

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales · Charity number 219384

Details

Status Registered

Legal form Trust

Registered 1963-07-02

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

Contact

Address Durham Aged Mineworkers Homes Assoc
Po Box 31
Chester Le Street
DH3 3YH

Phone 01913881111

Email info@damha.org.uk

Activities

Objects: (A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES AND (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.

Activities: The 24 two bedroom single storey terraced homes, were fully occupied at the end of the year. The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards. A waiting list is maintained and over 100 applicants are on the list.

Classification

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

Geography

- **Area of benefit:** COUNTY BOROUGH OF WEST HARTLEPOOL AND BOROUGH OF HARTLEPOOL.
- Hartlepool

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£106,540	£129,078	-	-
2024-03-31	£105,908	£75,431	-	-
2023-03-31	£104,243	£77,460	-	-
2022-03-31	£103,685	£73,343	-	-
2021-03-31	£103,640	£65,678	-	-

Trustees

Name	Role	Appointed
Patricia Watson	Chair	2014-12-02
Brian Bage		2022-03-01
Brian Cowie		2023-06-06
Paddy Brown		2018-06-05
Peter Jackson		2021-06-01

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales - Charity number 219384

Accounts

NCU/LSI/T0253/655055

The Hartlepoons War Memorial Homes and the Crosby Homes
Durham Aged Mineworker's Homes Association
PO Box 31 The Grove
168 Front Street
Chester le Street
Co Durham
DH3 3AZ

Robson Laidler Accountants Limited
Mains House
143 Front Street
Chester le Street
DH3 3AU

Dear Sirs

We confirm to the best of our knowledge and belief and having made appropriate enquiries of other directors/trustees and officials of the charity, the following representations given to you in connection with your independent examination of the charity's financial statements for the year ended 31 March 2025.

General

We acknowledge as trustees our responsibility under the Charities Act 2011 and the Housing and Regeneration Act 2008 for the financial statements which give a true and fair view and for making accurate representations to you. All the accounting records have been made available to you for the purpose of your independent examination and all the transactions undertaken by the charity have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of management meetings, have been made available to you.

The financial statements are free of material misstatements, including omissions.

We believe that the effect of uncorrected misstatements is immaterial both individually and in total.

Internal Control

We acknowledge our responsibility for the design and implementation of internal control systems to prevent and detect fraud and error. We have disclosed to you the results of our risk assessment that the financial statements may be misstated as a result of fraud. There have been no irregularities (or allegations of irregularities) involving management, employees who have a significant role in internal control or others that could have a material effect on the financial statements.

Assets and Liabilities

The charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.

We have recorded or disclosed, as appropriate, all liabilities, both actual and contingent, and have disclosed in the notes to the financial statements all guarantees that we have given to third parties.

We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.

Loans and Arrangements

The charity has not granted any advances or credits to, or made guarantees on behalf of, directors other than those disclosed in the financial statements.

Legal Claims

All claims in connection with litigation that have been, or are expected to be, received have been properly accrued for in the financial statements.

Law and Regulations

We are not aware of any irregularities, including fraud, involving management or employees of the charity; nor are we aware of any breaches or possible breaches of statute, regulations, contracts, agreements which might prejudice the charity's going concern status or that might result in the charity suffering significant penalties or other loss. No allegations of such irregularities, including fraud, or such breaches have come to our notice.

Transactions with Related Parties

We are not aware of any transactions with related parties requiring disclosure in the financial statements. Or: All transactions with related parties have been disclosed in the financial statements. We have made available to you all relevant information concerning such transactions and are not aware of any other matters which require disclosure in order to comply with the requirements of the Charities Act or accounting standards.

Post-Balance Sheet Events

There have been no events since the balance sheet date which necessitate revision of the figures included in the financial statements or inclusion of a note thereto. Should further material events occur, which may necessitate revision of the figures included in the financial statements or inclusion of a note thereto, we will advise you accordingly.

Going Concern

We believe that the charity's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charity's ability to continue as a going concern need to be made in the financial statements.

Grants and Donations

All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

Yours faithfully

P. Watson
.....

Signed on behalf of the board of trustees.
The Hartlepoons War Memorial Homes and the Crosby Homes

Date *12/09/2025*

**THE HARTLEPOOLS WAR MEMORIAL
HOMES AND THE CROSBY HOMES**

**TRUSTEES' ANNUAL REPORT AND
UNAUDITED ACCOUNTS**

**For the year ended
31 March 2025**

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

*The Hartlepoons War Memorial homes and the Crosby Homes
Trustees' annual report and unaudited accounts
31 March 2025*

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Trustees and Advisors

Trustees

P Watson (Chair)
P Jackson
Cllr P Brown
B Bage
P Nuttall
B Cowie

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3AZ

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Independent Examiner

Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE2 1TJ

Solicitors

O'Neill Richmonds Law Firm
Spaceworks
Benton Park Road
Newcastle upon Tyne
NE7 7LX

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2025

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

Management

Durham Aged Mineworkers' Homes Association act as managing agents.

Review of Activity

The 24 two bedroom single storey terraced homes, were fully occupied through the year except for 4 which were void for a total of 34 weeks at an average weekly maintenance contribution of £72.32.

The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards.

A waiting list is maintained and 40 applicants are on the list.

Value for Money Statement

The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepool's War Memorial Homes and the Crosby Homes have a cost-effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	2025	2024	2023	2022	2021
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	111.15%	63.41%	60.91%	53.00%	64.34%
Maintenance costs per unit	£3,245	£1,402	£1,481	£1,186	£1,642
No of Voids in year	2	2	2	3	3
Routine repairs completed on time	96.80%	84.35%	96.58%	95.97%	89.68%

No material changes in policy have occurred since the last annual report and no changes are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees

P. Watson

Chair
12th September 2025

Independent Examiner's Report

I report to the Trustees on my examination of the financial statements of The Hartlepool War Memorial Homes and The Crosby Homes for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Housing and Regeneration Act 2008 and Charities Act 2011.

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect.

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the Charities Act 2011.
- 2 The financial statements do not accord with those records; or
- 3 The financial statements do not comply with the applicable requirements concerning the form and content of the financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Nicholas Cunningham (FCCA)
Robson Laidler Accountants Limited
Fernwood House
Fernwood Road
Jesmond
Newcastle upon Tyne
NE7 7LX

Dated 27-9- 2025

**Statement of Comprehensive Income
for the year ended 31st March 2025**

	Notes	2025	2024
		£	£
Turnover	2	105,380	104,771
Operating Costs	2	(113,375)	(63,854)
Depreciation	2	(15,123)	(11,577)
Operating (Deficit)/Surplus		(23,118)	29,340
Loss on disposal of Fixed Assets		(580)	-
Interest receivable	4	1,160	1,137
Total Comprehensive Income for the year		(22,538)	30,477
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 24		449,815	419,338
Income and Expenditure Reserve at 31 March 25		<u>427,277</u>	<u>449,815</u>

All income and expenditure shown above relates to continuing activities.

*The Hartlepool War Memorial homes and the Crosby Homes
Trustees' annual report and unaudited accounts
31 March 2025*

**Statement of Changes in Reserves
For the year ended 31 March 2025**

	<i>Investment Revaluation Reserve</i>	<i>Income & Expenditure Account</i>	<i>Designated Reserve</i>	<i>Other Reserves</i>	<i>Charitable Fund Property Reserve</i>	<i>Total Reserves</i>
	£	£	£	£	£	£
Balance as at 1 st April 2024	250,548	449,815	120,311	918	99,102	920,694
Total comprehensive income/(Deficit) for the year	-	(22,538)	-	-	-	-
Revaluation surplus arising during the year	(6,799)	-	-	-	-	-
Balance as at 31 st March 2025	<u>243,749</u>	<u>427,277</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>891,357</u>

**Statement of Financial Position
as at 31st March 2025**

	Notes	2025	2025	2024	2024
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		597,832		468,703
Investments	7		280,060		286,859
			<u>877,892</u>		<u>755,562</u>
Current Assets					
Debtors	8	3,500		3,498	
Cash at bank and in hand		283,887		429,286	
		<u>287,387</u>		<u>432,784</u>	
Creditors: Amounts falling due within one year	9	<u>(20,694)</u>		<u>(11,046)</u>	
Net Current Assets			<u>266,693</u>		<u>421,738</u>
Total Assets			<u>1,144,585</u>		<u>1,177,300</u>
Creditors: Amounts falling due after more than one year	6b		<u>(253,228)</u>		<u>(256,606)</u>
Total Net Assets			<u>891,357</u>		<u>920,694</u>
Reserves					
Investment Revaluation Reserve			243,749		250,548
Income & Expenditure Account			427,277		449,815
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve			99,102		99,102
			<u>891,357</u>		<u>920,694</u>

The financial statements shown on pages 7 to 16 were approved by the Trustees on 12 September 2025 and were signed on its behalf by:

P. Watson Chair

B. B. B. Trustee

Notes

1. Accounting Policies

Basis of accounting

The financial statements of the Association are prepared under the historical cost convention, except for investments which are held at market value. This is in accordance with applicable accounting standards, namely, UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

While the Association is an Unincorporated Charity and a member of the National Association of Almshouses, the Association is also a Registered Social Housing Provider. Therefore, the financial statements have been prepared in compliance with the Housing SORP 2014 to enable consistency, ease and transparency in our reporting to the housing regulator.

Cash Flows

As a small Registered Social Housing Provider, The Hartlepool's War Memorial homes and the Crosby Homes have elected to use their exemption to prepare a statement of cash flows.

Fixed Asset Investments

Investments classified under fixed assets are stated at market value at the balance sheet date, where this is readily identifiable. All other investments are stated at cost.

Going Concern

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming on acceptable terms.

After making enquiries, the Trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Housing Properties

Housing properties are stated at cost, less accumulated depreciation.

Major components of housing properties, such as windows and heating components, have been accounted for and depreciated separately from the main fabric, over their expected economic lives.

Depreciation is charged at the rates applied below to write off the cost of the asset over their expected useful economic lives.

Land	- Not Depreciated
Main Fabric	- 100 years straight line
Roof	- 40 years straight line
Electricals	- 30 years straight line
Windows	- 25 years straight line
External Doors	- 25 years straight line
Bathroom	- 20 years straight line
Kitchen	- 15 years straight line
Bollers	- 15 years straight line
Heating Installations	- 30 years straight line

The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

Fixtures and fittings are depreciated over 10 years on a straight-line basis and computers over 3 years on a straight-line basis.

Social Housing Grant

Social Housing Grant (SHG) received as a capital contribution, in line with SORP2014 and the 'accruals method', is held separately as a creditor due after more than one year, unless part of the SHG relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Debtors

Debtors are measured at transaction price, less any impairment.

Creditors

Creditors are measured at transaction price.

Designated Reserves

A designated reserve has been created in order to meet future expenditure upon planned maintenance and minor improvements. A stock condition survey in respect of all the properties carried out in 2001 has been used to draw up a formal Planned Maintenance & Minor Improvements programme. The reserve has been created from the Trusts previous cyclical maintenance and

extraordinary repairs designated reserves and established to the extent that it is considered that this expenditure can be met from the charity's own reserves.

Charitable Fund Property Reserve

This reserve represents that proportion of the cost of the properties, which was financed by charitable donations as well as the charities own resources.

Administration

The management of the Association continues to be dealt with by Durham Aged Mineworkers' Homes Association (DAMHA) a separately registered housing association (5125). Rental income and administrative costs are received and paid by the agent association who make a management charge for acting as agent.

2. Turnover and Operating Surplus for the Year by Class of Business

	2025	2024
	£	£
Turnover from lettings		
Rents and service charges receivable	102,004	101,395
Amortised government grants	3,376	3,376
	<u>105,380</u>	<u>104,771</u>
Operating Expenditure		
Bad debts written off	-	-
Management	21,424	17,955
Day to day repairs & maintenance	77,885	33,200
Services (including Water Rates)	14,066	12,699
Depreciation	15,123	11,577
Total Expenditure on Social Housing Lettings	<u>128,498</u>	<u>75,431</u>
 Void Losses	 (2,394)	 (491)

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2024: £nil)

4. Interest receivable and similar income

	2025	2024
	£	£
Investment Income	<u>1,160</u>	<u>1,137</u>

5. Surplus on Ordinary Activities

	2025	2024
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	-	1,083
Independent examiners fee	<u>1,148</u>	<u>-</u>

6a. Tangible Assets

	Housing Properties	Fixtures and Fittings	Total Fixed Assets
	£	£	£
Cost:			
At 1st April 2024	766,086	11,833	777,919
Additions	144,832	-	144,832
Disposals	(62,939)	-	(62,939)
At 31st March 2025	<u>847,979</u>	<u>11,833</u>	<u>859,812</u>
Less: Depreciation			
At 1st April 2024	298,775	10,441	309,216
Charge for the year	14,566	557	15,123
Disposals	(62,359)	-	(62,359)
At 31st March 2025	<u>250,982</u>	<u>10,998</u>	<u>261,980</u>
Net Book Value:			
31st March 2025	£596,997	£ 835	£597,832
1st April 2024	£ 467,311	£ 1,392	£ 468,703

6b. Social Housing Assistance – Creditors falling due after more than one year

	2025	2024
	£	£
Total accumulated social housing grant received at 31 March 23	337,637	337,637
Recognised in the statement of comprehensive income	(84,409)	(81,031)
Held as deferred income	<u>253,228</u>	<u>256,606</u>

Notes (continued)

7. Fixed Asset Investments

	2025	2024
	£	£
Valuation at 1 st April 2024	286,859	256,701
Disposals	-	-
Surplus arising on revaluation	(6,799)	30,158
At 31 March 2025	<u>280,060</u>	<u>286,859</u>

The investments comprise the following:-

	2025	2024
	£	£
2080.17 (2013: 2080.17) COIF Income Shares	40,522	42,503
943.44 (2013: 943.44) COIF Accumulation Shares	237,709	242,527
3½% War Stock (nominal £2,319.80)	1,829	1,829
	<u>280,060</u>	<u>286,859</u>

The historical cost of investments is analysed as follows:-

	2025	2024
	£	£
COIF Income Shares	19,089	19,089
COIF Accumulation Shares	14,666	14,666
3½% War Stock	1,750	1,750
	<u>35,505</u>	<u>35,505</u>

8. Debtors

	2025	2024
	£	£
Rental debtors	1,920	2,148
Prepayments and accrued income	1,580	1,350
	<u>3,500</u>	<u>3,498</u>

9. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Prepaid rents	411	186
Trade creditors and accruals	20,283	10,860
	<u>20,694</u>	<u>11,046</u>

Notes *(continued)*

10. Capital Commitments and Contingent Liabilities

As at 31st March 2025 there were no capital commitments or contingent liabilities.



MAKING A POSITIVE DIFFERENCE

The Hartlepoons War Memorial Homes and The Crosby Homes

Independent examination report for the year ended
31 March 2025

ROBSON / LAIDLER

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Overview

This report highlights the key findings from our independent examination of the financial statement of The Hartlepoons War Memorial Homes and The Crosby Homes in relation to the year ended 31 March 2025.

Adjustments - profit reconciliation

The following adjustments have been made to the initial figures presented to us:

Surplus/ (Deficit) per figures presented to us	£ (22,538)
Surplus/ (Deficit) per draft accounts	(22,538)

Discussion points

- 1. Income:** income has remained consistent to prior years as expected.
- 2. Expenditure:** expenditure has risen by 70% to £128k in the year. This has been largely due to the planned expenditure in relation to improvements to smoke alarms and upgrades to loft insulation carried out in the year.
- 3. Accountancy accrual** we noted that accountancy fees had been accrued based on an estimate of prior year fees. We will be able to provide a quote prior to YE 31.03.26 so that this can be accurately reflected in future years.
- 4. Balance Sheet :** the balance sheet has remained stable during the year. There has been an increase in fixed assets which has also resulted in the decrease in cash following the works carried out on the boiler and heating systems within the properties during the year. Overall reserves have decreased by £29K due to the deficit in the year due to the increased expenditure mentioned above.
- 5. Investment valuations:** the value of the 3 ½% warstock included within investments has remained unchanged in the year at £1,829. We understand that efforts are being made to obtain the relevant paperwork in relation to this investment in order for the correct valuation to be included within the accounts accurately in future years, however given the current value of the investment any change to the current year would not be considered material.
- 6. Rental debtors/prepaid rents:** we identified that there were several balances that look to be outstanding from prior years. We recommend a review of older balances is carried out in the current year and any bad debt provision provided.
- 7. Trustees report:** as a charity a reserves policy should be included within the trustees report. The reserves policy should explain what the current level of reserves is and what level of reserves is targeted to be held and why. We would recommend that this is considered and included in future years.
- 8. Charity Commission:** We would recommend that information such as changes to trustees are updated with the Charity Commission on a timely basis. We also noted in prior years the letter of representation, along with the audit findings report were filed at Charity Commission. Please note neither of these documents should be filed with Charity Commission in future. Only the accounts (including the trustees report) should be filed.

Other areas for consideration

Operating leases

Changes to accounting standards will require that long term operating leases be recognised as an asset on the balance sheet for accounting periods starting on or after 1 January 2026. This is noted for information purposes only and will not impact on the current financial statements.

Your accounting policies

As part of our audit procedures, we consider whether your accounting policies are appropriate to the charity's circumstance and consistently applied. If there are alternative accounting policies that could be applied in your circumstances, we point these out to you to consider. We believe that all your accounting policies are appropriate to the company and correctly applied.

Proposed opinion

Subject to any material points noted above being addressed then it is our intention to issue an unqualified or clean Independent examiners report.

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales - Charity number 219384

Accounts

**Wm Fortune & Son
Chartered Accountants**

**Collingwood House
Church Square
Hartlepool
TS24 7EN**

**The Hartlepoons War Memorial Homes and
the Crosby Homes
C/o Durham Aged Mineworkers' Homes Association
PO Box 31
The Grove
168 Front Street
Chester le Street
County Durham
DH3 3YH**

Dear Sirs

We confirm that the following information in connection with your audit of the financial statements for the year ended 31 March 2024 is to the best of our knowledge and belief, true and fair, bearing in mind the requirements of the Charities Act 2011 and the Housing and Regeneration Act 2008.

0. General

To the best of our knowledge and belief all transactions undertaken by the company have been properly recorded in the accounting records and these financial statements and all relevant records have been given to you.

1. Accounting Policies

The accounting policies used are detailed in the financial statements and are consistent with those adopted in the previous financial statements.

2. Income and Expenditure Account £30,477

Except as disclosed in the financial statements, the results for the year were not materially affected by:

- (a) transactions of a sort not usually undertaken by the company,
- (b) circumstances of an exceptional or non-recurrent nature,
- (c) charges or credits relating to prior periods or
- (d) any change in the basis of accounting.

Any expenditure included in the financial statements (where receipts or vouchers were not available) was properly made in connection with the carrying on of the company's business, unless specifically notified to you as being of a private nature.

3. Fixed Assets £468,703

- (a) The company has a satisfactory title to all fixed assets included in the financial statements.
- (b) The fixed assets to which the company has satisfactory title are included in the financial statements.
- (c) All amounts of expenditure capitalised in respect of fixed assets as detailed in the financial statements represent expenditure incurred in acquiring additional assets or improving existing assets. No expenditure capitalised is of a revenue nature.

4. Debtors £3,498

Balances included in the financial statements are all valid debtors or prepayments. No bad debts were written off and full provision has been made against specific debts which are known or may be expected to be irrecoverable.

5. **Investments £286,859**
In our opinion, investments are expected to realise in the ordinary course of business at least the amounts at which they are stated in the company's Balance Sheet.
6. **Liabilities (£11,046)**
All known liabilities of material amount at 31 March 2024 are shown in the financial statements including the liability for all purchases to which title has passed prior to 31 March 2024 and for all items included in stocks.
7. **Capital Commitments**
At 31 March 2024 there were no capital commitments.
8. **Contingent Liabilities**
No contingent liabilities existed at 31 March 2024.
9. **Post Balance Sheet Events**
No events have occurred between 31 March 2024 and the date of this letter which could materially affect the financial statements.
10. **Transactions with Trustees**
The Company has had at no time during the year any arrangement, transaction or agreement to provide credit facilities (including loans, quasi-loans or credit transactions) for the Trustees nor to guarantee or provide security for such matters.
11. **Other Related Party Transactions**
There were no related party transactions during the year ended 31 March 2024.
12. **Going Concern**
In our opinion, the company will have adequate resources available to finance its trading and other obligations during the course of the twelve months from the date of this letter.
13. **Law and Regulations**
We confirm that the company has complied with all law and regulations relevant to the activities of the company during the year under audit and that we have made available all such relevant information necessary for audit purposes.

Yours faithfully

P. Watson

Trustee

17TH SEPTEMBER 2024

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

For the year ended

31 March 2024

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

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Trustees and Advisors

Trustees

P Watson (Chair)
P Jackson
Cllr P Brown
B Bage
P Nuttall
B Cowie

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3AZ

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Auditors

Wm. Fortune & Son
Collingwood House
Church Square
Hartlepool
TS24 7EN

Solicitors

O'Neill Richmonds Law Firm
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2024

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

Management

Durham Aged Mineworkers' Homes Association act as managing agents.

Review of Activity

The 24 two bedroom single storey terraced homes, were fully occupied through the year except for 2 which were void for a total of 7 weeks at an average weekly maintenance contribution of £72.32.

The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards.

A waiting list is maintained and 40 applicants are on the list.

Value for Money Statement

The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepool's War Memorial Homes and the Crosby Homes have a cost-effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	<i>2024</i>	<i>2023</i>	<i>2022</i>	<i>2021</i>	<i>2020</i>
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	63.41%	60.91%	53.00%	64.34%	50.65%
Maintenance costs per unit	£1,402	£1,481	£1,196	£1,642	£1,030
No of Voids in year	2	2	2	3	3
Routine repairs completed on time	84.35%	96.58%	95.97%	89.68%	95.50%

No material changes in policy have occurred since the last annual report and no changes are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees

P. Watson

Chair

17th September 2024

Report of the Auditors

We have audited the financial statements of The Hartlepool War Memorial and The Crosby Homes for the year ended 31st March 2024 on pages 8 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

This report is made solely to the association's members, as a body, in accordance with the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Board of Trustees and auditor

As more fully explained in the Statement of Trustees' Responsibilities set out on page 4 the Board of Trustees is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of Opinion

We conducted the audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the accounts, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanation, which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of affairs of the association as at 31 March 2024 and of its incoming resources and application of those resources;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice including FRS 102; and

- have been properly prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

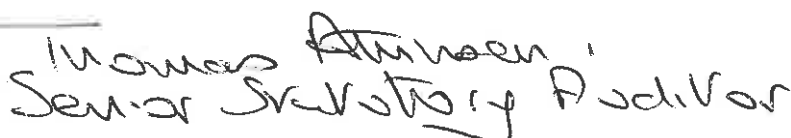
Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the association has not kept sufficient accounting records; 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.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept, and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained


Thomas Atkinson,
Senior Secretary Auditor

Wm. Fortune & Son, Registered Auditors
Collingwood House
Church Square
Hartlepool
TS24 7EN

17 September 2024

**Statement of Comprehensive Income
for the year ended 31st March 2024**

	Notes	2024	2023
		£	£
Turnover	2	104,771	103,109
Operating Costs	2	(63,854)	(62,803)
Depreciation		(11,577)	(14,657)
Operating (Deficit)/Surplus	2	29,340	25,649
Loss on disposal of Fixed Assets		-	-
Interest receivable	4	1,137	1,134
Total Comprehensive Income for the year		30,477	26,783
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 23		419,338	392,555
Income and Expenditure Reserve at 31 March 24		449,815	419,338

All income and expenditure shown above relates to continuing activities.

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

	Investment Revaluation Reserve £	Income & Expenditure Account £	Designated Reserve £	Other Reserves £	Charitable Fund Property Reserve £	Total Reserve: £
Balance as at 1 st April 2023	220,391	419,338	120,311	918	99,102	860,060
Total comprehensive income/(Deficit) for the year	-	30,477	-	-	-	-
Revaluation surplus arising during the year	30,157	-	-	-	-	-
Balance as at 31 st March 2024	<u>250,548</u>	<u>449,815</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>920,694</u>

**Statement of Financial Position
as at 31st March 2024**

	Notes	2024	2024	2023	2023
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		468,703		475,707
Investments	7		286,859		256,701
			<u>755,562</u>		<u>732,408</u>
Current Assets					
Debtors	8	3,498		5,036	
Cash at bank and in hand		429,286		390,064	
		<u>432,784</u>		<u>395,100</u>	
Creditors: Amounts falling due within one year	9	<u>(11,046)</u>		<u>(7,468)</u>	
Net Current Assets			<u>421,739</u>		<u>387,632</u>
Total Assets			<u>1,177,300</u>		<u>1,120,040</u>
Creditors: Amounts falling due after more than one year	6b		<u>(256,606)</u>		<u>(259,980)</u>
Total Net Assets			<u>920,694</u>		<u>860,060</u>
Reserves					
Investment Revaluation Reserve			250,548		220,391
Income & Expenditure Account			449,815		419,338
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve			99,102		99,102
			<u>920,694</u>		<u>860,060</u>

The financial statements shown on pages 8 to 18 were approved by the Trustees on 17th September 2024 and were signed on its behalf by:

..... *P. Watson* Chair

..... *P. C. R.* Trustee

Notes

1. Accounting Policies

Basis of accounting

The financial statements of the Association are prepared under the historical cost convention, except for investments which are held at market value. This is in accordance with applicable accounting standards, namely, UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

While the Association is an Unincorporated Charity and a member of the National Association of Almshouses, the Association is also a Registered Social Housing Provider. Therefore, the financial statements have been prepared in compliance with the Housing SORP 2014 to enable consistency, ease and transparency in our reporting to the housing regulator.

Cash Flows

As a small Registered Social Housing Provider, The Hartlepool's War Memorial homes and the Crosby Homes have elected to use their exemption to prepare a statement of cash flows.

Fixed Asset Investments

Investments classified under fixed assets are stated at market value at the balance sheet date, where this is readily identifiable. All other investments are stated at cost.

Going Concern

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming on acceptable terms.

After making enquiries, the Trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Housing Properties

Housing properties are stated at cost, less accumulated depreciation.

Major components of housing properties, such as windows and heating components, have been accounted for and depreciated separately from the main fabric, over their expected economic lives.

Depreciation is charged at the rates applied below to write off the cost of the asset over their expected useful economic lives.

Land	- Not Depreciated
Main Fabric	- 100 years straight line
Roof	- 40 years straight line
Electricals	- 30 years straight line
Windows	- 25 years straight line
External Doors	- 25 years straight line
Bathroom	- 20 years straight line
Kitchen	- 15 years straight line
Boilers	- 15 years straight line
Heating Installations	- 30 years straight line

The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

Fixtures and fittings are depreciated over 10 years on a straight-line basis.

Social Housing Grant

Social Housing Grant (SHG) received as a capital contribution, in line with SORP2014 and the 'accruals method', is held separately as a creditor due after more than one year, unless part of the SHG relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Debtors

Debtors are measured at transaction price, less any impairment.

Creditors

Creditors are measured at transaction price.

Designated Reserves

A designated reserve has been created in order to meet future expenditure upon planned maintenance and minor improvements. A stock condition survey in respect of all the properties carried out in 2001 has been used to draw up a formal Planned Maintenance & Minor Improvements programme. The reserve has been created from the Trusts previous cyclical maintenance and extraordinary repairs designated reserves and established to the extent that it is considered that this expenditure can be met from the charity's own reserves.

Charitable Fund Property Reserve

This reserve represents that proportion of the cost of the properties, which was financed by charitable donations as well as the charities own resources.

Administration

The management of the Association continues to be dealt with by Durham Aged Mineworkers' Homes Association (DAMHA) a separately registered housing association (5125). Rental income and administrative costs are received and paid by the agent association who make a management charge for acting as agent.

2. Turnover and Operating Surplus for the Year by Class of Business

	2024	2023
	£	£
Turnover from lettings		
Rents and service charges receivable	101,395	101,383
Amortised government grants	3,376	3,376
	<u>104,771</u>	<u>104,759</u>
Operating Expenditure		
Bad debts written off	-	-
Management	17,955	16,376
Day to day repairs & maintenance	33,200	35,541
Services (including Water Rates)	12,699	10,886
Depreciation	11,577	14,657
Total Expenditure on Social Housing Lettings	<u>75,431</u>	<u>77,460</u>
Void Losses	<u>(491)</u>	<u>(1,650)</u>

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2023: £nil)

4. Interest receivable and similar income

	2024	2023
	£	£
Investment income	<u>1,137</u>	<u>1,134</u>

5. Surplus on Ordinary Activities

	2024	2023
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	<u>1,083</u>	<u>980</u>

6a. Tangible Assets

	Housing Properties	Fixtures and Fittings	Total Fixed Assets
	£	£	£
Cost:			
At 1st April 2023	768,139	10,161	778,300
Additions	2,901	1,672	
Disposals	(4,954)	-	
At 31st March 2024	<u>766,086</u>	<u>11,833</u>	<u>777,919</u>
Less: Depreciation			
At 1 st April 2023	292,432	10,161	302,593
Charge for the year	11,297	280	11,577
Disposals	(4,954)		(4,954)
At 31 st March 2024	<u>298,775</u>	<u>10,441</u>	<u>309,216</u>
Net Book Value:			
31 st March 2024	£467,311	£1,392	£468,703
1 st April 2023	£ 475,707	£ -	£ 475,707

6b. Social Housing Assistance – Creditors falling due after more than one year

	2024	2023
	£	£
Total accumulated social housing grant received at 31 March 23	337,637	337,637
Recognised in the statement of comprehensive income	(81,031)	(77,657)
Held as deferred income	<u>256,605</u>	<u>259,980</u>

Notes (continued)

7. Fixed Asset Investments

	2024	2023
	£	£
Valuation at 1 st April 2023	256,701	260,077
Disposals	-	-
Surplus arising on revaluation	30,158	(3,376)
At 31 March 2024	<u>286,859</u>	<u>256,701</u>

The investments comprise the following:-

	2024	2023
	£	£
2080.17 (2013: 2080.17) COIF Income Shares	42,503	38,927
943.44 (2013: 943.44) COIF Accumulation Shares	242,527	215,945
3½% War Stock (nominal £2,319.80)	1,829	1,829
	<u>286,859</u>	<u>256,701</u>

The historical cost of investments is analysed as follows:-

	2024	2023
	£	£
COIF Income Shares	19,089	19,089
COIF Accumulation Shares	14,666	14,666
3½% War Stock	1,750	1,750
	<u>35,505</u>	<u>35,505</u>

8. Debtors

	2024	2023
	£	£
Rental debtors	2,148	3,664
Prepayments and accrued income	1,350	1,372
	<u>3,498</u>	<u>5,036</u>

9. Creditors: Amounts falling due within one year

	2024	2023
	£	£
Prepaid rents	186	139
Trade creditors and accruals	10,860	7,329
	<u>11,046</u>	<u>7,468</u>

Notes *(continued)*

10. Capital Commitments and Contingent Liabilities

As at 31st March 2024 there were no capital commitments or contingent liabilities.



Wm FORTUNE & SON
Chartered Accountants

Collingwood House, Church Square, Hartlepool TS24 7EN
Telephone: (01429) 274408
E-mail: contact@wmfortuneandson.co.uk

11 SEP 2024

The Trustees
The Hartlepoons War Memorial Homes and the Crosby Homes
PO Box 31
The Grove
168 Front Street
Chester le Street
County Durham
DH3 3YH

TAA/CG

11 September 2024

Dear Sirs

Audit of Accounts

We confirm that the audit of the accounts for the year ended 31 March 2024 was carried out satisfactorily. There was nothing to report.

Yours faithfully

Thomas A Atkinson

Registered to carry on audit work in the UK and Ireland by the Institute of Chartered Accountants in England and Wales

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales - Charity number 219384

Accounts

**THE HARTLEPOOLS WAR MEMORIAL
HOMES AND THE CROSBY HOMES**

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

For the year ended

31 March 2023

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
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Email: info@damha.org.uk
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Trustees and Advisors

Trustees

P Watson (Chair)
P Jackson
Cllr P Brown
B Bage
P Nuttall
B Cowie

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
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Co. Durham
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Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Auditors

Wm. Fortune & Son
Collingwood House
Church Square
Hartlepool
TS24 7EN

Solicitors

O'Neill Richmonds Law Firm
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2023.

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

Management

Durham Aged Mineworkers' Homes Association act as managing agents.

Review of Activity

The 24 two bedroom single storey terraced homes, were fully occupied through the year except for 2 which were void for a total of 21 weeks at an average weekly maintenance contribution of £72.32.

The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards.

A waiting list is maintained and over 10 applicants are on the list.

Value for Money Statement

The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepool's War Memorial Homes and the Crosby Homes have a cost effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	2023	2022	2021	2020	2019
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	60.91%	53.00%	64.34%	50.65%	74.28%
Maintenance costs per unit	£1,481	£1,196	£1,642	£1,030	£1,959
No of Voids in year	2	2	3	3	3
Routine repairs completed on time	96.58%	95.97%	89.68%	95.50%	98.09%

No material changes in policy have occurred since the last annual report and no changes are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees

P. Watson

Chair
September 2023

Report of the Auditors

We have audited the financial statements of The Hartlepool War Memorial and The Crosby Homes for the year ended 31st March 2023 on pages 8 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

This report is made solely to the association's members, as a body, in accordance with the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Board of Trustees and auditor

As more fully explained in the Statement of Trustees' Responsibilities set out on page 4 the Board of Trustees is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of Opinion

We conducted the audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the accounts, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanation, which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of affairs of the association as at 31 March 2023 and of its incoming resources and application of those resources;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice including FRS 102; and

- have been properly prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the association has not kept sufficient accounting records; 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.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept, and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained



Wm. Fortune & Son, Registered Auditors
Collingwood House
Church Square
Hartlepool

TS24 7EN

^{TU}
5 September 2023

**Statement of Comprehensive Income
for the year ended 31st March 2023**

	Notes	2023	2022
		£	£
Turnover	2	103,109	102,574
Operating Costs	2	(62,803)	(54,365)
Depreciation		(14,657)	(17,656)
Operating (Deficit)/Surplus	2	25,649	30,553
Loss on disposal of Fixed Assets		-	(1,322)
Interest receivable	4	1,134	1,111
Total Comprehensive Income for the year		26,783	30,342
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 22		392,555	362,213
Income and Expenditure Reserve at 31 March 23		419,338	392,555

All income and expenditure shown above relates to continuing activities.

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

	<i>Investment Revaluation Reserve</i>	<i>Income & Expenditure Account</i>	<i>Designated Reserve</i>	<i>Other Reserves</i>	<i>Charitable Fund Property Reserve</i>	<i>Total Reserves</i>
	£	£	£	£	£	£
Balance as at 1 st April 2022	223,767	392,555	120,311	918	99,102	836,653
Total comprehensive income/(Deficit) for the year	-	26,783	-	-	-	30,342
Revaluation surplus arising during the year	(3,376)	-	-	-	-	25,988
Balance as at 31 st March 2023	<u>220,391</u>	<u>419,338</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>860,060</u>

**Statement of Financial Position
as at 31st March 2023**

	Notes	2023	2023	2022	2022
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		475,707		482,314
Investments	7		256,701		260,277
			<u>732,408</u>		<u>742,391</u>
Current Assets					
Debtors	8	5,036		4,962	
Cash at bank and in hand		390,064		360,466	
		<u>395,100</u>		<u>365,428</u>	
Creditors: Amounts falling due within one year	9		<u>(7,468)</u>		<u>(7,809)</u>
Net Current Assets			<u>387,632</u>		<u>357,619</u>
Total Assets			1,120,040		1,100,010
Creditors: Amounts falling due after more than one year	6b		<u>(259,980)</u>		<u>(263,357)</u>
Total Net Assets			<u>860,060</u>		<u>836,653</u>
Reserves					
Investment Revaluation Reserve			220,391		223,767
Income & Expenditure Account			419,338		392,555
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve			99,102		99,102
			<u>860,060</u>		<u>836,653</u>

The financial statements shown on pages 8 to 18 were approved by the Trustees on 5th September 2023 and were signed on its behalf by:

..... *P. Watson* Chair

..... *P. Hall* Trustee

Notes

1. Accounting Policies

Basis of accounting

The financial statements of the Association are prepared under the historical cost convention, except for investments which are held at market value. This is in accordance with applicable accounting standards, namely, UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

While the Association is an Unincorporated Charity and a member of the National Association of Almshouses, the Association is also a Registered Social Housing Provider. Therefore, the financial statements have been prepared in compliance with the Housing SORP 2014 to enable consistency, ease and transparency in our reporting to the housing regulator.

Cash Flows

As a small Registered Social Housing Provider, The Hartlepool's War Memorial homes and the Crosby Homes have elected to use their exemption to prepare a statement of cash flows.

Fixed Asset Investments

Investments classified under fixed assets are stated at market value at the balance sheet date, where this is readily identifiable. All other investments are stated at cost.

Going Concern

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming on acceptable terms.

After making enquiries, the Trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Housing Properties

Housing properties are stated at cost, less accumulated depreciation.

Major components of housing properties, such as windows and heating components, have been accounted for and depreciated separately from the main fabric, over their expected economic lives.

Depreciation is charged at the rates applied below to write off the cost of the asset over their expected useful economic lives.

Land	- Not Depreciated
Main Fabric	- 100 years straight line
Roof	- 40 years straight line
Electricals	- 30 years straight line
Windows	- 25 years straight line
External Doors	- 25 years straight line
Bathroom	- 20 years straight line
Kitchen	- 15 years straight line

Boilers - 15 years straight line
Heating Installations - 30 years straight line

The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

Fixtures and fittings are depreciated over 10 years on a straight-line basis.

Social Housing Grant

Social Housing Grant (SHG) received as a capital contribution, in line with SORP2014 and the 'accruals method', is held separately as a creditor due after more than one year, unless part of the SHG relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Debtors

Debtors are measured at transaction price, less any impairment.

Creditors

Creditors are measured at transaction price.

Designated Reserves

A designated reserve has been created in order to meet future expenditure upon planned maintenance and minor improvements. A stock condition survey in respect of all the properties carried out in 2001 has been used to draw up a formal Planned Maintenance & Minor Improvements programme. The reserve has been created from the Trusts previous cyclical maintenance and extraordinary repairs designated reserves and established to the extent that it is considered that this expenditure can be met from the charity's own reserves.

Charitable Fund Property Reserve

This reserve represents that proportion of the cost of the properties, which was financed by charitable donations as well as the charities own resources.

Administration

The management of the Association continues to be dealt with by Durham Aged Mineworkers' Homes Association (DAMHA) a separately registered housing association (5125). Rental income and administrative costs are received and paid by the agent association who make a management charge for acting as agent.

2. Turnover and Operating Surplus for the Year by Class of Business

	2023	2022
	£	£
Turnover from lettings		
Rents and service charges receivable	101,383	100,802
Amortised government grants	3,376	3,376
	<u>104,759</u>	<u>104,178</u>
Operating Expenditure		
Bad debts written off	-	-
Management	16,376	15,574
Day to day repairs & maintenance	35,541	28,700
Services (including Water Rates)	10,886	10,093
Depreciation	14,657	17,656
Total Expenditure on Social Housing Lettings	<u>77,460</u>	<u>72,023</u>
Void Losses	<u>(1,650)</u>	<u>(1,604)</u>

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2022: £nil)

4. Interest receivable and similar income

	2023	2022
	£	£
Investment income	<u>1,134</u>	<u>1,111</u>

5. Surplus on Ordinary Activities

	2023	2022
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	<u>980</u>	<u>933</u>

6a. Tangible Assets

	Housing Properties	Fixtures and Fittings	Total Fixed Assets
	£	£	£
Cost:			
At 1st April 2022	779,009	10,161	789,170
Additions	8,050	-	8,050
Disposals	(18,920)	-	(18,920)
At 31st March 2023	<u>768,139</u>	<u>10,161</u>	<u>778,300</u>
Less: Depreciation			
At 1 st April 2022	296,695	10,161	306,856
Charge for the year	14,657	-	14,657
Disposals	(18,920)	-	(18,920)
At 31 st March 2023	<u>292,432</u>	<u>10,161</u>	<u>302,593</u>
Net Book Value:			
31 st March 2023	£ 475,707	£ -	£ 475,707
1 st April 2022	£ 482,314	£ -	£ 482,314

6b. Social Housing Assistance – Creditors falling due after more than one year

	2023	2022
	£	£
Total accumulated social housing grant received at 31 March 22	337,637	337,637
Recognised in the statement of comprehensive income	(77,657)	(74,280)
Held as deferred income	<u>259,980</u>	<u>263,357</u>

Notes (continued)

7. Fixed Asset Investments

	2023	2022
	£	£
Valuation at 1 st April 2022	260,077	234,090
Disposals		-
Surplus arising on revaluation	(3,376)	25,987
At 31 March 2023	<u>256,701</u>	<u>260,077</u>

The investments comprise the following:-

	2023	2022
	£	£
2080.17 (2013: 2080.17) COIF Income Shares	38,927	40,443
943.44 (2013: 943.44) COIF Accumulation Shares	215,945	217,804
3½% War Stock (nominal £2,319.80)	1,829	1,829
	<u>256,701</u>	<u>260,076</u>

The historical cost of investments is analysed as follows:-

	2023	2022
	£	£
COIF Income Shares	19,089	19,089
COIF Accumulation Shares	14,666	14,666
3½% War Stock	1,750	1,750
	<u>35,505</u>	<u>35,505</u>

8. Debtors

	2023	2022
	£	£
Rental debtors	3,664	3,691
Prepayments and accrued income	1,372	1,271
	<u>5,036</u>	<u>4,962</u>

9. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Prepaid rents	139	374
Trade creditors and accruals	7,329	7,435
	<u>7,468</u>	<u>7,809</u>

Notes *(continued)*

10. Capital Commitments and Contingent Liabilities

As at 31st March 2023 there were no capital commitments.

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales - Charity number 219384

Accounts

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

For the year ended

31 March 2022

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

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Statement of the Responsibilities of the Trustees in Respect of the Accounts 5
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Trustees and Advisors

Trustees

A Barclay (Chairman)
P Jackson
P Watson
R Hegarty (Resigned 21st September 21)
P Brown
Cllr. B Loynes (Ex Officio council nomination), (Deceased 8th February 22)
B Bage (Co-opted 1st March 22)

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Auditors

Wm. Fortune & Son
Collingwood House
Church Square
Hartlepool
TS24 7EN

Solicitors

O'Neill Richmonds Law Firm
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2022.

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

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A waiting list is maintained and over 10 applicants are on the list.

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The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepoons War Memorial Homes and the Crosby Homes have a cost effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	2022	2021	2020	2019	2018
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	53.00%	64.34%	50.65%	74.28%	58.12%
Maintenance costs per unit	£1,196	£1,642	£1,030	£1,959	£1,666
No of Voids in year	2	3	3	3	4
Routine repairs completed on time	95.97%	89.68%	95.50%	98.09%	95.57%

No material changes in policy have occurred since the last annual report, or are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees's Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees

P. Watson

A Barclay
Chair
6th September 2022

Report of the Auditors

We have audited the financial statements of The Hartlepool War Memorial and The Crosby Homes for the year ended 31st March 2022 on pages 8 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

This report is made solely to the association's members, as a body, in accordance with the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Board of Trustees and auditor

As more fully explained in the Statement of Trustees' Responsibilities set out on page 4 the Board of Trustees is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of Opinion

We conducted the audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the accounts, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanation, which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of affairs of the association as at 31 March 2022 and of its incoming resources and application of those resources;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice including FRS 102; and

- have been properly prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the association has not kept sufficient accounting records; 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.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept, and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained



Wm. Fortune & Son, Registered Auditors
Collingwood House
Church Square
Hartlepool
TS24 7EN

6 September 2022

**Statement of Comprehensive Income
for the year ended 31st March 2022**

	Notes	2022	2021
		£	£
Turnover	2	102,574	101,165
Operating Costs	2	(54,365)	(65,678)
Depreciation		(17,656)	(19,866)
Operating (Deficit)/Surplus	2	30,553	15,621
Loss on disposal of Fixed Assets		(1,322)	(1,322)
Interest receivable	4	1,111	1,090
Total Comprehensive Income for the year		30,342	15,389
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 21		362,213	346,824
Income and Expenditure Reserve at 31 March 22		392,555	362,213

All income and expenditure shown above relates to continuing activities.

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

	Investment Revaluation Reserve	Income & Expenditure Account	Designated Reserve	Other Reserves	Charitable Fund Property Reserve	Total Reserves
	£	£	£	£	£	£
Balance as at 1 st April 2021	197,779	362,213	120,311	918	99,102	780,323
Total comprehensive income/(Deficit) for the year	-	30,342	-	-	-	30,342
Revaluation surplus arising during the year	25,988	-	-	-	-	25,988
Balance as at 31 st March 2022	<u>223,767</u>	<u>392,555</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>836,653</u>

**Statement of Financial Position
as at 31st March 2022**

	Notes	2022	2022	2021	2021
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		482,314		479,562
Investments	7		260,277		234,090
			<u>742,391</u>		<u>713,652</u>
Current Assets					
Debtors	8	4,962		10,414	
Cash at bank and in hand		360,466		335,782	
		<u>365,428</u>		<u>346,196</u>	
Creditors: Amounts falling due within one year	9	(7,809)		(12,792)	
			<u>357,619</u>		<u>333,404</u>
Net Current Assets					
			<u>357,619</u>		<u>333,404</u>
Total Assets			1,100,010		1,047,056
Creditors: Amounts falling due after more than one year	6b		(263,357)		(266,733)
			<u>(263,357)</u>		<u>(266,733)</u>
Total Net Assets			<u>836,653</u>		<u>780,323</u>
Reserves					
Investment Revaluation Reserve			223,767		197,779
Income & Expenditure Account			392,555		362,213
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve			99,102		99,102
			<u>836,653</u>		<u>780,323</u>

The financial statements shown on pages 8 to 18 were approved by the Trustees on 6th September 2022 and were signed on its behalf by:

P. Watson

..... Chair

B. B. G. L.

..... Trustee

Notes

1. Accounting Policies

Basis of accounting

The financial statements of the Association are prepared under the historical cost convention, except for investments which are held at market value. This is in accordance with applicable accounting standards, namely, UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

While the Association is an Unincorporated Charity and a member of the National Association of Almshouses, the Association is also a Registered Social Housing Provider. Therefore the financial statements have been prepared in compliance with the Housing SORP 2014 to enable consistency, ease and transparency in our reporting to the housing regulator.

Cash Flows

As a small Registered Social Housing Provider The Hartlepoons War Memorial homes and the Crosby Homes have elected to use their exemption to prepare a statement of cash flows.

Fixed Asset Investments

Investments classified under fixed assets are stated at market value at the balance sheet date, where this is readily identifiable. All other investments are stated at cost.

Going Concern

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming on acceptable terms.

After making enquiries, the Trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Housing Properties

Housing properties are stated at cost, less accumulated depreciation.

Major components of housing properties, such as windows and heating components, have been accounted for and depreciated separately from the main fabric, over their expected economic lives.

Depreciation is charged at the rates applied below to write off the cost of the asset over their expected useful economic lives.

Land	- Not Depreciated
Main Fabric	- 100 years straight line
Roof	- 40 years straight line
Electricals	- 30 years straight line
Windows	- 25 years straight line
External Doors	- 25 years straight line
Bathroom	- 20 years straight line
Kitchen	- 15 years straight line

Boilers	- 15 years straight line
Heating Installations	- 30 years straight line

The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

Fixtures and fittings are depreciated over 10 years on a straight line basis.

Social Housing Grant

Social Housing Grant (SHG) received as a capital contribution, in line with SORP2014 and the 'accruals method', is held separately as a creditor due after more than one year, unless part of the SHG relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Debtors

Debtors are measured at transaction price, less any impairment.

Creditors

Creditors are measured at transaction price.

Designated Reserves

A designated reserve has been created in order to meet future expenditure upon planned maintenance and minor improvements. A stock condition survey in respect of all the properties carried out in 2001 has been used to draw up a formal Planned Maintenance & Minor Improvements programme. The reserve has been created from the Trusts previous cyclical maintenance and extraordinary repairs designated reserves and established to the extent that it is considered that this expenditure can be met from the charities own reserves.

Charitable Fund Property Reserve

This reserve represents that proportion of the cost of the properties, which was financed by charitable donations as well as the charities own resources.

Administration

The management of the Association continues to be dealt with by Durham Aged Mineworkers' Homes Association (DAMHA) a separately registered housing association (A3213). Rental income and administrative costs are received and paid by the agent association who make a management charge for acting as agent.

2. Turnover and Operating Surplus for the Year by Class of Business

	2022	2021
	£	£
Turnover from lettings		
Rents and service charges receivable	100,802	100,264
Amortised government grants	3,376	3,376
	<u>104,178</u>	<u>103,640</u>
Operating Expenditure		
Bad debts written off	-	-
Management	15,574	15,007
Day to day repairs & maintenance	28,700	39,396
Services (including Water Rates)	10,093	11,275
Depreciation	17,656	19,866
Total Expenditure on Social Housing Lettings	<u>72,023</u>	<u>85,544</u>
Void Losses	<u>(1,604)</u>	<u>(2,475)</u>

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2022: £nil)

4. Interest receivable and similar income

	2022	2021
	£	£
Investment income	<u>1,111</u>	<u>1,090</u>

5. Surplus on Ordinary Activities

	2022	2021
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	<u>933</u>	<u>939</u>

6a. Tangible Assets

	Housing Properties	Fixtures and Fittings	Total Fixed Assets
	£	£	£
Cost:			
At 1st April 2021	772,602	10,161	782,763
Additions	21,727	-	21,727
Disposals	(15,320)	-	(15,320)
At 31st March 2022	<u>779,009</u>	<u>10,161</u>	<u>789,170</u>
Less: Depreciation			
At 1 st April 2021	293,038	10,161	303,199
Charge for the year	17,655	-	17,655
Disposals	(13,998)	-	(13,998)
At 31 st March 2022	<u>296,695</u>	<u>10,161</u>	<u>306,856</u>
Net Book Value:			
31 st March 2022	£ 482,314	£ -	£ 482,314
1 st April 2021	£ 479,562	£ -	£ 479,562

6b. Social Housing Assistance – Creditors falling due after more than one year

	2022	2021
	£	£
Total accumulated social housing grant received at 31 March 22	337,637	337,637
Recognised in the statement of comprehensive income	(74,280)	(70,904)
Held as deferred income	<u>263,357</u>	<u>266,733</u>

Notes (continued)

7. Fixed Asset Investments

	2022	2021
	£	£
Valuation at 1 st April 2021	234,090	189,502
Disposals		-
Surplus arising on revaluation	25,987	44,588
At 31 March 2022	<u>260,077</u>	<u>234,090</u>

The investments comprise the following:-

	2022	2021
	£	£
2080.17 (2013: 2080.17) COIF Income Shares	40,443	37,217
943.44 (2013: 943.44) COIF Accumulation Shares	217,804	195,044
3½% War Stock (nominal £2,319.80)	1,829	1,829
	<u>260,076</u>	<u>234,090</u>

The historical cost of investments is analysed as follows:-

	2022	2021
	£	£
COIF Income Shares	19,089	19,089
COIF Accumulation Shares	14,666	14,666
3½% War Stock	1,750	1,750
	<u>35,505</u>	<u>35,505</u>

8. Debtors

	2022	2021
	£	£
Rental debtors	3,691	3,689
Prepayments and accrued income	1,271	6,725
	<u>4,962</u>	<u>10,414</u>

9. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Prepaid rents	374	358
Trade creditors and accruals	7,435	12,434
	<u>7,809</u>	<u>12,792</u>

Notes (continued)

10. Capital Commitments and Contingent Liabilities

As at 31st March 2022 there were no capital commitments.

THE HARTLEPOOLS WAR MEMORIAL HOMES AND THE CROSBY HOMES

England & Wales - Charity number 219384

Accounts

**THE HARTLEPOOLS WAR MEMORIAL
HOMES AND THE CROSBY HOMES**

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

For the year ended

31 March 2021

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

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Trustees and Advisors

Trustees

A Barclay (Chairman)
M Fleet (Deceased 7th March 2021)
P Watson
R Hegarty
Cllr. P Brown (Ex Officio council nomination until 2nd March 21, elected as trustee 2nd March 21)
Cllr. B Loynes (Ex Officio council nomination)

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Auditors

Wm. Fortune & Son
Collingwood House
Church Square
Hartlepool
TS24 7EN

Solicitors

O'Neill Richmonds Law Firm
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2021.

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

Management

Durham Aged Mineworkers' Homes Association act as managing agents.

Review of Activity

The 24 two bedroom single storey terraced homes, were fully occupied through the year except for 3 which were void for a total of 33 weeks at an average weekly maintenance contribution of £72.32.

The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards.

A waiting list is maintained and over 10 applicants are on the list.

Value for Money Statement

The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepoons War Memorial Homes and the Crosby Homes have a cost effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	2021	2020	2019	2018	2017
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	64.34%	50.65%	74.28%	58.12%	42.44%
Maintenance costs per unit	£1,642	£1,030	£1,959	£1,666	£918
No of Voids in year	3	3	3	4	2
Routine repairs completed on time	89.68%	95.50%	98.09%	95.57%	88.79%

No material changes in policy have occurred since the last annual report, or are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees's Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees



A-Barclay PP B. LOYNE
Chairman
21st September 2021

Report of the Auditors

We have audited the financial statements of The Hartlepool War Memorial and The Crosby Homes for the year ended 31st March 2021 on pages 7 to 16. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

This report is made solely to the association's members, as a body, in accordance with the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Board of Trustees and auditor

As more fully explained in the Statement of Trustees' Responsibilities set out on page 4 the Board of Trustees is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of Opinion

We conducted the audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the accounts, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanation, which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of affairs of the association as at 31 March 2021 and of its incoming resources and application of those resources;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice including FRS 102; and

- have been properly prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the association has not kept sufficient accounting records; 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.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept, and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained

Thomas Andersen,
Senior Statutory Auditor.

Wm. Fortune & Son, Registered Auditors
Collingwood House
Church Square
Hartlepool
TS24 7EN

September 21st, 2021

**Statement of Comprehensive Income
for the year ended 31st March 2021**

	Notes	2021	2020
		£	£
Turnover	2	101,165	105,465
Operating Costs	2	(65,678)	(51,496)
Depreciation		(19,866)	(20,544)
Operating (Deficit)/Surplus	2	15,621	33,425
Loss on disposal of Fixed Assets		(1,322)	-
Interest receivable	4	1,090	1,068
Total Comprehensive Income for the year		15,389	34,493
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 20		346,824	312,331
Income and Expenditure Reserve at 31 March 21		362,213	346,824

All income and expenditure shown above relates to continuing activities.

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


	Investment Revaluation Reserve	Income & Expenditure Account	Designated Reserve	Other Reserves	Charitable Fund Property Reserve	Total Reserves
	£	£	£	£	£	£
Balance as at 1 st April 2020	153,191	346,824	120,311	918	99,102	720,346
Total comprehensive income/(Deficit) for the year	-	15,389	-	-	-	15,389
Revaluation surplus arising during the year	44,588	-	-	-	-	44,588
Balance as at 31 st March 2021	<u>197,779</u>	<u>362,213</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>780,323</u>

**Statement of Financial Position
as at 31st March 2021**

	Notes	2021	2021	2020	2020
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		479,562		494,622
Investments	7		234,090		189,502
			<u>713,652</u>		<u>684,124</u>
Current Assets					
Debtors	8	10,414		4,925	
Cash at bank and in hand		335,782		309,252	
		<u>346,196</u>		<u>314,177</u>	
Creditors: Amounts falling due within one year	9	<u>(12,792)</u>		<u>(7,845)</u>	
Net Current Assets			<u>333,404</u>		<u>306,332</u>
Total Assets			1,047,056		990,456
Creditors: Amounts falling due after more than one year	6b		<u>(266,733)</u>		<u>(270,110)</u>
Total Net Assets			<u>780,323</u>		<u>720,346</u>
Reserves					
Investment Revaluation Reserve			197,779		153,191
Income & Expenditure Account			362,213		346,824
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve	11		99,102		99,102
			<u>780,323</u>		<u>720,346</u>

The financial statements shown on pages 8 to 17 were approved by the Trustees on 21st September 2021 and were signed on its behalf by:


..... Chairman


..... Trustee

Notes

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Basis of accounting

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The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

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The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

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2. Turnover and Operating Surplus for the Year by Class of Business

	2021	2020
	£	£
Turnover from lettings		
Rents and service charges receivable	100,264	103,685
Amortised government grants	3,376	3,376
	<u>103,640</u>	<u>107,061</u>
Operating Expenditure		
Bad debts written off	-	-
Management	15,007	15,069
Day to day repairs & maintenance	39,396	24,500
Services (including Water Rates)	11,275	11,927
Depreciation	19,866	20,544
Total Expenditure on Social Housing Lettings	<u>85,544</u>	<u>72,040</u>
Void Losses	<u>(2,475)</u>	<u>(1,596)</u>

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2020: £nil)

4. Interest receivable and similar income

	2021	2020
	£	£
Investment income	<u>1,090</u>	<u>1,068</u>

5. Surplus on Ordinary Activities

	2021	2020
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	<u>939</u>	<u>919</u>

6a. Tangible Assets

	Housing Properties	Fixtures and Fittings	Total Fixed Assets
	£	£	£
Cost:			
At 1st April 2020	776,383	10,161	786,544
Additions	6,129	-	6,129
Disposals	(9,912)	-	(9,912)
At 31st March 2021	<u>772,600</u>	<u>10,161</u>	<u>782,761</u>
Less: Depreciation			
At 1st April 2020	282,576	9,347	291,923
Charge for the year	19,052	814	19,866
Disposals	(8,590)	-	(8,590)
At 31st March 2021	<u>293,038</u>	<u>10,161</u>	<u>303,199</u>
Net Book Value:			
31st March 2021	£ 479,562	£ -	£ 479,562
1st April 2020	£ 493,807	£ 814	£ 494,621

6b. Social Housing Assistance – Creditors falling due after more than one year

	2021	2020
	£	£
Total accumulated social housing grant received at 31 March 19	337,637	337,637
Recognised in the statement of comprehensive income	(70,904)	(67,527)
Held as deferred income	<u>266,733</u>	<u>270,110</u>

Notes (continued)

7. Fixed Asset Investments

	2021	2020
	£	£
Valuation at 1 st April 2020	189,502	190,551
Disposals		-
Surplus arising on revaluation	44,588	(1,049)
At 31 March 2021	<u>234,090</u>	<u>189,502</u>

The investments comprise the following:-

	2021	2020
	£	£
2080.17 (2013: 2080.17) COIF Income Shares	37,217	30,834
943.44 (2013: 943.44) COIF Accumulation Shares	195,044	156,839
3½% War Stock (nominal £2,319.80)	1,829	1,829
	<u>234,090</u>	<u>189,502</u>

The historical cost of investments is analysed as follows:-

	2021	2020
	£	£
COIF Income Shares	19,089	19,089
COIF Accumulation Shares	14,666	14,666
3½% War Stock	1,750	1,750
	<u>35,505</u>	<u>35,505</u>

8. Debtors

	2021	2020
	£	£
Rental debtors	3,689	3,965
Prepayments and accrued income	6,725	960
	<u>10,414</u>	<u>4,925</u>

9. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Prepaid rents	358	149
Trade creditors and accruals	12,434	7,676
	<u>12,792</u>	<u>7,845</u>

Notes *(continued)*

10. Capital Commitments and Contingent Liabilities

As at 31st March 2021 there were no capital commitments.

**THE HARTLEPOOLS WAR MEMORIAL
HOMES AND THE CROSBY HOMES**

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

For the year ended

31 March 2021

Registered Charity Number 219384
Housing Corporation Number A1055

If you would like additional information regarding any of the Charity's activities, policies, rules, complaints procedures etc, please contact the Association's Managing Agents:-

Durham Aged Mineworkers' Homes Association
The Grove
PO Box 31
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

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Trustees and Advisors

Trustees

A Barclay (Chairman)
M Fleet (Deceased 7th March 2021)
P Watson
R Hegarty
Cllr. P Brown (Ex Officio council nomination until 2nd March 21, elected as trustee 2nd March 21)
Cllr. B Loynes (Ex Officio council nomination)

Advisors

Managing Agents

Durham Aged Mineworkers' Homes Association
P O Box 31
The Grove
168 Front Street
Chester-le-Street
Co. Durham
DH3 3YH

Telephone: (0191) 3881111
Fax: (0191) 3882838
Email: info@damha.org.uk
Website: www.damha.org.uk

Bankers

Barclays Bank PLC
Hartlepool Branch
The Tees Group (North)
P O Box No. 7
Stockton-on-Tees
TS18 1AH

Auditors

Wm. Fortune & Son
Collingwood House
Church Square
Hartlepool
TS24 7EN

Solicitors

O'Neill Richmonds Law Firm
1-2 Lansdowne Terrace East
Gosforth
Newcastle upon Tyne
NE3 1HL

Report of the Trustees

This report has been prepared in accordance with relevant legislation including the Statement of Recommended Practice 'Accounting by Charities' issued by the Charity Commission and 'Internal Financial Control & Financial Reporting' issued by the former Tenant Services Authority.

The Trustees present their report together with audited financial statements for the period ended 31st March 2021.

Status

The Hartlepool War Memorial & The Crosby Homes was founded in 1923 and is an unincorporated charity administered by a Charity Commission Scheme Sealed on the 21st January 2004. It is an Almshouse Charity (No. 219384) and a Registered Housing Association (No. A1055).

Trustees

The persons who are members of the Trustees are set out on page 2. The policy when recruiting new Trustees is to appoint those with relevant skills to carry out the business of the charity.

Objects

"To provide housing accommodation for persons who at any time prior to their selection shall have been resident in the area of benefit for at least ten years of the adult period of their lives and who are either aged, infirm or incapacitated by reason of war or accident."

Property

Land and buildings known as 1-31 and 2-16 Ryehill Gardens, Hartlepool, Cleveland TS26 0JJ.

Management

Durham Aged Mineworkers' Homes Association act as managing agents.

Review of Activity

The 24 two bedroom single storey terraced homes, were fully occupied through the year except for 3 which were void for a total of 33 weeks at an average weekly maintenance contribution of £72.32.

The homes all meet the Government "Decent Homes Standard", and an asset management strategy is in place to maintain the homes to the highest standards.

A waiting list is maintained and over 10 applicants are on the list.

Value for Money Statement

The Registered Charity is committed to being an effective and efficient social business achieving Value for Money ("VfM") in all of its activities.

As the charity only has 24 units to achieve VfM it benefits from the policies and procedures of DAMHA (the managing agent). Examples of this are where a new central heating boiler is required the costs are those negotiated by DAMHA who have in excess of 1700 units. This principle also applies for replacement windows, kitchens and bathrooms as required.

Quinquennial inspections are carried out to schedule planned maintenance, that said many of the improvements are carried out during void periods due to the age and vulnerability of the residents.

Through the management agreement The Hartlepoons War Memorial Homes and the Crosby Homes have a cost effective process of managing day to day repairs and the collection of the weekly maintenance charge. Residents can also contact housing officers on a free phone number.

Additional VfM is achieved by using where appropriate local contractors, e.g. landscape maintenance.

Key areas of Performance for the Charity over time in relation to VfM are as follows:

	2021	2020	2019	2018	2017
Operating costs as a percentage of turnover (Excluding Amortisation and Depreciation)	64.34%	50.65%	74.28%	58.12%	42.44%
Maintenance costs per unit	£1,642	£1,030	£1,959	£1,666	£918
No of Voids in year	3	3	3	4	2
Routine repairs completed on time	89.68%	95.50%	98.09%	95.57%	88.79%

No material changes in policy have occurred since the last annual report, or are currently under review.

Statement of Trustees' responsibilities in respect of the Trustees' Report and the financial statements

Under charity law, the Trustees are responsible for preparing the Trustees's Annual Report and the financial statements in accordance with applicable law and regulations.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the recommendations of the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, 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 association will continue in business.

The Trustees are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the charity at that time and enable the Trustees to ensure that its financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2015. The Trustees have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Trustees



A-Barclay PP B. LOYNE
Chairman
21st September 2021

Report of the Auditors

We have audited the financial statements of The Hartlepool War Memorial and The Crosby Homes for the year ended 31st March 2021 on pages 7 to 16. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland".

This report is made solely to the association's members, as a body, in accordance with the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Board of Trustees and auditor

As more fully explained in the Statement of Trustees' Responsibilities set out on page 4 the Board of Trustees is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Basis of Opinion

We conducted the audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the accounts, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanation, which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of affairs of the association as at 31 March 2021 and of its incoming resources and application of those resources;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice including FRS 102; and

- have been properly prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 and the Regeneration Act 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the association has not kept sufficient accounting records; 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.

Under the Housing and Regeneration Act 2008, we are required to report to you if, in our opinion:

- proper accounting records of its transactions and its assets and liabilities in relation to its housing activities have not been kept, and
- a satisfactory system of control of those records, its cash holdings and its receipts and remittances in relation to those activities has not been maintained

Thomas Andersen,
Senior Statutory Auditor.

Wm. Fortune & Son, Registered Auditors
Collingwood House
Church Square
Hartlepool
TS24 7EN

September 21st, 2021

**Statement of Comprehensive Income
for the year ended 31st March 2021**

	Notes	2021	2020
		£	£
Turnover	2	101,165	105,465
Operating Costs	2	(65,678)	(51,496)
Depreciation		(19,866)	(20,544)
Operating (Deficit)/Surplus	2	15,621	33,425
Loss on disposal of Fixed Assets		(1,322)	-
Interest receivable	4	1,090	1,068
Total Comprehensive Income for the year		15,389	34,493
Transfer from Designated Reserves			
Income and Expenditure Reserve at 1 April 20		346,824	312,331
Income and Expenditure Reserve at 31 March 21		362,213	346,824

All income and expenditure shown above relates to continuing activities.

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


	Investment Revaluation Reserve	Income & Expenditure Account	Designated Reserve	Other Reserves	Charitable Fund Property Reserve	Total Reserves
	£	£	£	£	£	£
Balance as at 1 st April 2020	153,191	346,824	120,311	918	99,102	720,346
Total comprehensive income/(Deficit) for the year	-	15,389	-	-	-	15,389
Revaluation surplus arising during the year	44,588	-	-	-	-	44,588
Balance as at 31 st March 2021	<u>197,779</u>	<u>362,213</u>	<u>120,311</u>	<u>918</u>	<u>99,102</u>	<u>780,323</u>

**Statement of Financial Position
as at 31st March 2021**

	Notes	2021	2021	2020	2020
		£	£	£	£
Fixed Assets					
Tangible Assets	6a		479,562		494,622
Investments	7		234,090		189,502
			<u>713,652</u>		<u>684,124</u>
Current Assets					
Debtors	8	10,414		4,925	
Cash at bank and in hand		335,782		309,252	
		<u>346,196</u>		<u>314,177</u>	
Creditors: Amounts falling due within one year	9	<u>(12,792)</u>		<u>(7,845)</u>	
Net Current Assets			<u>333,404</u>		<u>306,332</u>
Total Assets			1,047,056		990,456
Creditors: Amounts falling due after more than one year	6b		<u>(266,733)</u>		<u>(270,110)</u>
Total Net Assets			<u>780,323</u>		<u>720,346</u>
Reserves					
Investment Revaluation Reserve			197,779		153,191
Income & Expenditure Account			362,213		346,824
Designated Reserve			120,311		120,311
Other Reserves			918		918
Charitable Fund Property Reserve	11		99,102		99,102
			<u>780,323</u>		<u>720,346</u>

The financial statements shown on pages 8 to 17 were approved by the Trustees on 21st September 2021 and were signed on its behalf by:


..... Chairman


..... Trustee

Notes

1. Accounting Policies

Basis of accounting

The financial statements of the Association are prepared under the historical cost convention, except for investments which are held at market value. This is in accordance with applicable accounting standards, namely, UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

While the Association is an Unincorporated Charity and a member of the National Association of Almshouses, the Association is also a Registered Social Housing Provider. Therefore the financial statements have been prepared in compliance with the Housing SORP 2014 to enable consistency, ease and transparency in our reporting to the housing regulator.

Cash Flows

As a small Registered Social Housing Provider The Hartlepoons War Memorial homes and the Crosby Homes have elected to use their exemption to prepare a statement of cash flows.

Fixed Asset Investments

Investments classified under fixed assets are stated at market value at the balance sheet date, where this is readily identifiable. All other investments are stated at cost.

Going Concern

The Association's forecasts and projections show that the Association should be able to continue to operate within the level of its current facilities and no matters have been drawn to its attention to suggest that future funding may not be forthcoming on acceptable terms.

After making enquiries, the Trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Housing Properties

Housing properties are stated at cost, less accumulated depreciation.

Major components of housing properties, such as windows and heating components, have been accounted for and depreciated separately from the main fabric, over their expected economic lives.

Depreciation is charged at the rates applied below to write off the cost of the asset over their expected useful economic lives.

Land	- Not Depreciated
Main Fabric	- 100 years straight line
Roof	- 40 years straight line
Electricals	- 30 years straight line
Windows	- 25 years straight line
External Doors	- 25 years straight line
Bathroom	- 20 years straight line
Kitchen	- 15 years straight line

Boilers - 15 years straight line
Heating Installations - 30 years straight line

The Social Housing grant has been applied against the land in the first instance and then to the Main Fabric of the building. The grant is amortised over 100 years and released back into the Statement of Comprehensive Income.

Fixtures and fittings are depreciated over 10 years on a straight line basis.

Social Housing Grant

Social Housing Grant (SHG) received as a capital contribution, in line with SORP2014 and the 'accruals method', is held separately as a creditor due after more than one year, unless part of the SHG relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The SHG is then amortised in line with depreciation of the 'structure' component of the housing properties and released over 100 years (1%). The amortisation released in respect of the SHG is recognised in the Statement of Comprehensive Income as 'income'.

Turnover

Turnover represents all rental, service charge income receivable and amortised Social Housing Grant.

Value added tax

The Homes are not registered for VAT and where applicable expenditure includes VAT.

Impairment

Annually housing properties are assessed for impairment indicators. This is generally performed at scheme or cash-generating unit level. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell.

Debtors

Debtors are measured at transaction price, less any impairment.

Creditors

Creditors are measured at transaction price.

Designated Reserves

A designated reserve has been created in order to meet future expenditure upon planned maintenance and minor improvements. A stock condition survey in respect of all the properties carried out in 2001 has been used to draw up a formal Planned Maintenance & Minor Improvements programme. The reserve has been created from the Trusts previous cyclical maintenance and extraordinary repairs designated reserves and established to the extent that it is considered that this expenditure can be met from the charities own reserves.

Charitable Fund Property Reserve

This reserve represents that proportion of the cost of the properties, which was financed by charitable donations as well as the charities own resources.

Administration

The management of the Association continues to be dealt with by Durham Aged Mineworkers' Homes Association (DAMHA) a separately registered housing association (A3213). Rental income and administrative costs are received and paid by the agent association who make a management charge for acting as agent.

2. Turnover and Operating Surplus for the Year by Class of Business

	2021	2020
	£	£
Turnover from lettings		
Rents and service charges receivable	100,264	103,685
Amortised government grants	3,376	3,376
	<u>103,640</u>	<u>107,061</u>
Operating Expenditure		
Bad debts written off	-	-
Management	15,007	15,069
Day to day repairs & maintenance	39,396	24,500
Services (including Water Rates)	11,275	11,927
Depreciation	19,866	20,544
Total Expenditure on Social Housing Lettings	<u>85,544</u>	<u>72,040</u>
Void Losses	<u>(2,475)</u>	<u>(1,596)</u>

3. Senior Executives

The Senior Executives are defined as the Trustees, who received no emoluments during the year (2020: £nil)

4. Interest receivable and similar income

	2021	2020
	£	£
Investment income	<u>1,090</u>	<u>1,068</u>

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	2021	2020
	£	£
The Surplus on ordinary activities is stated after charging:		
Auditor's remuneration	<u>939</u>	<u>919</u>

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	Housing Properties	Fixtures and Fittings	Total Fixed Assets
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Recognised in the statement of comprehensive income	(70,904)	(67,527)
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Notes (continued)

7. Fixed Asset Investments

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	£	£
Valuation at 1 st April 2020	189,502	190,551
Disposals		-
Surplus arising on revaluation	44,588	(1,049)
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	<u>234,090</u>	<u>189,502</u>

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Rental debtors	3,689	3,965
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	<u>10,414</u>	<u>4,925</u>

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	£	£
Prepaid rents	358	149
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Notes *(continued)*

10. Capital Commitments and Contingent Liabilities

As at 31st March 2021 there were no capital commitments.



Wm FORTUNE & SON
Chartered Accountants

Collingwood House, Church Square, Hartlepool TS24 7EN

Telephone: (01429) 274408

E-mail: contact@wmfortuneandson.co.uk

The Trustees
The Hartlepoons War Memorial Homes and the Crosby Homes
PO Box 31
The Grove
168 Front Street
Chester le Street
County Durham
DH3 3YH

TAA/CG

6 September 2021

Dear Sirs

Audit of Accounts

We confirm that the audit of the accounts for the year ended 31 March 2021` was carried out satisfactorily. There was nothing to report.

Yours faithfully

Thomas A Atkinson

Registered to carry on audit work in the UK and Ireland by the Institute of Chartered Accountants in England and Wales