that this will encourage the staff to save more for their retirement. This scheme matches staff personal pension contributions up to an additional 5% over the contractual 5%.

All eligible staff are enrolled in an auto enrolment compliant pension scheme and the charity contributes 5% of staff earnings to these schemes.

The charity offers a number of additional benefits to all staff including participation in a cycle2work scheme, a salary-sacrifice car scheme, BHSF healthcare cash back scheme, and a death in service insurance scheme. In 2022 the charity introduced critical illness cover for all staff who have served continuously with the charity for three months or more.

Staff expenses are paid in arrears and on the production of evidence of expenditure. The charity has a policy for the payment of staff expenses.

Only one member of staff has a remuneration package that exceeds £60,000 and the total amount of money spent on senior staff in the year is £184,867.

Participation in Wider Networks

The charity is engaged in a variety of networks and subscribes to a number of services and publications to support both strategic and operational decision-making.

Trustees have access to Personnel, Governance, Third Sector and Charity Finance magazines subscriptions while, HABM and Association of Charitable Foundations (ACF) publications are available at our Hollingworth House offices. The Senior Management Team have access to Tips and Advice Personnel, Tips and Advice Health and Safety and Tips and Advice Environment.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

To ensure up to date Human Resource (HR) and Health and Safety (H&S) advice the charity contracts Citation Ltd. to provide health and safety, audits, reports, advice and protection. This year's site inspections were returned to in person visits following the disruption caused by the COVID-19 pandemic. Assessors were once again impressed with the charity's attitude to health and safety noting only that fire risk assessments will need to be reviewed in early 2023 and recommending that the charity commence 3 monthly checks on the driving licence status of all staff driving as part of their job.

To ensure connectivity with best practices across the grant giving sector the charity is a member of the West Midlands Funders Network (WMFN) and the Association of Charitable Foundations (ACF).

WMFN is an organisation established to provide an exchange of intelligence, information and best practice across all funding organisations in the West Midlands. In 2021/22 staff from the charity attended sessions on:

- Birmingham Commonwealth Games – benefits for local communities;
- Embedding sustainability in funding policy and practice
- Improving knowledge and understanding of the key terms, causes and impacts of climate change and solutions to tackling climate change at a local level;
- Improving insight into strategic and operational priorities and funding gaps to reduce the carbon footprint of the West Midlands;
- Considering the challenges and opportunities of strengthening funding policy and practice to address climate change that builds a better future;
- Exploring and considering good practice integrating a sustainability agenda in existing funding opportunities; and
- Multiple members briefing and intelligence sharing roundtable discussions.

Many of these meetings were now held in person and provided excellent opportunities for networking. The charity's grants officer is the treasurer of WMFN and the charity's chief executive was elected chairman in 2022.

ACF is a national umbrella body for trusts and foundations that donate money, goods or services. ACF publish a series of magazines and online bulletins that highlight trends and best practice within the sector.

To ensure connections to best practice across the housing sector, the charity is a member of the National Housing Federation (NHF) and at a more local level, the Birmingham Social Housing Partnership (BSHP) and the West Midlands Small Housing Associations Benchmarking Group (WMSHABG) which is run by Acuity.

BSHP is an organisation that acts as an umbrella for all registered social landlords in Birmingham that aims to work together to influence housing policy in the city. BSHP is Birmingham City Council's preferred conduit for the release of information.

WMSHABG comprises 14 local providers with less than 1000 units of social housing and works together to compare performance data, share intelligence regarding contractors, sector trends and market conditions, reporting and where possible jointly procure goods or services. The charity chairs and hosts the Sandwell Council Social Landlords Liaison Group. This group comprises all interested social landlords with housing stock in Sandwell and is the primary forum to receive updates on both performance and future changes from the Council.

The charity is also a member of the Almshouse Association and is registered with the Housing Ombudsman.

In addition to these more formal arrangements the charity works informally with Yardley Great Trust, Sir Josiah Mason Trust and Lench's Trust to share best practice and jointly procure/source services. For the past 4 years the partnership has participated in a joint resident scrutiny panel and appointed an external facilitator to run it. This panel has been formed in response to the difficulty in securing resident input from our small resident populations. By working together each organisation is able to benefit from an increased resident pool of potential participants and also compare and contrast services and responses within the group.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Unfortunately, the panel's activity was suspended due to dangers of meeting during the COVID-19 pandemic and since that time the panel's facilitator has moved on. The group hopes to appoint a new facilitator and re-commence resident scrutiny reviews by June 2023.

Risk

The charity takes an active approach to managing risk. Key risks are identified, rated and mitigation strategies devised using the charity's risk register. The Trustees review the risk register twice a year. Financial risks are stress tested to understand what level of financial management is required, what impact the risk will have and how severe the situation would have to become before the risk could no longer be managed.

On the risk register the likelihood of all risks is rated using a simple numeric scale where 1 is unlikely and 3 is probable. The impact of all risks is then assessed; again, using a numeric scale where 1 is low impact and 3 is high impact. Each number is multiplied by the other to give a risk rating score between 1 and 9, where 1 is a risk of low priority and 9 is a fundamental risk. All risks scoring 6 or more are reported below.

In the 2021/22 financial year, the primary risks to the charity have been:

- Changes to the benefits system impacting WMC collection;
- Loss of key members of staff;
- Failure of the investment portfolio to generate the expected returns;
- Almshouse WMC arrears;
- Almshouses voids;
- Loss of commercial rent through property voids;
- Incurring substantial non-budgeted expenditure;
- Failure to comply with guidance on the good management of reserves;
- Failure to update operating systems, key systems and hardware;
- Lack of attendance at Trustee meetings;
- Serious damage to property;
- Uncertainty resulting from the United Kingdom's decision to leave the European Union; and
- The Global COVID-19 pandemic negatively impacting, staff wellbeing, resident wellbeing, rental income, almshouses income, investment income and overall viability simultaneously.

These risks were represented on the risk register as follows:

Risk	Current Control	New Mitigating Actions	Accountable
Changes to the benefits system impact WMC collection	Liaison with Housing Benefit sections. Networking and keeping abreast of developments. Make use of specialist advice where required. Information and Policy Officer to track policy changes in policy at local and national level. Finance team to undertake stress testing to assess the charity's critical decision points.	None – Risk unchanged since last year	Chief Executive & Housing Manager

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Long term loss of key members of staff	<p>Good terms and conditions which are regularly reviewed along with salaries. Use Citation to ensure good practice in employment matters.</p> <p>Use of agency staff to cover gaps and ensure continuity of service.</p> <p>Development the Senior Management Team.</p> <p>Use of appraisals to anticipate problems.</p> <p>Develop succession strategy and people plans as part of the 2017 -22 business plan.</p> <p>Increased number of social events and events that reward success. Greater communication between Trustees and all staff at post board meeting lunches etc.</p> <p>Increased number of social events and events that reward success. Greater communication between Trustees and all staff at post board meeting lunches etc.</p>	Regular reviews of pay and conditions to ensure a reasonable and competitive response to the cost of living crisis.	Chief Executive
Failure of the investment portfolio to generate the expected returns	<p>Investment managers appointed to advise and manage portfolio.</p> <p>Use of bench-marking.</p> <p>Dynamic dialogue with investment managers to ensure maximum flexibility during uncertainty and volatility.</p> <p>Revising the asset allocation to move a proportion of funds from UK equities to rest of the world should insulate the charity from some more dramatic post Brexit consequences.</p>	None – Risk unchanged since last year	Finance & Audit Committee
Almshouses WMC arrears	<p>Regular monitoring and reporting of WMC payments.</p> <p>Support residents to claim all the benefits they are entitled to to maximise their income.</p> <p>Fortnightly surgeries to allow residents to 'drop in' and discuss financial matters.</p> <p>KPIs monitored.</p> <p>Always take 1 week's charges at signing up.</p> <p>Establish new processes and working methodologies to encourage continuity of Housing Benefit where a resident moves to Universal Credit.</p>	Monitor recent increases in arrears and manage in real time. Ensure consistent and robust response to failure to pay	Housing Manager

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Increase in Alms-house voids	<p>Good liaison with Councils to ensure the almshouses continue to meet local needs.</p> <p>Maintain facilities in good order to ensure they are attractive to prospective residents.</p> <p>Virtual tours on website.</p> <p>Promote social activities and support services.</p> <p>Void control policy to speed up re-letting process.</p> <p>Host Open Days (where possible).</p> <p>Increased Marketing through Local Papers, GP Surgeries, Hospitals and Partner Organisations.</p> <p>Promote 'difficult to fill' voids through local authorities.</p> <p>Advertise specific vacant flats through partner networks.</p> <p>Evaluate and where necessary Refresh the appearance of the almshouses.</p>	Improve website and Housing related resources on the Internet	Housing Manager and Chief Executive
Loss of commercial rent through property voids	<p>Expert management of stock. Regular monitoring and reporting.</p> <p>Using investment of receipts from sales to diversify portfolio.</p> <p>Appoint dual agents on properties that do not let quickly.</p> <p>Increased monitoring of costs and income at individual property levels to ensure underperforming stock is identified and removed.</p>	None – Risk unchanged since last year	Property Committee
Incurring substantial non-budgeted expenditure	<p>Completing regular stock condition surveys to assess and plan repairs and improvements to the charity's estate.</p> <p>Complete and work to a comprehensive business plan to predict income and expenditure requirements years in advance.</p> <p>Earmark funds for ERF/CMF as a restricted reserve to cash back long term capital projects.</p> <p>Monitor COVID-19 specific expenditure and report to the Trustees at each board meeting.</p>	<p>Monitor cost of long duration capital projects closely to ensure completion within original estimates.</p> <p>Review all CMF/ERF commitments during the budget process to ensure estimates are accurate and incorporate likely cost uplifts.</p>	Housing Manager and Chief Executive
Failure to comply with guidance on reserves	Robust budgeting and cash flow monitoring.	Invest excess surplus in easy access investment products to avoid retaining too much cash and the capital erosion this could cause	Finance manager and Chief Executive

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Failure to update operating systems, key systems and hardware (BIOS/Firmware)	Reconfigured server policies and permissions structures. Assess potential for user based unauthorised access in all new BYOD or mobile hardware additions.	Purchase and install new servers with new and more modern operating systems that will stay in support longer.	Chief Executive
Lack of attendance at meetings	Attendance monitoring reporting. Careful planning of meeting calendar to avoid known conflicts.	None – Risk unchanged since last year	All Trustees
Serious Damage to Property	Insured risk, limits reviewed. Regular property inspections. Review insurance arrangement after 2019/20 renewal point.	None – Risk unchanged since last year	Chief Executive and Finance Manager
Disruption caused by the United Kingdom's exit from the European Union	Develop Brexit action plan for 'No Deal' scenario. Write to residents before exit day detailing the key consequences of Brexit on them and action they should take to minimise the impact. Assume longer lead times with all imported components. Manage Resident expectation regarding repair times reducing essential repairs to infrastructure components like lifts and warden call systems from 6 hours to 4 weeks. Develop a comprehensive winter plan to include fuel and supply shortages.	None – Risk unchanged since last week	Chief Executive and SMT
The ongoing Global COVID-19 Pandemic negatively impacting, staff wellbeing, resident wellbeing, rental income, almshouses income, investment income and overall viability simultaneously.	Develop a comprehensive, scalable pandemic risk assessment and action plan.	Scale pandemic action plan to match the circumstances going forward Maintain PPE stocks	Housing Manager and Chief Executive

In 2021/22 the charity has increased the number of risks that rate 6 or more on the charity's risk register. We feel this reflects wider global volatility and is not limited to the actions of the charity alone.

Reforms to the welfare system continue to represent a significant risk; a risk that becomes increasingly difficult to manage as government strategies regarding both housing and welfare can best be described as fluid. Over the last 6 years the charity has contended with 7 different housing ministers, 6 secretaries of state for Housing Communities and Local Government and 3 ministers for charities (a post now abolished and merged into the Department for Digital, Culture, Media and Sport of which we have had 3 ministers since 2021). This constantly changing landscape has resulted in little in the way of long-term planning. This fluidity has been further exacerbated by the priority given to the COVID-19 pandemic, the cladding crisis and more recently an unprecedented level of political turmoil which has relegated issues to the back burner that were, in the distant past of 2019 or 2020, very important.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

In addition, at a local level the situation is just as opaque with local authorities piloting projects that define and expand the scope of supported exempt accommodation alongside projects designed to reduce the cost of housing benefit and remove that supported exempt status. Such projects have been short term and no sooner have the rules be defined than the funding has been cut and everything changes yet again. Future planning has become almost impossible in this context and assessing the impact of changes when those changes are poorly detailed, some way from fruition and subject to change becomes both time consuming and ineffectual. The lack of certainty has only been exacerbated by the 2022 mini budget and it now seems likely that all none-protected government departments will experience significant real terms spending cuts at a level that parallel the austerity measures of 2010 onwards. In this environment the charity can only continue to assess the impact of projected worst-case scenarios; even if the capping of Housing Benefit to local Housing Allowance rates has been scrapped, we must assume a scheme with a similar potential saving to the state is being assessed for the future. The charity thinks it prudent to continue to forecast a £200,000 reduction in housing benefit income in the 5-year projections and to maintain a reserve of £200,000 to manage any transition.

The UK's cost of living crisis is poised to affect many different aspects of the charity's operations. Increases the pressure on both the charities to staff and suppliers. The charity's staff team could find that they become 'priced out' of working for the charity as prices outpace salary increases while at the same time the charity supplier and contractors could increase prices to the point that maintenance and improvement takes up a larger proportion of the charity's resources. We also anticipate that as household incomes become more stretched, we will experience an increase in WMC arrears and potentially in almshouses voids as well.

The disruption and cost resulting from the United Kingdom's exit from the European Union remains a significant risk that has had a substantial impact on the charity. Staff shortages and supply challenges have become a key feature of the world we are operating in. While the most high-profile sector experiencing staff shortages is logistics (and this has had a significant impact on the supply and cost of parts for systems such as the warden call or lifts) the greatest impact of these staff shortages for the charity is likely to be in health and social care sectors where there are between 180,000 and 250,000 unfilled vacancies. This has started to affect the ability of care companies to deliver care packages and has, perhaps inevitably, lead to an expectation on the part of the charity residents that we will be able to step in and bridge the gap. The staff at the charity are neither adequately trained nor resourced to provide care and all staff need to provide a coordinated response while still working to find alternative providers or delivery mechanisms for that care. It is also likely that as care packages become harder to deliver that more residents will be discharged from hospital with unsuitable or inappropriate arrangements for home support; staff at the charity will need to tread a tightrope between balancing the needs and time available for an individual resident, the requirements of the resident population as a whole and the risks of resident injury or death.

As the charity enters the winter of 2022 a new range of risks have emerged. The war in Ukraine coupled with decades of poor energy planning has built an environment where energy security is in its least reliable state for over 20 years. Coupled with post pandemic inflation and unprecedented health and social care resource issues winter 2022 stands as one of the most dangerous for our beneficiaries on record. This has required the charity to develop a 2022 winter plan that manages the following risks:

- Shortage of natural gas;
- Planned Blackouts;
- Unplanned brownouts and blackouts;
- Food price inflation;
- Long waits for emergency medical services;
- Delays in accessing health care services;
- Resurgence of COVID-19; and
- Greater than usual levels of snow or ice.

As part of this plan the charity has evaluated the impact of each of these areas and taken mitigating actions to ensure should an event occur, we are in the best possible place to deal with it.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Code of governance

The charity uses the National Housing Federation's Code of Governance. The charity also measures itself every two years against the Charity Commission Good Governance Code.

The charity is registered with the Fundraising Regulator however, the charity did not undertake any fundraising activities in 2021/22 either directly or through a 3rd party organisation. The charity did not employ any professional fundraisers and the charity has not received any complaints about its fundraising activities. In this context the charity has not needed to take any action to protect vulnerable people however should fundraising become a priority in the future the charity will ensure it has robust methods for protecting vulnerable people within the context of fundraising.

Internal control

The Trustees have overall responsibility for the charity's systems of internal control and the Finance and Audit Committee review the effectiveness of these systems annually through the charity's finance and audit committee. The charity's internal control systems are detailed in the charity's financial rules and regulations and consist of:

- A clearly defined structure which delegates authority, responsibility and accountability for financial activity including responsibility for internal control.
- A clear and effective process for budgeting and reporting, budgets and performance against them, are monitored through both the finance and audit committee and the full board of Trustee's meetings.
- Investment evaluation process with clear performance benchmarks and indicators.
- Regular risk review processes that detail the area of risk and the steps the charity and its Trustees have taken to mitigate those risks.

The charity's appointed internal auditor Haines Watts audits aspects of the charity's internal controls annually. However, the inability of the auditors to attend HPLC sites and staff shortages prevented the auditors from attending the charity's premises as they normally would. The charity has worked with Haines Watts to refine audit briefs for remote inspection and anticipates examining key financial controls, IT systems and Information Governance before the end of 2022.

Public Benefit

The Trustees of the Harborne Parish Lands Charity ensures that all decisions are made in accordance with the charity's purpose, are for public benefit (with the exception of individual grant approvals), take into consideration the Charity Commission's guidance on public benefit and are in accordance with the Charity Commission's general framework for Trustee decision making.

The charity makes decisions in ways that manage risks or harm to the charity and its beneficiaries consistent with the purpose of the charity and makes decisions to ensure that, outside of the individual grant programme, no personal benefit is more than incidental.

The obvious exception is the charity's individual grant programme of £41,863 which provided relief to people in poverty and crisis in the ancient parish of Harborne. Decisions made by the Trustees regarding the individual grant programme are still consistent with the charity's purpose but only satisfy the 'benefit' aspect of the public benefit requirement as detailed in Charity Commission guidance.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Achievements and Performance

Almshouses Performance

2022 has presented many challenges for the almshouses team. While on the face of things the COVID-19 pandemic has ended COVID-19 still influences the way much of the charity's almshouses service are delivered. Many infection control measures are still in place to protect the charity's most vulnerable residents and although from a resident perspective most activities have returned to normal for the team task still take twice as long and require twice as much preparation. Our almshouses have also been disproportionately impacted by the cost of living crisis which has already increased material costs for repair and maintenance as well as increasing the likelihood of resident arrears. Despite these challenges the team have had another very successful year.

In 2021/22 the charity has provided high quality housing for 113 beneficiaries. 16 flats become void, and the charity housed 17 new residents. 24 people were approved to join the waiting list in the year. Demand for the charity's housing remains high and the current waiting list consists of 21 applicants. The average length of time from approval to offer is 22 weeks

The almshouse team's financial performance and treasury management continues to be class leading. For the sixth year in a row new arrears have been 0.0% and current tenant arrears have reduced to 0.0% of annual charges; both well within the Trustees target of 2.5%.

Void Losses and bad debts have increased marginally to 0.49% from 0.34% in 2020/21. This is, for the most part because the number of voids flats the charity has had increase by 60% to 16 from the usual average of 10. Void losses have only increased by 44% and are still well within the Trustees target of 4%.

The charity spent £121,057 improving the almshouses in 2021/22 Major works of note include:

- Communal Internal decoration at Firs Close, Harborne House, Dore House and Larksfield;
- Tree works at Firs Close;
- Converting 2 bathrooms into level access shower rooms at firs close;
- Fitting upgraded restrictors to the windows at Firs Close and Harborne House;
- Replace all flat fire doors at Harborne House;
- Replacing ceiling tiles at Harborne House;
- Upgrading the CCTV at Harborne House and Dore House to ultra-High Definition and increasing the area of coverage;
- Repointing the disabled fire exit;
- External decorating at Dore House;
- Fitting new hall and staircase carpet at Dore House;
- Repairs to the chimneys at Dore House;
- External decorating at Harborne Cottages;
- Relaying Paving at Harborne Cottages;
- Refurbishing shower cubicles at Larksfield; and
- Arboricultural survey at all schemes.

Charitable Activity Performance

In 2021/22 the charity committed £205,578 to 2,788 beneficiaries. £163,715 of the grants made were to organisations split across four grant priorities;

- £93,802 was spent on 10 grants supporting services for older people;
- £17,533 was spent of 3 grants supporting debt and money management services;
- £11,734 was spent on a single grant supporting food and household goods distribution services; and
- £40,646 was spent on 6 grants supporting provision for 16-24 year old NEET (Not in Education, Employment or Training) provision or provision for those at risk of becoming NEET.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

£41,864 was spent on the charity's individual grant programme:

- £23,249 supported 110 beneficiaries of 41 grants in Birmingham; and
- £18,615 Supported 101 beneficiaries of 36 grants in Smethwick.

Total grant funding has increased over the 2020/21 figure of £119,900. This increase reflects an increase in the Trustee's confidence regarding income and a return to a more normal model of grants distribution for the charity's Grants Officer.

In the 2021/22 financial year the grants officer has returned to in-person visits. This has greatly improved the effectiveness of the grant assessment systems.

The charity's four largest grants were:

Cape Community Care Day Centre (CCCCDC)

The centre provides day-to-day caring-based services (freshly prepared meals through their luncheon club, crafts and gentle exercise) for the elderly and vulnerable. They also provide meals on wheels for those who are housebound. The centre is open 3 days a week and it ensures that people feel less isolated and can discuss any problems/issues they may have. Their service users feel more independent and more confident and can socialise. They report that dementia-focused problems affect c.70% of their clients.

CCCCDC asked for a grant to fund a full time Centre Co-ordinator role responsible for all of the training, HR and most of the administration of the day care services. She also networks and develops the centre to meet the needs of the users. They provide a weekly structure of activities to include crafts, gentle exercise, cooked meals for three days/week, befriending support and shopping/prescription collection. Also, they deliver quarterly social outings, to stimulate mental wellbeing (addressing dementia), and help tackle social isolation. In addition, they facilitate outpatients' support, on leaving hospital to a strong support network, and signposting service users to health services to avoid long term issues. Lastly, a monthly on-site Primary care service is available with Community Nurses, to check blood pressure, Diabetes, medication checks and referrals, etc.

Part of the requested grant is for upskilling a Development Manager to manage and build on existing sessions that are currently on offer, and seek new emerging community services and revenue streams for the centre. The role will include some of the administration duties, relevant HR associated with references, and charge rates pertaining to service providers etc., and to ensure activity sessions are community led. Some of the funding is for an increased stronger/professional role of security and general maintenance, and also to fund a centre cleaner as the Centre Co-ordinator needs a lot of ancillary support. The Security aspect to the funding was part of their grant application in the last three years.

Soho and Victoria Friends and Neighbours CIC (SVF&N)

SVF&N support utilises a community development approach, with a good knowledge and understanding of the needs of their local community, enabling residents to get engaged in developing their own grass roots networks and mutual support, building on a tradition in Sandwell of close-knit communities. The CIC was set up in 2011 to support the older residents within Sandwell/Smethwick who may be facing isolation and lacking the community inclusion. SVF&N are drawing up plans to expand their services to support NEETs/risk-of-NEETs within the community, which may be of consideration with regards to future funding applications made to HPLC.

The focus of SVF&N over the past four years has been to work with the over 55s. They want to use the majority of the grant to fund an Outreach Worker for another year who will continue to support older service users resident in the Ancient Parish through a range of services/training, such as safety in the home, saving money, reducing isolation, health and well-being, empowerment, advocacy, welfare rights and referrals to other organisations. Some of the grant will also be used to cover training costs and supporting a growing team of volunteers.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

The Outreach Worker, previously funded by HPLC, successfully piloted a project to 'help people to support themselves' through the project "Just Around The Corner", developing a mobile hub as a resource for local community from which more isolated people can be reached and able to access services. Through this outreach they reached more isolated older people closer to where they live. The approach used has previously been successful, thus demonstrating performance track record. They previously identified two particular hubs where residents have particular ideas they want to develop, such as the Regent Street 'one stop shop' using the local Baptist church premises as a base from which more isolated people can access services, particularly allowing people in new housing in the area and new-build estates, currently cut off from facilities and local networks, to be supported, and wish to develop these further.

Brushstrokes Community Project

Brushstrokes offer support to the most vulnerable residents of Smethwick, by providing food, outreach visits, a befriending service, and advice on areas such as employment, housing, debt, and domestic abuse. They distribute food, household items, and clothes to the vulnerable, particularly those who are destitute and homeless, asylum seekers and newcomers with no recourse to public funds. There is still high demand for food and other items; they cite the statistic that Smethwick is home to over 60% of the influx to immigrant communities as a driving factor in the massive rise in the demand for their services. Brushstrokes also continue to deliver their service for the prevention of infant mortality for Sandwell and Birmingham CCG, but to a lesser extent as the funding is reduced. This is linked to the basic baby packs they provide to new mothers to be, which were set up with the help of local health visitors, and throughout the previous year they have helped over 80 people with baby equipment.

Brushstrokes have been awarded a grant to continue delivery of their distribution services. They report that as a result of many benefit claimants switching to Universal Credit, and cutbacks to many services that were once statutory but now are gone, they have seen a massive (several-fold) rise in demand for their services. To this end, they have increased their own targets to 1,235 service users to be reached with this support. The greater part of the grant would pay for the Resource Assistant in post, whose role is to receive the donations and distribute them to those in need accordingly. In addition, this year's funding will go towards continued support of a Resource Co-ordinator (funded in 2018 by the Big Lottery), who works alongside the Resource Assistant. The small remainder would be used to pay the FARESHARE subscription, which ensures that they get the regular delivery of fresh food for the food bank. They have just developed a Community Café using donated food from supermarkets that is at its 'use-by/sell-by' date, providing local people with a cheap/free nutritious meal, and also helping to address social isolation, and provide access to signposting services.

Quinborne Community Association (QCA)

Due to its location, service users, QCA's are mainly from the Harborne and Quinton area. The centre currently caters for over sixty groups which meet on a regular basis and runs an Adult Education Programme for 900 learners per year. These groups include Gardening, Recorded Music, Dog Training, Chess, Rhythm Time, Craft Club, Choir, we even run and our own Luncheon Club, bowls, table tennis and Youth Clubs. QCC also have a crèche onsite, Happy Corner Nursery, allowing students to be able to learn whilst their children are safely cared for. The nursery is also used by parents from the surrounding community. Their aim is to provide a diverse range of activities, a welcoming meeting place for the local community, adult education courses and provide an outreach service to those in need.

They were funded to continue to support their Friendship/Luncheon Club, geared to tackling loneliness and isolation in the older population of the area, particularly as the pandemic crisis passes. This will continue to be a gateway service for directing those older centre users who need support with dementia and associated problems towards QCA's in-house support network who can then help service users towards outside statutory and VSO support. The service is enhanced to include several diverse elements, including: a meals-on-wheels outreach (attached to the Luncheon Club) addressing the needs of older services users considerably more isolated than those who can use the centre, (attendance is now c.30/week, up from 16-18/week), both in terms of providing a meal, but the outreach worker provides other avenues of support and relevant signposting.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Also, a light/gentle exercise programme, that is delivered to participant groups at the centre, or remotely to those wishing to continue to self-isolate.

In addition, an IT/internet literacy/awareness group, supporting their regular older service users to learn to use the internet to their best advantage, thus further addressing social isolation, and how to do this safely, minimising exposure to cyber-fraud, exploitation, etc., and also a community craft activities clubs was set up, again addressing social isolation, but also helping alleviate the effects on dementia, and providing respite for dementia sufferers' carers.

The four largest grants accounted for £62,362 (31%) of the charity's grant spend and 1,331 (48%) of the beneficiaries reached.

Financial Review

Financial Position

The Charity's Income Income received 2021 – 2022

Financial Investment Income	£138,260
Income from Investment Properties	£529,058
Housing Activities	£901,029
Other	£2

£1,568,349

The Charity's Expenditure How the income was spent in 2021 -2022

Grants	£253,590
Housing Activities	£962,414
Governance	£57,463
Investment property management	£204,855
Financial investment management	£32,333

£1,510,655

Balance Sheet

The value of assets (less liabilities) of the charity is shown below

	£
Housing Properties	3,724,975
Land, fixtures & fittings	618,756
Investments (stocks and shares)	5,270,735
Investment properties	10,213,584

Subtotal 19,828,050

Current assets less liabilities	2,044,467
Creditors (due over more than one year)	(65,554)

Net Assets 21,806,963

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Commentary on the Accounts

2022 has presented an extremely challenging operating environment with increased costs in almost every facet of the charity's operation yet, despite these challenges the charity has had a satisfactory financial year.

Total income has increased by 7.9% to £1,568,349, which is broadly consistent with inflation at the end of the financial year (CPI in June 2022 was 9.4%) however expenditure has increased more substantially to £1,510,655; an increase of 18% over the 2020/21 figure of £1,278,718. In part this is because the charity has increased the amount of grant making (£253,590; an increase of 56% over last year) it is comfortable committing to in light of a more certain outlook for investment income however, investment property management and housing costs have both increase substantially too. The increase in these areas is reflective of the increased cost of building and construction material and labour which has been disproportionately impacted by the cost of living crisis.

Staff and central costs have also risen but only in line with inflation and have in real terms remained broadly static. PPE and special infection control related equipment costs have been lower in 2021/22 at £8,387 (£38,812 since the start of the pandemic.)

The charity's financial and property investments have continued to generate greater than anticipated levels of income despite the economic turmoil. Financial investments generated £105,610 of income which was £7,810 (7.9%) over the charity's budget figure. NET Investment property exceeded budget by £201,211 (176%) however it should be noted that most of this overperformance was achieved because of delays in two large property refurbishments that pushed cost into 2022/23 and improved the net performance.

Unfortunately, the volatile economic conditions have significantly affected the overall value and performance of the charity's financial investments with have reduced in value to £5,270,735 (a reduction of £467,283 or 8.14%).

Reserves

It is the charity's policy to hold 6 months' operating expenditure (£755,328) and 12 months' maintenance expenditure (£221,806) in reserve in the form of cash. As of 30 June 2022 the charity was holding £2,190,960 in cash and a total of £7,461,695 in either cash or easily liquidated investments.

The charity holds £221,806 of this cash and £221,806 of these easily liquidated investments as a designated planned maintenance fund.

While the charity's reserves policy and planned maintenance funds only calls for £977,134 of cash and a further £221,806 of easily liquidated investments the Trustees think it prudent to hold more in anticipation of not only any potential costs associated with the major risks identified earlier in this report (principally welfare reform and likely to cost £200,000) but also the high costs of refurbishing some of the charity's older investment properties (anticipated to exceed £200,000 next year) and up to two more residential property purchases. Nevertheless, the Trustees think that as interest rate increase it is also wise to gain some return on the pending funds and therefore plan to move £500,000 into easy access investment accounts during the 2022/23 financial year.

In light of these factors the charity's cash reserve does not seem excessive.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Investments

2021/22 has been a difficult year for the charity's financial investments.

Investment income has held up well at £138,260 and has over performed against budget however the portfolio the overall value of the portfolio has reduced by 8.9% to £5,270,735. As of the 30 June 2022 the portfolio was invested in:

UK Equity	28.1%
Overseas Equity	39.2%
Bonds	12.1%
Alternative Assets	10.8%
Cash	0.9%
UK Property	8.9%

The portfolio has performed poorly against the benchmark in the last year reducing by 5.1% against a benchmark reduction in performance of 4.4%. this is, in part a reflection of the charity's limited exposure to bonds which performed better during short term market fluctuations. While performance over the short term is poor the charity's portfolio has still significantly exceeded the benchmark over 3 years (11.8% against a benchmark figure of 8.8%), 5 years (27.8% against a benchmark figure of 22.1%) and since inception (207.3% against a benchmark figure of 186.2%)

The Trustees have appointed Evelyn Partners to manage the charity's investment portfolio and have set the firm the following objectives:

- The creation of a sufficient financial return to enable the Charity to carry out its purposes effectively and without interruption.
- The maintenance and enhancement of the investment funds over the long term.
- To obtain a reasonable balance between capital growth and income so that the Charity can meet future as well as current needs.
- To maintain a medium risk profile.

The Trustees' policy is to invest in an appropriate mix of real assets i.e. equities, fixed interest securities, alternative assets and monetary assets. Trustees recognise that the returns on equities, while expected to be greater over the longer term than those of fixed interest and monetary assets, are likely to be more volatile. Investment in a mix of asset classes should nevertheless provide the levels of return required for the Trust to achieve its objectives, whilst mitigating volatility.

The charity's property investments were managed by Bruton Knowles until May 2022. In May 2022 the charity appointed new property managers. Robert Powell Chartered Surveyors now manage the charity's residential properties while Cottons manage the charity's commercial assets.

The charity's property investments generated £529,058 of income in 2021/22. The charity budgeted higher than anticipated void rates in the light of the commercial operating environment after the pandemic, but the charity's commercial tenants have all performed strongly and the anticipated voids did not occur.

The charity's investment management costs have been increased to £204,855 in 2021/22. This is because of three key factors:

- Property repairs costs have increased significantly due to post pandemic material shortages and the following inflationary pressures.
- The number of property repairs increased significantly in the last month of the financial year when the portfolio transferred to new agents and maintenance 'issues' emerged.
- The charity is currently renovating two large properties that were handed back by older tenants in poor condition.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Value for Money

Value for Money (VFM) is always at the forefront when managing the delivery of our charitable mission and objectives.

For HPLC VFM is maximising our value to:

- enable our residents to live independently in an environment that improves their health and wellbeing, thus lessening the burden on the NHS by reducing the need for GP and hospital visits and admissions to care homes.
- support our individual grant recipients through provision of necessities such as white goods and baby items.
- assist local organisations in their attempts to improve the health, welfare and employment opportunities of the inhabitants of the ancient parish and help them reach their full potential.

8.1 Arrangements to Ensure VFM

VFM drives our strategic objectives of risk, assets, people and procurement. As such it runs through all aspect of our strategic plans. Progress is rigorously monitored at committee meetings and by the full board on a quarterly basis.

The Finance & Audit Committee scrutinise all aspects of financial performance and ensures we have sound financial rules and regulations. Our returns on investment are benchmarked so that we can be certain that our stocks and shares are appropriate and performing well. Expenditure against budget for all aspects of the charity is checked monthly by the Senior Management Team.

The Properties Committee monitors the performance of our non-social housing and investment properties to ensure a healthy balance of income and long term growth.

The Almshouse Committee monitors void loss, arrears and repairs and maintenance in relation to our five almshouses. We undertook our latest five-year stock condition survey in 2019 and this has formed the basis of our planned maintenance programme over the next few years. We continue to take a balanced view of maintenance, realising the importance of keeping our properties at a high standard, so that they remain desirable and ensure low void rates, without carrying out work before it is necessary.

The almshouse committee also reviews large tendering activities to ensure that contract are competitively tendered and that the charity is getting the best quality for the money it is spending.

The charity is a member of the SPBM Benchmarking Group which assesses our performance against that of similar organisations and enables us to share good practice. We also have a robust Code of Conduct and Complaints policy and procedure that was reviewed in 2019 by the resident scrutiny panel.

The Charitable Activities Committee oversees our programme of organisational and individual grants to ensure we are adhering to the charity's grants strategy, which outlines our key priorities for the year. These priorities are regularly reviewed and altered over time according to identified patterns of need established from local resources such as Sandwell's Neighbourhood Employment and Skills Plan. Any applications made to the charity are assessed against these priorities and only applications that demonstrate an ability to evidence these needs are funded. The committee received reports on the achievements each award made and compare the costs of each intervention against the number of beneficiaries it supported and the impact it achieved.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Benchmarking Ranking

The charity has compared its performance against local housing charities that form the SPBM Benchmarking group. The charity has a combination of mandatory metrics from the Regulator for Social Housing (RSH) and others metrics shared across this group to assess its relative performance. The results of this comparison are detailed in the table below showing how this years performance compares to last and giving a short narrative explanation of what the metric means and why the charities performance is what it is. Finally, the charity has included its rank out of the 14 SPBM members:

Metric (As defined by the Regulator for Social Housing)	2019/20	2020/21	2021/22	Narrative Explanation		SPBM Rank (Out of 14)
Stock managed	99	99	99	The total social housing stock managed by the charity has remained unchanged since 2017/18	↔	N/A
Void losses (%)	0.2	0.38	0.49	The percentage of income lost to voids (empty Units) has increased. This year the charity had 17 voids. In an average year that figure would be 10.	↓	3rd
Ave. re-let time of all re-lets (days)	17	22	18	Average re-let time have reduced now that COVID-19 restrictions have been lifted and are well within the Trustees target of 21 days.	↓	4th
Rent collected (% of charges due)	100.29	99.37	95.8%	Rent (WMC) collected as a percentage of charges due has decreased slightly. While the total is slightly less than 100% of the charges due this figure does not include Housing Benefit payments that are owing. If these payments are included the collected figure would just exceed 100%.	↓	3rd
Current tenant arrears (%)	1.69	0.37	0.0	Current tenant arrears have reduced as those few longer-term debts are paid off and no new arrears are created. We expect this situation to change as the cost of living crisis bites	↔	1st
Overall operating margin (%) (RSH 101)	2.89	63.13	-24.05	The charity's overall operating margin has decreased. The charities operating margin has been severely impacted by the c.8% reduction in the value of the investment portfolio in a year that was already budgeted to be a deficit year because of large investments in the charities non-social housing stock. This will improve significantly in coming year.	↓	10th

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Metric (As defined by the Regulator for Social Housing)	2019/20	2020/21	2021/22	Narrative Explanation		SPBM Rank (Out of 14)
Social housing lettings operating margin (%) (RSH 102)	3.58	0.46	-6.81	The charity's social housing operating margins has decreased significantly. This is reflective of the increased reinvestment in the almshouses and the cost of staff that are not charged to residents such as the support officer and activity coordinator.	↑	10th
EBITDA MRI (as a percentage of interest) (RSH 103)	1.53	146.63%	-41.87%	The charity's EBITDA MRI rating has decreased because of in year profitability however liquidity should not be an issue for the charity holding reserves in £500,000 in excess of the annual turnover.	↓	N/A
Gearing (RSH and Scorecard measure) (RSH 203)	-39.16%	-47%	-57.04%	The charity is low geared. The charity is paying off its one small loan slowly and the outstanding balance decreases from year to year. The charity has looked into paying the loan off early but redemption costs make this uneconomical.	↑	N/A
New supply of social housing units delivered as a percentage of total social housing units held (RSH 204)	0	0	0	The charity has not developed any new social housing units this year. The charity would like to develop new social housing units but requires greater clarity regarding future welfare reforms before it can commit. The ranking is established on the basis of how recently units were added.	↔	3rd
New Supply delivered (non-social housing units)	N/A	N/A	0	New metric. The charity has not delivered any new non-social housing units in 2021/22. The ranking is based on how recently new non-social units were added to our portfolio. Our ranking shows the charity added units most recently out of our peers.		1st
Reinvestment % (RSH 304)	4.69	0.86	0.89	Reinvestment increased slightly however for much of the year covid restrictions remained in place and limited the charity's potential to undertake large works	↑	1st

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Metric (As defined by the Regulator for Social Housing)	2019/20	2020/21	2021/22	Narrative Explanation		SPBM Rank (Out of 14)
Return on Capital Employed (ROCE) % (RSH 401)	0.19%	4.12%	1.72%%	The return on capital employed is indelibly linked to the performance of the charity's investments. The charity's investment portfolio reduced in value by c. £500,000 this year which inevitably lowered the return on capital employed.	↓	9th
Headline social hous- ing cost per unit (RSH 501)	£10,146	£9,085	£10,057	The total headline cost per social housing unit has increased slightly. This is reflective of the increased amount of capital spend and refurbishments the charity has undertaken. Despite this the charity is now first in its peer group. This is impressive when considering that the charity's costs are often higher when compared to other providers because of the additional cost we carry to support and provide activities to our residents. These costs are not passed on to residents and are not HB eligible meaning that the charity's WMC remains competitive with the rest of our sector with an average total weekly charge of £172.06. We might almost describe ourselves as proud to be expensive here as we are utilising the charity's funds to provide and an enhanced service that goes above and beyond that of a standard sheltered accommodation provider.	↑	1st

Plans for the future

The outlook for 2022/23 is increasingly just as gloomy as the outlook for 2020 and 2021 had been. While the pandemic and global supply shortage may be drawing to a close the charity will be significantly impacted by the cost of living crisis. The cost of living crisis will likely impact every area of the charity's operation from grant giving to almshouse WMC collection, from grant costs to ERF and CMF spend. In light of the crisis the charity has the following plans.

Charitable activity

The charity hopes to increase the amount committed to mainstream grant making to pre-pandemic levels of £270,000 per year by the 2022/23 financial year.

The charity intends to achieve pre-pandemic individual grant spending levels in 2022/23.

The charity will establish a one-off cost of living grant fund for almshouses residents of £50 each resident for 5 months.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

Almshouses

The almshouse improvement programme for 2022/23 is expected to total £256,450 and includes:

Harborne House

- Installing new gates to the external fences;
- Installing new flooring in Laundry and Meter rooms;
- Renovating the parker bathroom into a multifunction space;
- Resurfacing the car parks; and
- Cleaning and refurbishing the drains as necessary.

Harborne Cottages

- Repairing windows and doors as required;
- Repointing and re-hipping roof tiles;
- Installing a self-closing front gate; and
- Repairing or replacing all tarmac paths.

Dore House

- Replacing two sheds;
- Surveying the drains; and
- Checking and fixing all external stonework.

Larksfield

- Upgrading the satellite television system to accept Sky Q installations; and
- Surveying the drains.

Firs Close

- Re-pointing, re-hipping and general repairs to the roof;
- Replacing the cladding to the platform lift shaft; and
- Replace carpark surfaces and all block paved pathways.

The charity will recruit a new activity coordinator in the first half of 2023. We anticipate a full programme of resident activities will commence in the first half of 2023.

The charity will renew its electricity and gas contracts in 2023. The charity will endeavour to use its usage to get the best possible rate for the charity's residents.

Finance and Investment Management

The charity's two major concerns regarding investment management in 2022/23 are inflation and interest rates. To this end the charity's investment managers are reviewing all equities owned by the charity to ensure that all those in the portfolio offer some degree of inflation resilience. This is not to assume that the investment managers will be able to grow income to offset inflation; this certainly will not happen, rather the charity portfolio will be reviewed to ensure it is not negatively impacted by its equity bias and is as protected as it can be against current economic conditions. A further protection against the pressures of inflation and interest may be to further reduce the amount of the portfolio invested in the UK. The charity may well reduce its UK holdings in 2022/23.

The charity will also be monitoring the bonds and gilt markets. Historically equities have significantly out-performed bonds however should 30-year government bond rate exceed 5% the charity may choose to increase the weighting of bonds and gilts in the portfolio.

HARBORNE PARISH LANDS CHARITY

TRUSTEES' REPORT (continued) FOR THE YEAR ENDED 30 JUNE 2022

The charity will monitor the property market and should favourable buying conditions present themselves the charity may purchase another two residential properties. Planned refurbishments include completing the renovation of two properties in the centre of Harborne.

Governance

The charity hopes to finish the process of incorporation by uniting both Harborne and Smethwick Charitable Trust and Harborne Parish Lands Charity with a deed of united direction from the Charity Commission making future accounts and submissions easier.

Information Communications Technology (ICT)

The charity will install two new servers in 2023. This programme originally planned for completion in 2022 was delayed to allow the upgrade of the charity network and telephone infrastructure however we anticipate the project will be completed by the end of the 2023 calendar year.

The charity will review mobile phones and mobile computing solutions in 2023 with a view to establishing a standard package of hardware that allows for mobile and peripatetic staff deployment.

Resident computer labs will be installed at Firs Close and Harborne House to help tackle a widening digital divide experienced by older people.

Hollingworth House

New door entry and security systems including CCTV will be installed at Hollingworth House; the charity's Harborne headquarters.

Hollingworth House will also receive new heating and hot water equipment in the form of a single unvented hot water cylinder and three commercial boilers. The project is anticipated to cost £25,000.

Disclosure of Information to Auditors

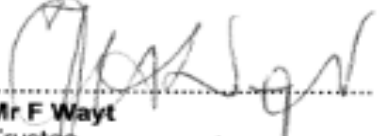
Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that the Trustees are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

The auditors, MHA MacIntyre Hudson, have indicated their willingness to continue in office. The designated Trustees will propose a motion to reappointing the audits at the meeting of the Trustees.

Trustees' report, incorporating a strategic report, was approved by order of the Board of Trustees and signed on the board's behalf by:


Mr F Wayt
Trustee
Date: 30/11/2022

THE HARBORNE PARISH LANDS CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 30 JUNE 2022

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

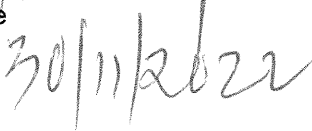
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the members of the Board of Trustees and signed on its behalf by:


.....
Mr F Wayt
Trustee

Date:



THE HARBORNE PARISH LANDS CHARITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HARBORNE PARISH LANDS CHARITY

Opinion

We have audited the financial statements of The Harborne Parish Lands Charity (the 'charity') for the year ended 30 June 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, 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).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 2022 and of its incoming resources and application of resources 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.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Trustees' 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 Trustees with respect to going concern are described in the relevant sections of this report.

THE HARBORNE PARISH LANDS CHARITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HARBORNE PARISH LANDS CHARITY (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 28, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine 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 Trustees are 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 Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 Auditors' 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.

THE HARBORNE PARISH LANDS CHARITY

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HARBORNE PARISH LANDS CHARITY (CONTINUED)

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:

- Obtaining and understanding of the legal and regulatory frameworks that the Charity operates in, focusing on those laws and regulations that have a direct effect on the financial statements;
- Enquiring of management and Trustees around known or suspected instances of non-compliance of laws and regulations and fraud;
- Discussing among the engagement team regarding how and where fraud might occur in the financial statements and any potential indications of fraud;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing Financial Statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations; and
- Performing audit work in relation to the risk of management override, including testing of journal entries and other adjustments for appropriateness and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 Auditors' Report.

Use of our report

This report is made solely to the charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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 Auditors' 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 and its Trustees as a body for our audit work, for this report, or for the opinions we have formed.

MHA MacIntyre Hudson

MHA MacIntyre Hudson
Statutory Auditors

Date: 3 December 2022

MHA MacIntyre Hudson are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE HARBORNE PARISH LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022

	Note	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:					
Charitable activities	4	901,029	-	901,029	870,605
Investments	5	667,318	-	667,318	580,023
Other income		2	-	2	2,450
Total income and endowments		1,568,349	-	1,568,349	1,453,078
Expenditure on:					
Raising funds	6	25,320	211,868	237,188	198,674
Charitable activities:	7				
Housing Activities		838,097	124,317	962,414	869,937
Grants for relief in need		253,590	-	253,590	162,490
Governance costs		57,463	-	57,463	47,617
Total expenditure		1,174,470	336,185	1,510,655	1,278,718
Net movement in funds before (losses)/gains on investments		393,879	(336,185)	57,694	174,360
Net (losses)/gains on investments		(257,926)	(177,024)	(434,950)	742,916
Net movement in funds		135,953	(513,209)	(377,256)	917,276
Reconciliation of funds:					
Total funds brought forward	18	6,106,825	16,077,394	22,184,219	21,266,943
Net movement in funds		135,953	(513,209)	(377,256)	917,276
Total funds carried forward		6,242,778	15,564,185	21,806,963	22,184,219

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 36 to 52 form part of these financial statements.

THE HARBORNE PARISH LANDS CHARITY

**BALANCE SHEET
AS AT 30 JUNE 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	12	4,343,731	4,450,710
Investment property	13	10,213,584	10,213,584
Investments	14	5,270,735	5,738,018
		<u>19,828,050</u>	<u>20,402,312</u>
Current assets			
Debtors	15	123,375	219,071
Cash at bank and in hand	21	2,190,960	1,880,256
		<u>2,314,335</u>	<u>2,099,327</u>
Creditors: amounts falling due within one year	16	(269,868)	(251,110)
Net current assets		<u>2,044,467</u>	<u>1,848,217</u>
Total assets less current liabilities		<u>21,872,517</u>	<u>22,250,529</u>
Creditors: amounts falling due after more than one year	17	(65,554)	(66,310)
Total net assets		<u><u>21,806,963</u></u>	<u><u>22,184,219</u></u>
Charity funds			
Endowment funds	18	15,564,185	16,077,394
Unrestricted funds	18	6,242,778	6,106,825
Total funds		<u><u>21,806,963</u></u>	<u><u>22,184,219</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:


Mr F Wayt
Trustee

Date: 30/11/2022

The notes on pages 36 to 52 form part of these financial statements.

THE HARBORNE PARISH LANDS CHARITY

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2022**

	Note	2022 £	2021 £
Cash flows from operating activities			
Net cash used in operating activities	20	(349,329)	(305,608)
Cash flows from investing activities			
Dividends, interests and rents from investments		667,318	580,023
Proceeds from the sale of investments and investment property		351,560	884,458
Purchase of tangible fixed assets		(33,253)	(32,746)
Purchase of investments and investment property		(424,847)	(888,594)
Net cash provided by investing activities		560,778	543,141
Cash flows from financing activities			
Repayments of borrowing		(756)	(684)
Net cash used in financing activities		(756)	(684)
Change in cash and cash equivalents in the year		210,693	236,849
Cash and cash equivalents at the beginning of the year		2,026,309	1,789,460
Cash and cash equivalents at the end of the year	21	2,237,002	2,026,309

The notes on pages 36 to 52 form part of these financial statements

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

1. General information

The Harborne Parish Lands Charity is an unincorporated charity registered with the Charity Commission in England and Wales registration number 219031. Its principal address is 109 Court Oak Road, Harborne, Birmingham, B17 9AA.

The nature of the operations and principal activities are relieving need in the ancient parish of Harborne.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Harborne Parish Lands Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are presented in British Pound Sterling being the functional currency of the charity and rounded to the nearest £.

2.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from housing activities represents rental and service charges income receivable in the year net of rent and service charges losses from voids.

Investment income from investment properties is recognised as it falls due. Dividends and interest income is recognised as the charity's right to receive payment is established.

Rental income from investment properties is recognised on a receivable basis.

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

2. Accounting policies (continued)

2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Support costs are those costs incurred directly in support of expenditure on the objects of the charity. Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Costs of generating funds are costs incurred in managing investment assets.

Investment management costs are apportioned between funds based on the percentage of the relevant assets held in the fund.

Charitable activities and governance costs are costs incurred in the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

2.4 Tangible fixed assets and depreciation

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

Housing properties in the course of construction are included at costs incurred to date. Depreciation on these assets is not charged until they are brought into use.

Major components of housing properties, such as lifts and warden alarm systems have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The useful economic lives of tangible fixed assets are reviewed annually.

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

2. Accounting policies (continued)

2.4 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

Land	- Not depreciated
Office building	- 20 years
Fixtures and fittings	- 15% straight line
Computer equipment	- 3 years
Housing:	
Roof structure and covering	- 70 years
Windows and external doors	- 30 years
Heating	- 8 - 15 years
Kitchens	- 20 years
Bathrooms	- 30 years
Mechanical	- 30 years
Electrical	- 40 years
Lifts	- 20 years

2.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of Financial Activities.

2.6 Investment property

All investment properties are included at market value. Any changes in fair value are recognised in the Statement of Financial Activities.

Properties rented to provide social housing are treated as tangible fixed assets and not investment properties.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

2. Accounting policies (continued)

2.9 Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.10 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.11 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Endowed funds are those funds which are available for use in accordance with the wishes of the funder or regulatory body. Endowment funds represent gifts where the income may be used for general charitable purposes but the capital must be retained.

Income generated from permanently endowed assets is allocated to unrestricted income. Gains and losses on those assets are attributed to the endowment fund. Where income funds are used to build, extend or improve buildings which are endowed properties or on endowed land, then the enhancement to the asset will be included within the endowment fund.

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

3. Critical accounting estimates and areas of judgement

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The charity has made the following estimates and assumptions that have a significant impact on the amounts recognised in the financial statements:

Useful lives of buildings and components - this is assessed based on experience and best practice in the sector. The useful lives are regularly reviewed.

Valuation of investment properties - fair value is assessed based on a combination of professional opinion, market values, actual occupancy and knowledge of the local area.

Critical areas of judgement:

Permanent endowment funds - due to the age of the charity and changes in modern day regulation, the Trustees are aware that it is difficult to ascertain with certainty the absolute values and components of the permanent endowment funds. They have applied judgement to the split of assets and allocation and apportionment of eligible costs to those funds based on historic evidence and practice.

Valuation of investment properties - the Trustees consider the assessment of the valuation of investment properties to be a key area of judgement, with the factors impacting upon this assessment being outlined above.

4. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Rent charges receivable	535,618	535,618	526,569
Service charges receivable	265,370	265,370	255,917
Utilities recharges	100,041	100,041	88,119
	<u>901,029</u>	<u>901,029</u>	<u>870,605</u>

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

5. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Rental income from investment properties	529,058	529,058	455,232
Dividends and interest receivable	138,260	138,260	124,791
	<u>667,318</u>	<u>667,318</u>	<u>580,023</u>

6. Investment management costs

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Repairs	4,680	151,336	156,016
Insurance	225	7,265	7,490
Legal and property management fees	451	14,559	15,010
Agent's commission	787	25,451	26,238
Investment management fee	19,174	13,159	32,333
Voids	3	98	101
Total 2022	<u>25,320</u>	<u>211,868</u>	<u>237,188</u>

	Unrestricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Repairs	3,043	98,392	101,435
Insurance	229	7,416	7,645
Legal and property management fees	714	23,068	23,782
Agent's commission	756	24,425	25,181
Investment management fee	17,912	12,293	30,205
Voids	313	10,113	10,426
Total 2021	<u>22,967</u>	<u>175,707</u>	<u>198,674</u>

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Housing activities	895,558	124,317	1,019,875
Grants for relief in need	253,592	-	253,592
Total 2022	1,149,150	124,317	1,273,467
	Unrestricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
Housing activities	789,312	128,242	917,554
Grants for relief in need	162,490	-	162,490
Total 2021	951,802	128,242	1,080,044

Included within housing activities is governance costs of £57,463 (2021: £47,617). See note 9 for details.

8. Analysis of grants

	Grants to Institutions 2022 £	Grants to Individuals 2022 £	Total funds 2022 £
Grants for relief in need	163,715	41,331	205,046
	Grants to Institutions 2021 £	Grants to Individuals 2021 £	Total funds 2021 £
Grants for relief in need	96,000	23,963	119,963

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

8. Analysis of grants (continued)

During the year, 72 (2021: 72) grants were awarded to individuals referred to the charity by agencies in Birmingham and Sandwell.

9. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Grant funding of activities 2022 £	Support costs 2022 £	Total funds 2022 £
Housing activities	962,412	-	57,463	1,019,875
Grants for relief in need	-	205,046	48,546	253,592
Total 2022	962,412	205,046	106,009	1,273,467

	Activities undertaken directly 2021 £	Grant funding of activities 2021 £	Support costs 2021 £	Total funds 2021 £
Housing activities	869,937	-	47,617	917,554
Grants for relief in need	-	119,963	42,527	162,490
Total 2021	869,937	119,963	90,144	1,080,044

Analysis of direct costs

	Housing activities 2022 £	Total funds 2022 £	Total funds 2021 £
Staff costs	302,267	302,267	291,820
Operating costs	653,310	653,310	571,210
Interest payable	6,835	6,835	6,907
	962,412	962,412	869,937

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NOTES TO THE FINANCIAL STATEMENTS
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9. Analysis of expenditure by activities (continued)

Analysis of support costs

	Housing activities 2022 £	Grants for relief in need 2022 £	Total funds 2022 £
Staff costs	-	44,930	44,930
Premises and office running expenses	-	3,616	3,616
Governance costs	57,463	-	57,463
Total 2022	57,463	48,546	106,009
	Housing activities 2021 £	Grants for relief in need 2021 £	Total funds 2021 £
Staff costs	-	42,527	42,527
Governance costs	47,617	-	47,617
Total 2021	47,617	42,527	90,144

10. Governance Costs

	Unrestricted funds 2022 £	Total funds 2022 £
Auditor's remuneration	19,199	19,199
Other costs	10,286	10,286
Premises and office running expenses	2,655	2,655
Wages and Salaries	20,877	20,877
National Insurance	2,392	2,392
Pension cost	2,054	2,054
Total 2022	57,463	57,463

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

10. Governance Costs (continued)	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Auditor's remuneration	13,806	13,806
Other costs	9,388	9,388
Premises and office running expenses	1,311	1,311
Wages and Salaries	19,187	19,187
National Insurance	2,063	2,063
Pension Cost	1,862	1,862
 <i>Total 2021</i>	 <u>47,617</u>	 <u>47,617</u>

Auditor's remuneration contains £2,750 (2021: £2,710) of non-audit fees.

11. Staff costs

	2022 £	2021 £
Wages and salaries	316,989	306,845
Social security costs	26,332	24,080
Other pension costs	29,199	26,534
	<u>372,520</u>	<u>357,459</u>

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Employed wholly on housing activities	7	6
Employed on housing activities, grant making and governance	5	6
	<u>12</u>	<u>12</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2022 No.	2021 No.
In the band £60,001 - £70,000	1	1

Aggregate remuneration and benefits received by Key Management Personnel (including employer pension contributions, national insurance and benefits) amounted to £184,867 (2021: £174,499). Key Management Personnel comprises the Trustees, Chief Executive, Housing Manager, Senior Buildings Manager and Information and Policy Officer. Trustees receive no remuneration or benefits.

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

12. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Housing Properties £	Total £
Cost or valuation				
At 1 July 2021	657,493	104,475	5,980,948	6,742,916
Additions	-	10,052	23,201	33,253
At 30 June 2022	<u>657,493</u>	<u>114,527</u>	<u>6,004,149</u>	<u>6,776,169</u>
Depreciation				
At 1 July 2021	41,168	96,181	2,154,857	2,292,206
Charge for the year	6,547	9,368	124,317	140,232
At 30 June 2022	<u>47,715</u>	<u>105,549</u>	<u>2,279,174</u>	<u>2,432,438</u>
Net book value				
At 30 June 2022	<u><u>609,778</u></u>	<u><u>8,978</u></u>	<u><u>3,724,975</u></u>	<u><u>4,343,731</u></u>
At 30 June 2021	<u><u>616,325</u></u>	<u><u>8,294</u></u>	<u><u>3,826,091</u></u>	<u><u>4,450,710</u></u>

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

13. Investment property

	Freehold investment property £
Valuation	
At 1 July 2021	10,213,584
At 30 June 2022	<u>10,213,584</u>

The charity's investment properties were formally valued as at 30 June 2019, valuations were made by Martin Wilson (MRICS) of Bruton Knowles, on an open market value. The Trustees consider this valuation to remain appropriate as at 30 June 2022.

The majority of these properties were bequeathed to the charity many years ago and the historical cost of these properties is not known.

14. Fixed asset investments

	Listed investments £	Cash held by Investment manager £	Total £
Cost or valuation			
At 1 July 2021	5,591,966	146,052	5,738,018
Additions	424,847	(424,847)	-
Disposals	(351,560)	351,560	-
Revaluations	(440,559)	-	(440,559)
Management fees	-	(26,724)	(26,724)
At 30 June 2022	<u>5,224,694</u>	<u>46,041</u>	<u>5,270,735</u>

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
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15. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	18,615	7,618
Rents held by managing agent	830	170,345
Other debtors	-	210
Prepayments and accrued income	103,930	40,898
	<u>123,375</u>	<u>219,071</u>

16. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other loans	560	560
Trade creditors	40,943	41,330
Other taxation and social security	8,194	8,054
Other creditors	4,341	5,687
Accruals and deferred income	77,173	119,751
Grants payable	138,657	75,728
	<u>269,868</u>	<u>251,110</u>

Included within accruals and deferred income is rental income invoiced in advance of £62,211 (2021: £74,859).

17. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	<u>65,554</u>	<u>66,310</u>

The above loan included in creditors within and after one year is secured by a charge over Harborne House, one of the charity's housing properties. The loan is repayable in instalments over a term of 60 years ending on 31 July 2044. The interest accrues at a rate of 10.25%. The loan represents 6.2% (2021: 6.1%) of the book value of the property.

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

18. Statement of funds

Statement of funds - current year

	Balance at 1 July 2021 £	Income £	Expenditure £	Gains/ (losses) £	Balance at 30 June 2022 £
Unrestricted funds					
General Funds	6,106,825	1,568,349	(1,174,470)	(257,926)	6,242,778
Endowment funds					
Endowment Funds	16,077,394	-	(336,185)	(177,024)	15,564,185
Total of funds	22,184,219	1,568,349	(1,510,655)	(434,950)	21,806,963

Statement of funds - prior year

	Balance at 1 July 2020 £	Income £	Expenditure £	Gains/ (losses) £	Balance at 30 June 2021 £
Unrestricted funds					
General Funds	5,187,965	1,453,078	(974,769)	440,551	6,106,825
Endowment funds					
Endowment Funds	16,078,978	-	(303,949)	302,365	16,077,394
Total of funds	21,266,943	1,453,078	(1,278,718)	742,916	22,184,219

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

19. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	8,975	4,334,756	4,343,731
Fixed asset investments	3,125,546	2,145,189	5,270,735
Investment property	521,086	9,692,498	10,213,584
Current assets	2,314,335	-	2,314,335
Creditors due within one year	(269,308)	(560)	(269,868)
Creditors due in more than one year	-	(65,554)	(65,554)
Loan between funds	542,144	(542,144)	-
Total 2022	6,242,778	15,564,185	21,806,963

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2021 £</i>	<i>Endowment funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	8,294	4,442,416	4,450,710
Fixed asset investments	3,402,645	2,335,373	5,738,018
Investment property	521,084	9,692,500	10,213,584
Current assets	2,099,327	-	2,099,327
Creditors due within one year	(250,550)	(560)	(251,110)
Creditors due in more than one year	-	(66,310)	(66,310)
Loans between funds	326,025	(326,025)	-
Total 2021	6,106,825	16,077,394	22,184,219

THE HARBORNE PARISH LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

20. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net (expenditure)/income for the year (as per Statement of Financial Activities)	(377,256)	917,276
Adjustments for:		
Depreciation charges	140,232	144,881
Gains/(losses) on investments	440,559	(546,461)
Dividends, interest and rents from investments	(667,318)	(580,023)
Decrease/(increase) in debtors	95,696	(100,777)
Increase/(decrease) in creditors	18,758	(140,504)
Net cash used in operating activities	(349,329)	(305,608)

21. Analysis of cash and cash equivalents

	2022 £	2021 £
Cash in hand	2,190,960	1,880,256
Cash held at investment manager	46,042	146,053
Total cash and cash equivalents	2,237,002	2,026,309

22. Analysis of changes in net debt

	At 1 July 2021 £	Cash flows £	At 30 June 2022 £
Cash at bank and in hand	1,880,256	310,704	2,190,960
Debt due within 1 year	(560)	-	(560)
Debt due after 1 year	(66,310)	756	(65,554)
	1,813,386	311,460	2,124,846

THE HARBORNE PARISH LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

23. Capital commitments

	2022 £	2021 £
Contracted for but not provided in these financial statements		
Acquisition of tangible fixed assets	161,257	-

24. Pension commitments

The charity operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £29,199 (2021: £26,534). Contributions totalling £3,403 (2021: £3,207) were payable to the fund at the balance sheet date and are included within creditors.

25. Related party transactions

None of the Trustees or any persons connected with them received any remuneration during the year (2021: £Nil).

The total amount of expenses reimbursed to Trustees or third parties in relation to Trustees expenses was £Nil during the year (2021: £Nil)

There were no further transactions with related parties during the year (2021: £Nil).