

**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 24<sup>th</sup> 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 23<sup>rd</sup> Nov-22

For and on behalf of the Board

Date

22/8/23

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

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**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 31<sup>st</sup> 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**

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**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:

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

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- 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 *24<sup>th</sup> August 2023*

# HENRY BOYS ALMSHOUSES

## Statement of Comprehensive Income (Including Income and Expenditure Account) for the year ended 31st March, 2023

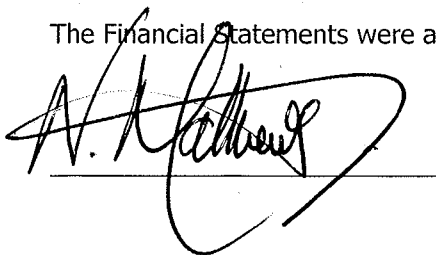
	Note	2023	2022
		£	£
<b>Turnover:</b>			
	4	62,204	60,225
<b>Operating Costs:</b>			
Management		(18,086)	(17,649)
Services		(3,147)	(2,858)
Day to Day Maintenance		(3,057)	(8,228)
Void/Major Repairs		(4,603)	(1,740)
Depreciation		<u>(8,531)</u>	<u>(8,428)</u>
		<u>(37,424)</u>	<u>(38,903)</u>
<b>Operating Surplus</b>		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>
<b>Surplus on ordinary activities before taxation</b>	6	<b>26,088</b>	<b>24,209</b>
Tax on surplus	7	<u>-</u>	<u>-</u>
<b>Surplus for the financial year</b>		<b><u>26,088</u></b>	<b><u>24,209</u></b>

# HENRY BOYS ALMSHOUSES

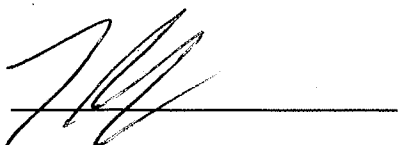
## Balance Sheet for the Year Ended 31st March, 2023

	Note	2023		2022	
		£	£	£	£
<b>FIXED ASSETS</b>					
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
<b>CURRENT ASSETS</b>					
Debtors	10	961		1,205	
Cash at Bank		<u>206,038</u>		<u>169,175</u>	
		206,999		170,380	
<b>CURRENT LIABILITIES</b>					
Creditors: Amounts falling due within one year	11	( <u>21,327</u> )		( <u>16,178</u> )	
<b>NET CURRENT ASSETS</b>			<u>185,672</u>		<u>154,202</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>793,283</u>		<u>770,651</u>
Creditors: Amounts falling due after one year	12		( <u>197,383</u> )		( <u>200,839</u> )
<b>NET ASSETS</b>			<u><b>595,900</b></u>		<u><b>569,812</b></u>
<b>CAPITAL AND RESERVES</b>					
Unrestricted Reserve	13		595,900		569,812
			<u><b>595,900</b></u>		<u><b>569,812</b></u>

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



Trustee



Trustee



Date



# HENRY BOYS ALMSHOUSES

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

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	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.

<b>Component</b>	<b>Estimated useful life in years</b>
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
<b>4. TURNOVER</b>		
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>
	<b>62,204</b>	<b>60,225</b>

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

<b>6. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>2023</b>	<b>2022</b>
	£	£
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

<b>8. FIXED ASSETS</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>HOUSING LAND AND BUILDINGS – Freehold</b>		
<b>Cost</b>		
As at 1 <sup>st</sup> April 2022	672,042	669,979
Additions	<u>695</u>	<u>2,063</u>
As at 31 <sup>st</sup> March 2023	<u>672,737</u>	<u>672,042</u>
<b>Depreciation</b>		
As at 1 <sup>st</sup> April 2022	82,318	73,890
Charged in year	<u>8,531</u>	<u>8,428</u>
As at 31 <sup>st</sup> March 2023	<u>90,849</u>	<u>82,318</u>
<b>Net Book Value</b>		
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.		
<b>9. INVESTMENTS</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>At Valuation:</b>		
Charity Commissioners – COIF Shares	<u>25,723</u>	<u>26,725</u>
Cost	<u>6,816</u>	<u>6,816</u>
<b>10. DEBTORS</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Prepayments	-	466
Contribution Arrears	<u>961</u>	<u>739</u>
	<u>961</u>	<u>1,205</u>
<b>11. CREDITORS: Amounts falling due within one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
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>
<b>12. CREDITORS: Amounts falling due After one year</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Government Grants	<u>197,383</u>	<u>200,839</u>

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

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**13. REVENUE RESERVE**

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

**DESIGNATED RESERVES**

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

**14. ACCOMMODATION**

The charity manages 12 units of housing for older people.