

THE HENRY BOYS' ALMSHOUSES

England & Wales · Charity number 221456

Details

Status Registered

Legal form Other

Registered 1963-08-15

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

Contact

Address Lench's Trust
80 Ridgacre Road
Quinton
Birmingham
B32 2AQ

Phone 01214260455

Email Walsallalmshouses@lenchs-trust.co.uk

Activities

Objects: PROVISION AND MAINTENANCE OF ALMSHOUSES FOR, AND BENEFIT OF, AGED OR INFIRM PERSONS WHO ARE THE MOST DESERVING OBJECTS OF THE CHARITY, PROVIDED THAT EVERY SUCH PERSON SHALL BE OF THE AGE OF SIXTY YEARS OR UPWARDS AND THAT EVERY SUCH PERSON SHALL BE HONEST, SOBER AND INDUSTRIOUS.

Activities: 12 Almshouses in the Walsall area to support elderly residents

Classification

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

Geography

- **Area of benefit:** BOROUGH OF WALSALL
- Walsall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£67,936	£47,528	-	-
2024-03-31	£72,540	£59,781	-	-
2023-03-31	£64,514	£38,426	-	-
2022-03-31	£60,980	£36,771	-	-
2021-03-31	£58,181	£36,960	-	-

Trustees

Name	Role	Appointed
TINA JUKES	Chair	2012-11-14
Mehmi Ram		2024-05-30
Mohammed Arif		2018-09-06
NORMAN MATTHEWS		
Neil Walker		2017-08-09
Paul Bott		2025-03-11

THE HENRY BOYS' ALMSHOUSES

England & Wales - Charity number 221456

Accounts

HENRY BOYS ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH 2025

Housing Corporation No: A4063

Registered Charity No: 221456

HENRY BOYS ALMSHOUSES

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HENRY BOYS ALMSHOUSES

BOARD REPORT

FOR THE YEAR ENDED 31ST MARCH, 2025

Responsibilities of the Board

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the charity is a going concern.

The trustees of the Charity regularly review the Charity's finances to determine the minimum amount of reserves required for the day to day management of the Charity in order to provide for the future. Any amounts over and above this minimum are invested back into the Charity in the furtherance of its objectives set out in its Scheme. The Charity is constituted under the scheme of 24th June 1991, as amended 8th August 2018, as amended 23rd March 2021, all registered with the Charity Commission.

The Charity is required to work within the parameters of its Scheme in respect of how and where it can recruit new Trustees. As part of the Management Agreement between the Charity and GreenSquareAccord, the appointed managing agent for the Almshouses, one of the services GreenSquareAccord provides is advice and support to ensure the Charity's adherence to its constituting Trust Deed and Scheme. This includes training and administrative support in appointment of new trustees.

Review of operations

The Charity's objects are to provide Home or Homes for poor or infirm persons aged 60 years or over.

The Charity owns an Almshouse, situated at 1 - 12 Henry Boys Almshouses, Wednesbury Road, Walsall, West Midlands, WS1 and comprises of twelve units for occupation by persons not less than 60 years of age, subject to the discretion of the Trustees. The trustees have had due regard to guidance published by the Charity Commission on public benefit.

The Charity is registered with The Charity Commissioners (Number: 221456), and with the Homes and Communities Agency (Number: A4063), and constituted by a Deed of Trust dated 24th June 1991, as amended on 31 March 2021.

The day-to-day management and administration of the Almshouses is carried out by GreenSquareAccord Limited and overseen by the Board, which consists of the Trustees of the Charity.

The free reserves of the charity, after deducting fixed assets and related Social Housing Grant liability, amounted to £213,152 (2024 £200,492). The trustees consider this is adequate to meet unexpected outlays. The performance of the charity is as disclosed in the financial statements on pages 5 to 11.

The Trustees consider that the charity is in a sound financial position at the year-end.

DISCLOSURE OF INFORMATION TO AUDITORS


So far as the trustees are aware there is no relevant audit information of which the charity's auditors are unaware, and each trustee has taken all steps that he or she ought to have taken as a trustee in order to make himself or herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The Trustees who have served the Charity during the year are as follows: -

- Norman Matthews
- Tina Jukes
- Neil Walker
- Mohammed Arif
- Tracey Purshouse - Resigned 31.03.2025
- Charlotte Holmes - Resigned 31.03.2025
- Mehmi Ram - Appointed 30.05.2024
- Paul Bott - Appointed 11.03.2025

For and on behalf of the Board

Date 7/1/26

 Tina Jukes

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Matters on which we are required to report by exception

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

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement [set out on page 1], the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

We have been appointed as auditor under section 1441 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and business performance;
- enquiries of management about their identification and assessment of the risks of irregularities;
- any matters we identified having reviewed the association's procedures for complying with laws and regulations, and whether they were aware of any instances of non-compliance, and any actual, suspected or alleged fraud. The key laws and regulations we considered in this context included the Charities Act 2011, and the Housing and Regeneration Act 2008.

Our procedures to respond to risks identified included the following:

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

- reviewing the financial statement disclosures and testing to supporting documentation;
- enquiring of management concerning potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- testing the appropriateness of journal entries and other adjustments, assessing whether accounting estimates were indicative of a potential bias, and evaluating any significant transactions that were unusual or outside the normal course of business.

We also remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Use of our report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.

DJH Audit Limited

~~DJH Ltd~~ DJH Audit Limited.
Statutory Auditor
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Date

HENRY BOYS ALMSHOUSES**Statement of Comprehensive Income (Including Income and Expenditure Account)
for the year ended 31st March, 2025**

	Note	2025		2024	
		£	£	£	£
Turnover:					
	4		62,465		63,655
Operating Costs:					
Management		(20,919)		(18,406)	
Services		(3,865)		(3,738)	
Day to Day Maintenance		(16,507)		(17,421)	
Void/Major Repairs		-		(11,229)	
Depreciation		<u>(9,473)</u>		<u>(8,987)</u>	
			<u>(50,764)</u>		<u>(59,781)</u>
Operating Surplus			11,701		3,874
Interest Receivable and Other Income	5		5,471		6,522
Movement in Fair Value of Investments			<u>(3,236)</u>		<u>2,363</u>
Surplus on ordinary activities before taxation	6		13,936		12,759
Tax on surplus	7		-		-
Surplus for the financial year			<u>13,936</u>		<u>12,759</u>

HENRY BOYS ALMSHOUSES

**Balance Sheet
for the Year Ended 31st March, 2025**

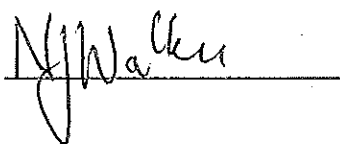
	Note	2025		2024	
		£	£	£	£
FIXED ASSETS					
Housing land and buildings (net of depreciation)	8		581,859		581,400
Investments	9		<u>49,850</u>		<u>28,086</u>
			631,709		609,486
CURRENT ASSETS					
Debtors	10	1,972		1,618	
Cash at Bank		<u>203,247</u>		<u>209,995</u>	
		205,219		211,613	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	11	<u>(20,566)</u>		<u>(14,577)</u>	
NET CURRENT ASSETS			<u>184,653</u>		<u>197,036</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>813,362</u>		<u>806,522</u>
Creditors: Amounts falling due after one year	12		<u>(193,767)</u>		<u>(197,863)</u>
NET ASSETS			<u>622,595</u>		<u>608,659</u>
CAPITAL AND RESERVES					
Unrestricted Reserve	13		622,595		608,659
			<u>622,595</u>		<u>608,659</u>

The Financial Statements were approved by the Trustees and signed on behalf of the Board by:



Trustee

7/1/26



Trustee

7 January 2026 Date

HENRY BOYS ALMSHOUSES

**Statement of Changes in Reserves
for the Year Ended 31st March, 2025**

	2025 Total Reserve	2024 Total Reserve
	£	£
At 1 April 2024	608,659	595,900
Total Comprehensive Income	<u>13,936</u>	<u>12,759</u>
At 31 March 2025	<u>622,595</u>	<u>608,659</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2025

1. PRINCIPAL ACCOUNTING POLICIES

The Henry Boys Almshouses is established as an unincorporated charity under the Charities Act 2011 and is a private registered provider of social housing in the United Kingdom. The addresses of the places of business are given in the review of operations on Page 1 of these financial statements. The nature of the charity's operations and principal activities are to provide relief for the persons in hardship by the provision of Almshouses accommodation.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standards 102 'The Financial Reporting Standards applicable in the UK and Republic of Ireland' (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018 (SORP 2018) and with the Accounting Direction for private registered providers of social housing in England 2022. The Financial Statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The Financial Statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The Financial Statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

A summary of the more important accounting policies is set out below.

(a) **Basis of Accounting**

The Financial Statements are prepared on the historical cost basis of accounting.

(b) **Turnover**

Turnover represents rents, and service charges receivable and amortisation of grants received

(c) **Housing Properties**

During the year ended 31 March 2021 Henry Boys Almshouses adopted full component accounting in relation to the capitalization and depreciation of its housing property stock. All housing properties have been split between their land, structure costs and their major components which require periodic replacement. Refurbishment or replacement of such major components is capitalised and depreciated over the estimated useful life of the component as shown in the table below. Land is not depreciated.

Component	Estimated useful life in years
Building	100
Kitchen	20
Bathroom	30
Boiler & Central Heating	20
Windows & Doors	35

(d) **Government Grants**

Government grants, including Social Housing Grants (SHG) which was received from the Housing Corporation in respect of housing properties, are recognised at the fair value of the asset received or receivable and accounted for using the accrual model. They are recognised as a liability and amortised over the useful economic life of the asset. The amortisation is recognised within Turnover.

(e) **Investments**

Investments are stated at market value.

(f) **Cyclical Repairs & Maintenance**

The Trustees have established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue account in the year in which they are incurred.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2024

- (g) **Extraordinary Repairs**
Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue account for the year in which they are incurred.
- (h) **Value Added Tax**
Henry Boys Almshouse is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.
- (i) **Cash Flow Statement**
Under FRS 102, the Charity is not required to produce a Cash Flow Statement.
- (j) **Designated Reserves**
Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose; such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.
The Capital Fund represents income received in earlier years which the trustees resolved should be held for the future capital purposes of the Charity.

2. TRUSTEES EMOLUMENTS

The Directors are defined as the Trustees. None of the Trustees received any emoluments.

3. EMPLOYEE INFORMATION

The Charity employs no staff.

4. TURNOVER

	2025	2024
Maintenance Contribution	62,825	59,205
Service Charge	1,899	3,960
Voids	(6,035)	(3,286)
Amortisation of Government Grants	<u>3,776</u>	<u>3,776</u>
	62,465	63,655

5. INTEREST RECEIVABLE AND OTHER INCOME

	2025	2024
	£	£
Bank Interest	-	-
Investment Income	<u>5,471</u>	<u>6,522</u>
	5,471	6,522

6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2025	2024
	£	£
This is stated after charging: Auditors Remuneration (including VAT) in their capacity as Auditors	<u>1,182</u>	<u>1,097</u>

7. TAXATION

Henry Boys' Almshouses is a Registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains.

HENRY BOYS ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2025**

8. FIXED ASSETS	2025	2024
	£	£
HOUSING LAND AND BUILDINGS – Freehold Cost		
As at 1 st April 2024	681,237	672,737
Additions	<u>9,932</u>	<u>8,499</u>
As at 31 st March 2025	<u>691,169</u>	<u>681,237</u>
Depreciation		
As at 1 st April 2024	99,837	90,849
Charged in year	<u>9,473</u>	<u>8,987</u>
As at 31 st March 2025	<u>109,310</u>	<u>99,837</u>
Net Book Value		
At beginning of year	<u>581,400</u>	<u>581,888</u>
At end of year	<u>581,859</u>	<u>581,400</u>
Land with an estimated cost of £65,174 is not depreciated.		
9. INVESTMENTS	2025	2024
	£	£
At Valuation:		
Charity Commissioners – COIF Shares	<u>49,850</u>	<u>28,086</u>
Cost	<u>31,816</u>	<u>6,816</u>
10. DEBTORS	2025	2024
	£	£
Prepayments	314	-
Contribution Arrears	<u>1,658</u>	<u>1,618</u>
	<u>1,972</u>	<u>1,618</u>
11. CREDITORS: Amounts falling due within one year	2025	2024
	£	£
Trade Creditors	7,595	4,099
Contribution Prepaid	1,970	2,128
Sundry Creditors	932	-
Government Grants	3,776	3,456
Accruals	<u>6,293</u>	<u>4,894</u>
	<u>20,566</u>	<u>14,577</u>
12. CREDITORS: Amounts falling due After one year	2025	2024
	£	£
Government Grants	<u>193,767</u>	<u>197,863</u>

HENRY BOYS ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2025**

13. REVENUE RESERVE

	Total	Total
	£	£
At 1 st April 2024	548,659	535,900
Surplus for the year	13,936	12,759
Transfer from Capital Fund	<u>-</u>	<u>-</u>
At 31 st March 2025	<u>562,595</u>	<u>548,659</u>

DESIGNATED RESERVES

	Capital	Capital
	Fund	Fund
	£	£
At 1 st April 2024	60,000	60,000
Transfer to Revenue Reserve	<u>-</u>	<u>-</u>
At 31 st March 2025	<u>60,000</u>	<u>60,000</u>

14. ACCOMMODATION

The charity manages 12 units of housing for older people.

THE HENRY BOYS' ALMSHOUSES

England & Wales - Charity number 221456

Accounts

HENRY BOYS ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH, 2024

Housing Corporation No: A4063

Registered Charity No: 221456

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HENRY BOYS ALMSHOUSES

BOARD REPORT FOR THE YEAR ENDED 31ST MARCH, 2024

Responsibilities of the Board

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the charity is a going concern.

The trustees of the Charity regularly review the Charity's finances to determine the minimum amount of reserves required for the day to day management of the Charity in order to provide for the future. Any amounts over and above this minimum are invested back into the Charity in the furtherance of its objectives set out in its Scheme. The Charity is constituted under the scheme of 24th June 1991, as amended 8th August 2018, as amended 23rd March 2021, all registered with the Charity Commission.

The Charity is required to work within the parameters of its Scheme in respect of how and where it can recruit new Trustees. As part of the Management Agreement between the Charity and GreenSquareAccord, the appointed managing agent for the Almshouses, one of the services GreenSquareAccord provides is advice and support to ensure the Charity's adherence to its constituting Trust Deed and Scheme. This includes training and administrative support in appointment of new trustees.

Review of operations

The Charity's objects are to provide Home or Homes for poor or infirm persons aged 60 years or over.

The Charity owns an Almshouse, situated at 1 – 12 Henry Boys Almshouses, Wednesbury Road, Walsall, West Midlands, WS1 and comprises of twelve units for occupation by persons not less than 60 years of age, subject to the discretion of the Trustees. The trustees have had due regard to guidance published by the Charity Commission on public benefit.

The Charity is registered with The Charity Commissioners (Number: 221456), and with the Homes and Communities Agency (Number: A4063), and constituted by a Deed of Trust dated 24th June 1991, as amended on 31 March 2021.

The day-to-day management and administration of the Almshouses is carried out by GreenSquareAccord Limited and overseen by the Board, which consists of the Trustees of the Charity.

The free reserves of the charity, after deducting fixed assets and related Social Housing Grant liability, amounted to £200,492 (2023 £189,178). The trustees consider this is adequate to meet unexpected outlays.

The performance of the charity is as disclosed in the financial statements on pages 5 to 11.

The Trustees consider that the charity is in a sound financial position at the year-end.

DISCLOSURE OF INFORMATION TO AUDITORS


So far as the trustees are aware there is no relevant audit information of which the charity's auditors are unaware, and each trustee has taken all steps that he or she ought to have taken as a trustee in order to make himself or herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The Trustees who have served the Charity during the year are as follows: -

Norman Matthews
Tina Jukes
Neil Walker
Mohammed Arif
Tracey Purshouse
Cllr Aftab Nawaz
Charlotte Holmes
Susan Stone

For and on behalf of the Board

Date

20/8/24 

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2024, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Matters on which we are required to report by exception

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

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement [set out on page 1], the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

We have been appointed as auditor under section 1441 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and business performance;
- enquiries of management about their identification and assessment of the risks of irregularities;
- any matters we identified having reviewed the associations procedures for complying with laws and regulations, and whether they were aware of any instances of non-compliance, and any actual, suspected or alleged fraud. The key laws and regulations we considered in this context included the Charities Act 2011, and the Housing and Regeneration Act 2008.

Our procedures to respond to risks identified included the following:

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

- reviewing the financial statement disclosures and testing to supporting documentation;
- enquiring of management concerning potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- testing the appropriateness of journal entries and other adjustments, assessing whether accounting estimates were indicative of a potential bias, and evaluating any significant transactions that were unusual or outside the normal course of business.

We also remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Use of our report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.

Nicklin Audit Ltd

Nicklin Audit Ltd
Statutory Auditor
Chartered Accountants
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Date 7.9.24

HENRY BOYS ALMSHOUSES**Statement of Comprehensive Income (Including Income and Expenditure Account)
for the year ended 31st March, 2024**

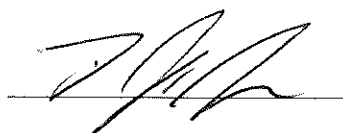
	Note	2024	2023
		£	£
Turnover:			
	4	63,655	62,204
Operating Costs:			
Management		(18,406)	(18,086)
Services		(3,738)	(3,147)
Day to Day Maintenance		(17,421)	(3,057)
Void/Major Repairs		(11,229)	(4,603)
Depreciation		<u>(8,987)</u>	<u>(8,531)</u>
		<u>(59,781)</u>	<u>(37,424)</u>
Operating Surplus		3,874	24,780
Interest Receivable and Other Income	5	6,522	2,310
Movement in Fair Value of Investments		<u>2,363</u>	<u>(1,002)</u>
Surplus on ordinary activities before taxation	6	12,759	26,088
Tax on surplus	7	<u>-</u>	<u>-</u>
Surplus for the financial year		<u>12,759</u>	<u>26,088</u>

HENRY BOYS ALMSHOUSES

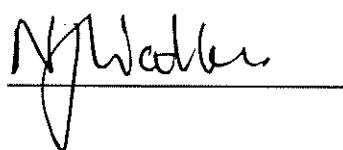
**Balance Sheet
for the Year Ended 31st March, 2024**

	Note	2024		2023	
		£	£	£	£
FIXED ASSETS					
Housing land and buildings (net of depreciation)	8		581,400		581,888
Investments	9		<u>28,086</u>		<u>25,723</u>
			609,486		607,611
CURRENT ASSETS					
Debtors	10	1,618		961	
Cash at Bank		<u>209,995</u>		<u>206,038</u>	
		211,613		206,999	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	11	<u>(14,577)</u>		<u>(21,327)</u>	
NET CURRENT ASSETS			<u>197,036</u>		<u>185,672</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>806,522</u>		<u>793,283</u>
Creditors: Amounts falling due after one year	12		<u>(197,863)</u>		<u>(197,383)</u>
NET ASSETS			<u>608,659</u>		<u>595,900</u>
CAPITAL AND RESERVES					
Unrestricted Reserve	13		608,659		595,900
			<u>608,659</u>		<u>595,900</u>

The Financial Statements were approved by the Trustees and signed on behalf of the Board by:



Trustee



Trustee

20 August 2024 Date

HENRY BOYS ALMSHOUSES

**Statement of Changes in Reserves
for the Year Ended 31st March, 2024**

	2024 Total Reserve	2023 Total Reserve
	£	£
At 1 April 2023	595,900	569,812
Total Comprehensive Income	<u>12,759</u>	<u>26,088</u>
At 31 March 2024	<u>608,659</u>	<u>595,900</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024

1. PRINCIPAL ACCOUNTING POLICIES

The Henry Boys Almshouses is established as an unincorporated charity under the Charities Act 2011 and is a private registered provider of social housing in the United Kingdom. The addresses of the places of business are given in the review of operations on Page 1 of these financial statements. The nature of the charity's operations and principal activities are to provide relief for the persons in hardship by the provision of Almshouses accommodation.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standards 102 'The Financial Reporting Standards applicable in the UK and Republic of Ireland' (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018 (SORP 2018) and with the Accounting Direction for private registered providers of social housing in England 2022. The Financial Statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The Financial Statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The Financial Statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

A summary of the more important accounting policies is set out below.

(a) **Basis of Accounting**

The Financial Statements are prepared on the historical cost basis of accounting.

(b) **Turnover**

Turnover represents rents, and service charges receivable and amortisation of grants received

(c) **Housing Properties**

During the year ended 31 March 2021 Henry Boys Almshouses adopted full component accounting in relation to the capitalization and depreciation of its housing property stock. All housing properties have been split between their land, structure costs and their major components which require periodic replacement. Refurbishment or replacement of such major components is capitalised and depreciated over the estimated useful life of the component as shown in the table below. Land is not depreciated.

Component	Estimated useful life in years
Building	100
Kitchen	20
Bathroom	30
Boiler & Central Heating	20
Windows & Doors	35

(d) **Government Grants**

Government grants, including Social Housing Grants (SHG) which was received from the Housing Corporation in respect of housing properties, are recognised at the fair value of the asset received or receivable and accounted for using the accrual model. They are recognised as a liability and amortised over the useful economic life of the asset. The amortisation is recognised within Turnover.

(e) **Investments**

Investments are stated at market value.

(f) **Cyclical Repairs & Maintenance**

The Trustees have established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue account in the year in which they are incurred.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2024

- (g) **Extraordinary Repairs**
Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue account for the year in which they are incurred.
- (h) **Value Added Tax**
Henry Boys Almshouse is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.
- (i) **Cash Flow Statement**
Under FRS 102, the Charity is not required to produce a Cash Flow Statement.
- (j) **Designated Reserves**
Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose; such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.
The Capital Fund represents income received in earlier years which the trustees resolved should be held for the future capital purposes of the Charity.

2. TRUSTEES EMOLUMENTS

The Directors are defined as the Trustees. None of the Trustees received any emoluments.

3. EMPLOYEE INFORMATION

The Charity employs no staff.

4. TURNOVER

	2024	2023
Maintenance Contribution	59,205	56,740
Service Charge	3,960	4,068
Voids	(3,286)	(2,060)
Amortisation of Government Grants	<u>3,776</u>	<u>3,456</u>
	63,655	62,204

5. INTEREST RECEIVABLE AND OTHER INCOME

	2024	2023
	£	£
Bank Interest	-	-
Investment Income	<u>6,522</u>	<u>2,310</u>
	6,522	2,310

6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2024	2023
	£	£
This is stated after charging: Auditors Remuneration (including VAT) in their capacity as Auditors	<u>1,097</u>	<u>1,020</u>

7. TAXATION

Henry Boys' Almshouses is a Registered Charity and is, therefore, exempt from liability to taxation on its Income and Capital gains.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2024

8. FIXED ASSETS	2024	2023
	£	£
HOUSING LAND AND BUILDINGS – Freehold		
Cost		
As at 1 st April 2023	672,737	672,042
Additions	<u>8,499</u>	<u>695</u>
As at 31 st March 2024	<u>681,237</u>	<u>672,737</u>
Depreciation		
As at 1 st April 2023	90,849	82,318
Charged in year	<u>8,987</u>	<u>8,531</u>
As at 31 st March 2024	<u>99,837</u>	<u>90,849</u>
Net Book Value		
At beginning of year	<u>581,888</u>	<u>589,724</u>
At end of year	<u>581,400</u>	<u>581,888</u>
Land with an estimated cost of £65,174 is not depreciated.		
9. INVESTMENTS	2024	2023
	£	£
At Valuation:		
Charity Commissioners – COIF Shares	<u>28,086</u>	<u>25,723</u>
Cost	<u>6,816</u>	<u>6,816</u>
10. DEBTORS	2024	2023
	£	£
Prepayments	-	-
Contribution Arrears	<u>1,618</u>	<u>961</u>
	<u>1,618</u>	<u>961</u>
11. CREDITORS: Amounts falling due within one year	2024	2023
	£	£
Trade Creditors	4,099	4,047
Contribution Prepaid	2,128	976
Government Grants	3,456	3,456
Accruals	<u>4,894</u>	<u>12,848</u>
	<u>14,577</u>	<u>21,327</u>
12. CREDITORS: Amounts falling due After one year	2024	2023
	£	£
Government Grants	<u>197,863</u>	<u>197,383</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2024

13. REVENUE RESERVE

	Total	Total
	£	£
At 1 st April 2023	535,900	509,812
Surplus for the year	12,759	26,088
Transfer from Capital Fund	<u>-</u>	<u>-</u>
At 31 st March 2024	<u>548,659</u>	<u>535,900</u>

DESIGNATED RESERVES

	Capital	Capital
	Fund	Fund
	£	£
At 1 st April 2023	60,000	60,000
Transfer to Revenue Reserve	<u>-</u>	<u>-</u>
At 31 st March 2024	<u>60,000</u>	<u>60,000</u>

14. ACCOMMODATION

The charity manages 12 units of housing for older people.

HENRY BOYS ALMSHOUSES

Nicklin Audit Limited
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Dear Sirs

We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other trustees and officials of the Registered Social Housing Provider (RSHP) so that we can properly make each of the following representations to you in connection with your audit of the RSHP's financial statements for the year ended 31 March 2024.

GENERAL

1. We have fulfilled our responsibilities as trustees under the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied for being satisfied that they 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 audit and all the transactions undertaken by the RSHP have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all trustee and general meetings, along with correspondence with the RSHP's regulatory body, have been made available to you.
2. The financial statements are free of material misstatements, including omissions.
3. We believe that the effect of uncorrected misstatements is immaterial both individually and in total.

INTERNAL CONTROL AND FRAUD

4. We acknowledge our responsibility for the design, implementation and maintenance 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. We have disclosed to you all instances of known or suspected fraud affecting the RSHP involving trustees, employees who have significant role in internal control or others that could have a material effect on the financial statements. We have also disclosed to you all information in relation to allegations of fraud or suspected fraud affecting the RSHP's financial statements communicated by current or former employees, regulators or others.

ASSETS AND LIABILITIES

5. The RSHP has satisfactory title to all assets and there are no liens or encumbrances on the RSHP's assets, except for those that are disclosed in the notes to the financial statements.
6. 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.
7. We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.
8. We have not breached any covenants which might affect any outstanding loans.

ACCOUNTING ESTIMATES

9. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

LEGAL CLAIMS

10. We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

LAWS AND REGULATIONS

11. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

RELATED PARTIES

12. Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with the requirements of accounting standards, the General Determination or the SORP.

SUBSEQUENT EVENTS

13. All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

GOING CONCERN

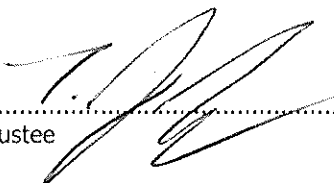
14. We believe that the RSHP's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the RSHP's needs. We have considered a period of twelve months from the date of approval of the financial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


OTHER

15. The trustees confirm that £65,174 within cost of land and buildings related to the land and this amount is therefore not subject to a depreciation charge in accordance with the accounting policy.
16. We confirm a balance of £572 within trade debtors may be irrecoverable, but has not been adjusted for in the financial statements.

Yours faithfully

Signed on behalf of the board of trustees


.....
Trustee


.....
Date 20.08.24

THE HENRY BOYS' ALMSHOUSES

England & Wales - Charity number 221456

Accounts

HENRY BOYS ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH, 2023

Housing Corporation No: A4063

Registered Charity No: 221456

HENRY BOYS ALMSHOUSES

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Responsibilities of the Board

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the charity is a going concern.

The trustees of the Charity regularly review the Charity's finances to determine the minimum amount of reserves required for the day to day management of the Charity in order to provide for the future. Any amounts over and above this minimum are invested back into the Charity in the furtherance of its objectives set out in its Scheme. The Charity is constituted under the scheme of 24th June 1991, as amended 8th August 2018, as amended 23rd March 2021, all registered with the Charity Commission.

The Charity is required to work within the parameters of its Scheme in respect of how and where it can recruit new Trustees. As part of the Management Agreement between the Charity and GreenSquareAccord, the appointed managing agent for the Almshouses, one of the services GreenSquareAccord provides is advice and support to ensure the Charity's adherence to its constituting Trust Deed and Scheme. This includes training and administrative support in appointment of new trustees.

Review of operations

The Charity's objects are to provide Home or Homes for poor or infirm persons aged 60 years or over.

The Charity owns an Almshouse, situated at 1 – 12 Henry Boys Almshouses, Wednesbury Road, Walsall, West Midlands, WS1 and comprises of twelve units for occupation by persons not less than 60 years of age, subject to the discretion of the Trustees. The trustees have had due regard to guidance published by the Charity Commission on public benefit.

The Charity is registered with The Charity Commissioners (Number: 221456), and with the Homes and Communities Agency (Number: A4063), and constituted by a Deed of Trust dated 24th June 1991, as amended on 31 March 2021.

The day-to-day management and administration of the Almshouses is carried out by GreenSquareAccord Limited and overseen by the Board, which consists of the Trustees of the Charity.

The free reserves of the charity, after deducting fixed assets and related Social Housing Grant liability, amounted to £215,451 (2022 £157,658). The trustees consider this is adequate to meet unexpected outlays.

The performance of the charity is as disclosed in the financial statements on pages 5 to 11.

The Trustees consider that the charity is in a sound financial position at the year-end.

DISCLOSURE OF INFORMATION TO AUDITORS

So far as the trustees are aware there is no relevant audit information of which the charity's auditors are unaware, and each trustee has taken all steps that he or she ought to have taken as a trustee in order to make himself or herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The Trustees who have served the Charity during the year are as follows: -

Norman Matthews
Tina Jukes
Neil Walker
Mohammed Arif
Tracey Purshouse
Cllr Aftab Nawaz
Charlotte Holmes
Susan Stone

Appointed 23rd Nov-22

For and on behalf of the Board

Date


22/8/23

**INDEPENDENT AUDITOR'S REPORT
TO THE BOARD OF HENRY BOYS ALMSHOUSES**

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2023, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

**INDEPENDENT AUDITOR'S REPORT
TO THE BOARD OF HENRY BOYS ALMSHOUSES**

Matters on which we are required to report by exception

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

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement [set out on page 1], the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

We have been appointed as auditor under section 1441 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and business performance;
- enquiries of management about their identification and assessment of the risks of irregularities;
- any matters we identified having reviewed the associations procedures for complying with laws and regulations, and whether they were aware of any instances of non-compliance, and any actual, suspected or alleged fraud. The key laws and regulations we considered in this context included the Charities Act 2011, and the Housing and Regeneration Act 2008.

Our procedures to respond to risks identified included the following:

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

- reviewing the financial statement disclosures and testing to supporting documentation;
- enquiring of management concerning potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- testing the appropriateness of journal entries and other adjustments, assessing whether accounting estimates were indicative of a potential bias, and evaluating any significant transactions that were unusual or outside the normal course of business.

We also remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Use of our report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.

Nicklin Audit Ltd

Nicklin Audit Ltd
Statutory Auditor
Chartered Accountants
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Date *24th August 2023*

HENRY BOYS ALMSHOUSES**Statement of Comprehensive Income (Including Income and Expenditure Account)
for the year ended 31st March, 2023**

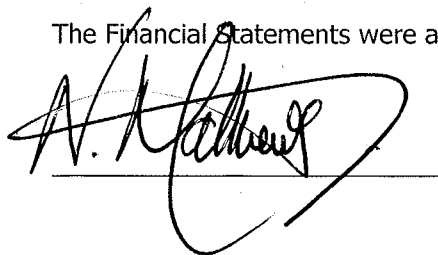
	Note	2023		2022	
		£	£	£	£
Turnover:					
	4		62,204		60,225
Operating Costs:					
Management		(18,086)		(17,649)	
Services		(3,147)		(2,858)	
Day to Day Maintenance		(3,057)		(8,228)	
Void/Major Repairs		(4,603)		(1,740)	
Depreciation		<u>(8,531)</u>		<u>(8,428)</u>	
			<u>(37,424)</u>		<u>(38,903)</u>
Operating Surplus			24,780		21,322
Interest Receivable and Other Income	5		2,310		755
Movement in Fair Value of Investments			<u>(1,002)</u>		<u>2,132</u>
Surplus on ordinary activities before taxation	6		26,088		24,209
Tax on surplus	7		-		-
Surplus for the financial year			<u>26,088</u>		<u>24,209</u>

HENRY BOYS ALMSHOUSES

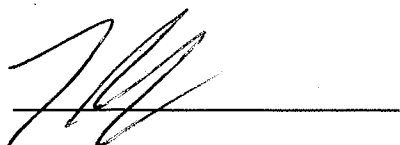
**Balance Sheet
for the Year Ended 31st March, 2023**

	Note	2023		2022	
		£	£	£	£
FIXED ASSETS					
Housing land and buildings (net of depreciation)	8		581,888		589,724
Investments	9		<u>25,723</u>		<u>26,725</u>
			607,611		616,449
CURRENT ASSETS					
Debtors	10	961		1,205	
Cash at Bank		<u>206,038</u>		<u>169,175</u>	
		206,999		170,380	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	11	(<u>21,327</u>)		(<u>16,178</u>)	
NET CURRENT ASSETS			<u>185,672</u>		<u>154,202</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>793,283</u>		<u>770,651</u>
Creditors: Amounts falling due after one year	12		(<u>197,383</u>)		(<u>200,839</u>)
NET ASSETS			<u>595,900</u>		<u>569,812</u>
CAPITAL AND RESERVES					
Unrestricted Reserve	13		595,900		569,812
			<u>595,900</u>		<u>569,812</u>

The Financial Statements were approved by the Trustees and signed on behalf of the Board by:



Trustee



Trustee

22/8/23

Date

HENRY BOYS ALMSHOUSES

Statement of Changes in Reserves for the Year Ended 31st March, 2023

	2023 Revenue Reserve	2022 Revenue Reserve
	£	£
At 1 April 2022	569,812	545,603
Total Comprehensive Income	<u>26,088</u>	<u>24,209</u>
At 31 March 2023	<u>595,900</u>	<u>569,812</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH, 2023**

1. PRINCIPAL ACCOUNTING POLICIES

The Henry Boys Almshouses is established as an unincorporated charity under the Charities Act 2011 and is a private registered provider of social housing in the United Kingdom. The addresses of the places of business are given in the review of operations on Page 1 of these financial statements. The nature of the charity's operations and principal activities are to provide relief for the persons in hardship by the provision of Almshouses accommodation.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standards 102 'The Financial Reporting Standards applicable in the UK and Republic of Ireland' (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018 (SORP 2018) and with the Accounting Direction for private registered providers of social housing in England 2022. The Financial Statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The Financial Statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The Financial Statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

A summary of the more important accounting policies is set out below.

(a) Basis of Accounting

The Financial Statements are prepared on the historical cost basis of accounting.

(b) Turnover

Turnover represents rents, and service charges receivable and amortisation of grants received

(c) Housing Properties

During the year ended 31 March 2021 Henry Boys Almshouses adopted full component accounting in relation to the capitalisation and depreciation of its housing property stock. All housing properties have been split between their land, structure costs and their major components which require periodic replacement. Refurbishment or replacement of such major components is capitalised and depreciated over the estimated useful life of the component as shown in the table below. Land is not depreciated.

Component	Estimated useful life in years
Building	100
Kitchen	20
Bathroom	30
Boiler & Central Heating	20
Windows & Doors	35

(d) Government Grants

Government grants, including Social Housing Grants (SHG) which was received from the Housing Corporation in respect of housing properties, are recognised at the fair value of the asset received or receivable and accounted for using the accrual model. They are recognised as a liability and amortised over the useful economic life of the asset. The amortisation is recognised within Turnover.

(e) Investments

Investments are stated at market value.

(f) Cyclical Repairs & Maintenance

The Trustees have established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue account in the year in which they are incurred.

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2023

(g) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue account for the year in which they are incurred.

(h) Value Added Tax

Henry Boys Almshouse is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

(i) Cash Flow Statement

Under FRS 102, the Charity is not required to produce a Cash Flow Statement.

(j) Designated Reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose; such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

The Capital Fund represents income received in earlier years which the trustees resolved should be held for the future capital purposes of the Charity.

2. TRUSTEES EMOLUMENTS

The Directors are defined as the Trustees. None of the Trustees received any emoluments.

3. EMPLOYEE INFORMATION

The Charity employs no staff.

	2023	2022
4. TURNOVER		
Maintenance Contribution	56,740	53,768
Service Charge	4,068	4,198
Voids	(2,060)	(1,197)
Amortisation of Government Grants	<u>3,456</u>	<u>3,456</u>
	62,204	60,225

	2023	2022
	£	£
5. INTEREST RECEIVABLE AND OTHER INCOME		
Bank Interest	-	-
Investment Income	<u>2,310</u>	<u>755</u>
	2,310	755

	2023	2022
	£	£
6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		
This is stated after charging:		
Auditors Remuneration (including VAT) in their capacity as Auditors	<u>1,020</u>	<u>1,004</u>

7. TAXATION

Henry Boys' Almshouses is a Registered Charity and is, therefore, exempt from liability to taxation on its Income and Capital gains.

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2023

8. FIXED ASSETS	2023	2022
	£	£
HOUSING LAND AND BUILDINGS – Freehold		
Cost		
As at 1 st April 2022	672,042	669,979
Additions	<u>695</u>	<u>2,063</u>
As at 31 st March 2023	<u>672,737</u>	<u>672,042</u>
Depreciation		
As at 1 st April 2022	82,318	73,890
Charged in year	<u>8,531</u>	<u>8,428</u>
As at 31 st March 2023	<u>90,849</u>	<u>82,318</u>
Net Book Value		
At beginning of year	<u>589,724</u>	<u>596,089</u>
At end of year	<u>581,888</u>	<u>589,724</u>
Land with an estimated cost of £65,174 is not depreciated.		
9. INVESTMENTS	2023	2022
	£	£
At Valuation:		
Charity Commissioners – COIF Shares	<u>25,723</u>	<u>26,725</u>
Cost	<u>6,816</u>	<u>6,816</u>
10. DEBTORS	2023	2022
	£	£
Prepayments	-	466
Contribution Arrears	<u>961</u>	<u>739</u>
	<u>961</u>	<u>1,205</u>
11. CREDITORS: Amounts falling due within one year	2023	2022
	£	£
Trade Creditors	4,047	7,164
Contribution Prepaid	976	2,069
Government Grants	3,456	3,456
Accruals	<u>12,848</u>	<u>3,489</u>
	<u>21,327</u>	<u>16,178</u>
12. CREDITORS: Amounts falling due After one year	2023	2022
	£	£
Government Grants	<u>197,383</u>	<u>200,839</u>

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2023

13. REVENUE RESERVE

	Total	Total
	£	£
At 1 st April 2022	509,812	485,603
Surplus for the year	26,088	24,209
Transfer from Capital Fund	<u>-</u>	<u>-</u>
At 31 st March 2023	<u>535,900</u>	<u>509,812</u>

DESIGNATED RESERVES

	Capital	Capital
	Fund	Fund
	£	£
At 1 st April 2022	60,000	60,000
Transfer to Revenue Reserve	<u>-</u>	<u>-</u>
At 31 st March 2023	<u>60,000</u>	<u>60,000</u>

14. ACCOMMODATION

The charity manages 12 units of housing for older people.

THE HENRY BOYS' ALMSHOUSES

England & Wales - Charity number 221456

Accounts

HENRY BOYS ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH, 2022

Housing Corporation No: A4063

Registered Charity No: 221456

HENRY BOYS ALMSHOUSES

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Balance Sheet	6
Statement of Changes in Reserves	7
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HENRY BOYS ALMSHOUSES
BOARD REPORT
FOR THE YEAR ENDED 31ST MARCH, 2022

Responsibilities of the Board

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the charity is a going concern.

The trustees of the Charity regularly review the Charity's finances to determine the minimum amount of reserves required for the day to day management of the Charity in order to provide for the future. Any amounts over and above this minimum are invested back into the Charity in the furtherance of its objectives set out in its Scheme. The Charity is constituted under the scheme of 24th June 1991, as amended 8th August 2018, as amended 23rd March 2021, all registered with the Charity Commission.

The Charity is required to work within the parameters of its Scheme in respect of how and where it can recruit new Trustees. As part of the Management Agreement between the Charity and GreenSquareAccord, the appointed managing agent for the Almshouses, one of the services GreenSquareAccord provides is advice and support to ensure the Charity's adherence to its constituting Trust Deed and Scheme. This includes training and administrative support in appointment of new trustees.

Review of operations

The Charity's objects are to provide Home or Homes for poor or infirm persons aged 60 years or over.

The Charity owns an Almshouse, situated at 1 – 12 Henry Boys Almshouses, Wednesbury Road, Walsall, West Midlands, WS1 and comprises of twelve units for occupation by persons not less than 60 years of age, subject to the discretion of the Trustees. The trustees have had due regard to guidance published by the Charity Commission on public benefit.

The Charity is registered with The Charity Commissioners (Number: 221456), and with the Homes and Communities Agency (Number: A4063), and constituted by a Deed of Trust dated 24th June 1991, as amended on 31 March 2021.

The day-to-day management and administration of the Almshouses is carried out by GreenSquareAccord Limited and overseen by the Board, which consists of the Trustees of the Charity.

During the year now being reported some operations have been hampered by the COVID pandemic. The trustees are happy to report that there were no casualties of the pandemic, despite a number of our residents being in vulnerable groups. It has been difficult to fill properties which have become void, particularly where remedial works have been required prior to appointing a new resident. We can report that this situation has been rectified since the end of the reporting year. In the latter part of the reporting year our managing agents have overseen the completion of extensive boundary wall replacement, as well as kitchen and bathroom refurbishment, augmented glazing and external decoration of all 12 Almshouses. We now consider the properties to be in a sound state going forward and have a cyclic plan for refurbishment and improvement in place.

The free reserves of the charity, after deducting fixed assets and related Social Housing Grant liability, amounted to £157,658 (2021 £132,672). The trustees consider this is adequate to meet unexpected outlays. The performance of the charity is as disclosed in the financial statements on pages 4 to 10.

The Trustees consider that the charity is in a sound financial position at the year-end.

DISCLOSURE OF INFORMATION TO AUDITORS

So far as the trustees are aware there is no relevant audit information of which the charity's auditors are unaware, and each trustee has taken all steps that he or she ought to have taken as a trustee in order to make himself or herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The Trustees who have served the Charity during the year are as follows: -

Norman Matthews
Tina Jukes
Neil Walker
Mohammed Arif
Tracey Purshouse
Cllr Aftab Nawaz
Charlotte Holmes

Appointed 12.01.22

For and on behalf of the Board

Date

15/11/22

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2022, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Matters on which we are required to report by exception

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

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement [set out on page 1], the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

We have been appointed as auditor under section 1441 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and business performance;
- enquiries of management about their identification and assessment of the risks of irregularities;
- any matters we identified having reviewed the associations procedures for complying with laws and regulations, and whether they were aware of any instances of non-compliance, and any actual, suspected or alleged fraud. The key laws and regulations we considered in this context included the Charities Act 2011, and the Housing and Regeneration Act 2008.

Our procedures to respond to risks identified included the following:

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

- reviewing the financial statement disclosures and testing to supporting documentation;
- enquiring of management concerning potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- testing the appropriateness of journal entries and other adjustments, assessing whether accounting estimates were indicative of a potential bias, and evaluating any significant transactions that were unusual or outside the normal course of business.

We also remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Use of our report

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.

Nicklin Audit Ltd

Nicklin Audit Ltd
Statutory Auditor
Chartered Accountants
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Date *15th Nov 2022*

HENRY BOYS ALMSHOUSES**Statement of Comprehensive Income (Including Income and Expenditure Account)
for the year ended 31st March, 2022**

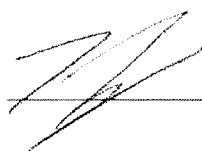
	Note	2022		2021	
		£	£	£	£
Turnover:					
	4		60,225		52,936
Operating Costs:					
Management		(17,649)		(18,174)	
Services		(2,858)		(2,918)	
Day to Day Maintenance		(8,228)		(9,061)	
Void/Major Repairs		(1,740)		(7,715)	
Depreciation		<u>(8,428)</u>		<u>(6,309)</u>	
			<u>(38,903)</u>		<u>(44,177)</u>
Operating Surplus	6		21,322		8,759
Interest Receivable and Other Income	5		755		883
Movement in Fair Value of Investments			<u>2,132</u>		<u>4,218</u>
Surplus on ordinary activities before taxation			24,209		13,860
Tax on surplus	7		<u>-</u>		<u>-</u>
Surplus for the financial year			<u>24,209</u>		<u>13,860</u>

HENRY BOYS ALMSHOUSES

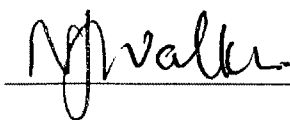
**Balance Sheet
for the Year Ended 31st March, 2022**

	Note	2022		2021	
		£	£	£	£
FIXED ASSETS					
Housing land and buildings (net of depreciation)	8		589,724		596,089
Investments	9		<u>26,725</u> 616,449		<u>24,593</u> 620,682
CURRENT ASSETS					
Debtors	10	1,205		884	
Cash at Bank		<u>169,175</u>		<u>145,454</u>	
		170,380		146,338	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	11	(<u>16,178</u>)		(<u>17,122</u>)	
NET CURRENT ASSETS			<u>154,202</u>		<u>129,216</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>770,651</u>		<u>749,878</u>
Creditors: Amounts falling due after one year	12		(<u>200,839</u>)		(<u>204,295</u>)
NET ASSETS			<u>569,812</u>		<u>545,603</u>
CAPITAL AND RESERVES					
Unrestricted Reserve	13		569,812		545,603
			<u>569,812</u>		<u>545,603</u>

The Financial Statements were approved by the Trustees and signed on behalf of the Board by:



Trustee



Trustee

15/11/2022

Date

HENRY BOYS ALMSHOUSES

**Statement of Changes in Reserves
for the Year Ended 31st March, 2022**

	2022 Revenue Reserve	2021 Revenue Reserve
	£	£
At 1 April	545,603	531,743
Total Comprehensive Income	<u>24,209</u>	<u>13,860</u>
At 31 March	<u>569,812</u>	<u>545,603</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

1. PRINCIPAL ACCOUNTING POLICIES

The Henry Boys Almshouses is established as an unincorporated charity under the Charities Act 2011 and is a private registered provider of social housing in the United Kingdom. The addresses of the places of business are given in the review of operations on Page 1 of these financial statements. The nature of the charity's operations and principal activities are to provide relief for the persons in hardship by the provision of Almshouses accommodation.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standards 102 'The Financial Reporting Standards applicable in the UK and Republic of Ireland' (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2014 (SORP 2014) and with the Accounting Direction for private registered providers of social housing in England 2015. The Financial Statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The Financial Statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The Financial Statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

A summary of the more important accounting policies is set out below.

(a) Basis of Accounting

The Financial Statements are prepared on the historical cost basis of accounting.

(b) Turnover

Turnover represents rents, and service charges receivable and amortisation of grants received

(c) Housing Properties

During the year ended 31 March 2021 Henry Boys Almshouses adopted full component accounting in relation to the capitalisation and depreciation of its housing property stock. All housing properties have been split between their land, structure costs and their major components which require periodic replacement. Refurbishment or replacement of such major components is capitalised and depreciated over the estimated useful life of the component as shown in the table below. Land is not depreciated.

Component	Estimated useful life in years
Building	100
Kitchen	20
Bathroom	30
Boller & Central Heating	20
Windows & Doors	35

(d) Government Grants

Government grants, including Social Housing Grants (SHG) which was received from the Housing Corporation in respect of housing properties, are recognised at the fair value of the asset received or receivable and accounted for using the accrual model. They are recognised as a liability and amortised over the useful economic life of the asset. The amortisation is recognised within Turnover.

(e) Investments

Investments are stated at market value.

(f) Cyclical Repairs & Maintenance

The Trustees have established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue account in the year in which they are incurred.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2022

- (g) **Extraordinary Repairs**
Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue account for the year in which they are incurred.
- (h) **Value Added Tax**
Henry Boys Almshouse is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.
- (i) **Cash Flow Statement**
Under FRS 102, the Charity is not required to produce a Cash Flow Statement.
- (j) **Designated Reserves**
Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose; such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.
The Capital Fund represents income received in earlier years which the trustees resolved should be held for the future capital purposes of the Charity.

2. TRUSTEES EMOLUMENTS

The Directors are defined as the Trustees. None of the Trustees received any emoluments.

3. EMPLOYEE INFORMATION

The Charity employs no staff.

	2022	2021
4. TURNOVER		
Maintenance Contribution	53,768	53,244
Service Charge	4,198	4,820
Voids	(1,197)	(8,039)
Amortisation of Government Grants	<u>3,456</u>	<u>2,911</u>
	60,225	52,936
5. INTEREST RECEIVABLE AND OTHER INCOME	2022	2021
	£	£
Bank Interest	-	64
Investment Income	<u>755</u>	<u>819</u>
	<u>755</u>	<u>883</u>
6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION	2022	2021
	£	£
This is stated after charging: Auditors Remuneration (including VAT) in their capacity as Auditors	<u>1,004</u>	<u>972</u>

7. TAXATION

Henry Boys' Almshouses is a Registered Charity and is, therefore, exempt from liability to taxation on its Income and Capital gains.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2022

8. FIXED ASSETS	2022	2021
	£	£
HOUSING LAND AND BUILDINGS – Freehold		
Cost		
As at 1 st April 2021	669,979	614,091
Additions	<u>2,063</u>	<u>55,888</u>
As at 31 st March 2022	<u>672,042</u>	<u>669,979</u>
Depreciation		
As at 1 st April 2021	73,890	67,581
Charged in year	<u>8,428</u>	<u>6,309</u>
As at 31 st March 2022	<u>82,318</u>	<u>73,890</u>
Net Book Value		
At beginning of year	<u>596,089</u>	<u>546,510</u>
At end of year	<u>589,724</u>	<u>596,089</u>
Land with an estimated cost of £65,174 is not depreciated.		
9. INVESTMENTS	2022	2021
	£	£
At Valuation:		
Charity Commissioners – COIF Shares	<u>26,725</u>	<u>24,593</u>
Cost	<u>6,816</u>	<u>6,816</u>
10. DEBTORS	2022	2021
	£	£
Prepayments	466	462
Contribution Arrears	<u>739</u>	<u>422</u>
	<u>1,205</u>	<u>884</u>
11. CREDITORS: Amounts falling due within one year	2022	2021
	£	£
Trade Creditors	7,164	7,249
Contribution Prepaid	2,069	2,679
Government Grants	3,456	3,456
Accruals	<u>3,489</u>	<u>3,738</u>
	<u>16,178</u>	<u>17,122</u>
12. CREDITORS: Amounts falling due After one year	2022	2021
	£	£
Government Grants	<u>200,839</u>	<u>204,295</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2022

13. REVENUE RESERVE

	Total £	Total £
At 1 st April 2021	485,603	471,743
Surplus for the year	24,209	13,860
Transfer from Capital Fund	<u>-</u>	<u>-</u>
At 31 st March 2022	<u>509,812</u>	<u>485,603</u>

DESIGNATED RESERVES

	Capital Fund £	Capital Fund £
At 1 st April 2021	60,000	60,000
Transfer to Revenue Reserve	<u>-</u>	<u>-</u>
At 31 st March 2022	<u>60,000</u>	<u>60,000</u>

14. ACCOMMODATION

The charity manages 12 units of housing for older people.

The Henry Boys' Almshouses

Registered Charity
No.: 221456

GreenSquareAccord, 178 Birmingham Rd, West Bromwich B70 6QG

Nicklin Audit Limited
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Dear Sirs

We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other trustees and officials of the Registered Social Housing Provider (RSHP) so that we can properly make each of the following representations to you in connection with your audit of the RSHP's financial statements for the year ended 31 March 2022.

GENERAL

1. We have fulfilled our responsibilities as trustees under the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied for being satisfied that they 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 audit and all the transactions undertaken by the RSHP have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all trustee and general meetings, along with correspondence with the RSHP's regulatory body, have been made available to you.
2. The financial statements are free of material misstatements, including omissions.
3. We believe that the effect of uncorrected misstatements is immaterial both individually and in total.

INTERNAL CONTROL AND FRAUD

4. We acknowledge our responsibility for the design, implementation and maintenance 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. We have disclosed to you all instances of known or suspected fraud affecting the RSHP involving trustees, employees who have significant role in internal control or others that could have a material effect on the financial statements. We have also disclosed to you all information in relation to allegations of fraud or suspected fraud affecting the RSHP's financial statements communicated by current or former employees, regulators or others.

ASSETS AND LIABILITIES

5. The RSHP has satisfactory title to all assets and there are no liens or encumbrances on the RSHP's assets, except for those that are disclosed in the notes to the financial statements.
6. 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.
7. We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.
8. We have not breached any covenants which might affect any outstanding loans.

ACCOUNTING ESTIMATES

9. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

LEGAL CLAIMS

10. We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

LAWS AND REGULATIONS

11. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

RELATED PARTIES

12. Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with the requirements of accounting standards, the General Determination or the SORP.

SUBSEQUENT EVENTS

13. All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

GOING CONCERN

14. We believe that the RSHP'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 RSHP'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 RSHP's ability to continue as a going concern need to be made in the financial statements.

OTHER

15. The trustees confirm that £65,174 within cost of land and buildings related to the land and this amount is therefore not subject to a depreciation charge in accordance with the accounting policy.

Yours faithfully

Signed on behalf of the board of trustees

.....
Trustee

15/11/2022
.....
Date

THE HENRY BOYS' ALMSHOUSES

England & Wales - Charity number 221456

Accounts

HENRY BOYS ALMSHOUSES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST MARCH, 2021

Housing Corporation No: A4063

Registered Charity No: 221456

HENRY BOYS ALMSHOUSES

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HENRY BOYS ALMSHOUSES

BOARD REPORT

FOR THE YEAR ENDED 31ST MARCH, 2021

Responsibilities of the Board

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period. In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the charity is a going concern.

The trustees of the Charity regularly review the Charity's finances to determine the minimum amount of reserves required for the day to day management of the Charity in order to provide for the future. Any amounts over and above this minimum are invested back into the Charity in the furtherance of its objectives set out in its Scheme. The Charity is constituted under the scheme of 3rd August 1986, which has been registered with the Charity Commission.

The Charity is required to work within the parameters of its Scheme in respect of how and where it can recruit new Trustees. As part of the Management Agreement between the Almshouse and Accord, one of the services Accord provides is advice and support to ensure the Charity's adherence to its constituting Trust Deed and Scheme. This includes training and administrative support in appointment of new trustees.

Review of operations

The Charity's objects are to provide Home or Homes for poor or infirm persons aged 60 years or over.

The Charity owns an Almshouse, situated at 1 - 12 Henry Boys Almshouses, Wednesbury Road, Walsall, West Midlands, WS1 and comprises of twelve units for occupation by persons not less than 60 years of age, subject to the discretion of the Trustees. The trustees have had due regard to guidance published by the Charity Commission on public benefit.

The Charity is registered with The Charity Commissioners (Number: 221456), and with the Homes and Communities Agency (Number: A4063), and constituted by a Deed of Trust dated 3rd August, 1986.

The day-to-day management and administration of the Almshouses is carried out by Accord Housing Association Limited and overseen by the Board, which consists of the Trustees of the Charity.

The free reserves of the charity, after deducting fixed assets and related Social Housing Grant liability, amounted to £132,672 (2020 £136,039). The trustees consider this is adequate to meet unexpected outlays. The performance of the charity is as disclosed in the financial statements on pages 4 to 10.

The Trustees consider that the charity is in a sound financial position at the year-end.

DISCLOSURE OF INFORMATION TO AUDITORS

So far as the trustees are aware there is no relevant audit information of which the charity's auditors are unaware, and each trustee has taken all steps that he or she ought to have taken as a trustee in order to make himself or herself aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

The Trustees who have served the Charity during the year are as follows:-

Mr N. S. Matthews
Cllr T Jukes
Neil Walker
Alex Boys
Mohammed Arif
Tracey Purshouse
Cllr Aftab Nawaz

For and on behalf of the Board

Date

9/11/21



HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31st March 2021, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2015.

Basis for opinion

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

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the board has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

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

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

We have nothing to report in this regard.

HENRY BOYS ALMSHOUSES

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF HENRY BOYS ALMSHOUSES

Matters on which we are required to report by exception

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

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

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement [set out on page 1], the board members (who are also the trustees of the association for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 1441 of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008 and report in accordance with regulations made under section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008.

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

This report is made solely to the association's board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's board 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 board as a body, for our audit work, for this report, or for the opinions we have formed.

Nicklin Audit Ltd

Nicklin Audit Ltd
Statutory Auditor
Chartered Accountants
Church Court
Stourbridge Road
Halesowen
West Midlands
B63 3TT

Date

25/4/21

HENRY BOYS ALMSHOUSES**Statement of Comprehensive Income (Including Income and Expenditure Account)
for the year ended 31st March, 2021**

	Note	2021		2020	
		£	£	£	£
Turnover:					
	4		52,936		56,390
Operating Costs:					
Management		(18,174)		(16,438)	
Services		(2,918)		(3,410)	
Day to Day Maintenance		(9,061)		(8,997)	
Void/Major Repairs		(7,715)		(2,430)	
Depreciation		<u>(6,309)</u>		<u>(4,971)</u>	
			<u>(44,177)</u>		<u>(36,246)</u>
Operating Surplus	6		8,759		20,144
Interest Receivable and Other Income	5		883		1,791
Movement in Fair Value of Investments			<u>4,218</u>		<u>(714)</u>
Surplus on ordinary activities before taxation			13,860		21,221
Tax on surplus	7		-		-
Surplus for the financial year			<u>13,860</u>		<u>21,221</u>

HENRY BOYS ALMSHOUSES

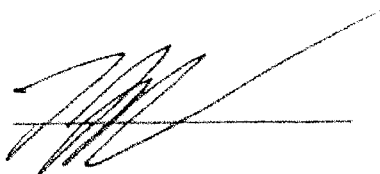
**Balance Sheet
for the Year Ended 31st March, 2021**

	Note	2021		2020	
		£	£	£	£
FIXED ASSETS					
Housing land and buildings (net of depreciation)	8		596,089		546,510
Investments	9		<u>24,593</u>		<u>20,374</u>
			620,682		566,884
CURRENT ASSETS					
Debtors	10	884		0	
Cash at Bank		<u>145,454</u>		<u>257,621</u>	
		146,338		257,621	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	11	<u>(17,122)</u>		<u>(123,722)</u>	
NET CURRENT ASSETS			<u>129,216</u>		<u>133,899</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>749,878</u>		<u>700,783</u>
Creditors: Amounts falling due after one year	12		<u>(204,295)</u>		<u>(169,040)</u>
NET ASSETS			<u>545,603</u>		<u>531,743</u>
CAPITAL AND RESERVES					
Unrestricted Reserve	13		545,603		531,743
			<u>545,603</u>		<u>531,743</u>

The Financial Statements were approved by the Trustees and signed on behalf of the Board by:



Trustee 25.11.21



Trustee

9/11/21

Date

HENRY BOYS ALMSHOUSES

**Statement of Changes in Reserves
for the Year Ended 31st March, 2021**

	2021 Revenue Reserve	2020 Revenue Reserve
	£	£
At 1 April	531,743	510,522
Total Comprehensive Income	<u>13,860</u>	<u>21,221</u>
At 31 March	<u>545,603</u>	<u>531,743</u>

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2021

1. PRINCIPAL ACCOUNTING POLICIES

The Henry Boys Almshouses is established as an unincorporated charity under the Charities Act 2011 and is a private registered provider of social housing in the United Kingdom. The addresses of the places of business are given in the review of operations on Page 1 of these financial statements. The nature of the charity's operations and principal activities are to provide relief for the persons in hardship by the provision of Almshouses accommodation.

The Charity constitutes a public benefit entity as defined by FRS 102.

The Financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standards 102 'The Financial Reporting Standards applicable in the UK and Republic of Ireland' (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2014 (SORP 2014) and with the Accounting Direction for private registered providers of social housing in England 2015. The Financial Statements are also prepared under the requirements of the Housing and Regeneration Act 2008. The Financial Statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The Financial Statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

A summary of the more important accounting policies is set out below.

(a) Basis of Accounting

The Financial Statements are prepared on the historical cost basis of accounting.

(b) Turnover

Turnover represents rents, and service charges receivable and amortisation of grants received.

(c) Housing Properties

During the year ended 31 March 2021 Henry Boys Almshouses adopted full component accounting in relation to the capitalisation and depreciation of its housing property stock. All housing properties have been split between their land, structure costs and their major components which require periodic replacement. Refurbishment or replacement of such major components is capitalised and depreciated over the estimated useful life of the component as shown in the table below. Land is not depreciated.

Component	Estimated useful life in years
Building	100
Kitchen	20
Bathroom	30
Boiler & Central Heating	20
Windows & Doors	35

(d) Government Grants

Government grants, including Social Housing Grants (SHG) which was received from the Housing Corporation in respect of housing properties, are recognised at the fair value of the asset received or receivable and accounted for using the accrual model. They are recognised as a liability and amortised over the useful economic life of the asset. The amortisation is recognised within Turnover.

(e) Investments

Investments are stated at market value.

(f) Cyclical Repairs & Maintenance

The Trustees have established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue account in the year in which they are incurred.

HENRY BOYS ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31st March, 2021

(g) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties are charged to the Revenue account for the year in which they are incurred.

(h) Value Added Tax

Henry Boys Almshouse is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

(i) Cash Flow Statement

Under FRS 102, the Charity is not required to produce a Cash Flow Statement.

(j) Designated Reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose; such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

The Capital Fund represents income received in earlier years which the trustees resolved should be held for the future capital purposes of the Charity.

2. TRUSTEES EMOLUMENTS

The Directors are defined as the Trustees. None of the Trustees received any emoluments.

3. EMPLOYEE INFORMATION

The Charity employs no staff.

4. TURNOVER

	2021	2020
Maintenance Contribution	53,244	52,291
Service Charge	4,820	3,819
Voids	(8,039)	(1,860)
Amortisation of Government Grants	<u>2,911</u>	<u>2,140</u>
	52,936	56,390

5. INTEREST RECEIVABLE AND OTHER INCOME

	2021	2020
	£	£
Bank Interest	64	374
Investment Income	<u>819</u>	<u>1,417</u>
	883	1,791

6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2021	2020
	£	£
This is stated after charging:		
Auditors Remuneration (including VAT) in their capacity as Auditors	<u>972</u>	<u>952</u>

7. TAXATION

Henry Boys' Almshouses is a Registered Charity and is, therefore, exempt from liability to taxation on its Income and Capital gains.

HENRY BOYS ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2021**

8. FIXED ASSETS	2021	2020
	£	£
HOUSING LAND AND BUILDINGS – Freehold		
Cost		
As at 1 st April 2020	614,091	444,088
Additions	<u>55,888</u>	<u>170,003</u>
As at 31 st March 2021	<u>669,979</u>	<u>614,091</u>
Depreciation		
As at 1 st April 2020	67,581	62,610
Charged In year	<u>6,309</u>	<u>4,971</u>
As at 31 st March 2021	<u>73,890</u>	<u>67,581</u>
Net Book Value		
At beginning of year	<u>546,510</u>	<u>381,478</u>
At end of year	<u>596,089</u>	<u>546,510</u>

Land with an estimated cost of £65,174 is not depreciated.

9. INVESTMENTS	2021	2020
	£	£
At Valuation:		
Charity Commissioners – COIF Shares	<u>24,593</u>	<u>20,374</u>
Cost	<u>6,816</u>	<u>6,816</u>
10. DEBTORS	2021	2020
	£	£
Prepayments	462	-
Contribution Arrears	<u>422</u>	<u>-</u>
	<u>884</u>	<u>-</u>
11. CREDITORS: Amounts falling due within one year	2021	2020
	£	£
Trade Creditors	7,249	116,516
Contribution Prepaid	2,679	3,107
Government Grants	3,456	2,140
Accruals	<u>3,738</u>	<u>1,959</u>
	<u>17,122</u>	<u>123,722</u>
12. CREDITORS: Amounts falling due After one year	2021	2020
	£	£
Government Grants	<u>204,295</u>	<u>169,040</u>

A grant of £39,481.92 was received during the period from Walsall Council for Bathroom Replacements.

HENRY BOYS ALMSHOUSES

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31st March, 2021**

13. REVENUE RESERVE

	Total £	Total £
At 1 st April 2020	471,743	402,970
Surplus for the year	13,860	21,221
Transfer from Capital Fund	<u>-</u>	<u>47,552</u>
At 31 st March 2021	<u>485,603</u>	<u>471,743</u>

DESIGNATED RESERVES

	Capital Fund £	Capital Fund £
At 1 st April 2020	60,000	107,552
Transfer to Revenue Reserve	<u>-</u>	<u>(47,552)</u>
At 31 st March 2021	<u>60,000</u>	<u>60,000</u>

14. ACCOMMODATION

The charity manages 12 units of housing for older people.