

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025  
FOR  
WHEELHOUSE SQUARE FLATS**

Smailes Goldie Watson Limited  
Chartered Accountants  
Units 7-8 Manor Court  
Manor Garth  
Eastfield  
Scarborough  
North Yorkshire  
YO11 3TU

**WHEELHOUSE SQUARE FLATS**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**for the year ended 31 March 2025**

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## **WHEELHOUSE SQUARE FLATS**

### **REPORT OF THE TRUSTEES for the year ended 31 March 2025**

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The trustees present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The objective of the trust is to house persons of limited means resident in the Borough of Scarborough, with a preference for persons who were born in the Borough.

The policy is to continue to provide comfortable accommodation for qualified persons, with constant review of maintenance and upgrading of the property.

##### **Public benefit**

The trustees have considered the Charity Commission general guidance on Public Benefit. The aim of the trust is to benefit the public by providing and maintaining to reasonably high standard affordable housing in secure and sociable surroundings to persons of limited means. The trustees believe that this has been achieved by setting the level of residents' contributions at substantially below open market value for similar accommodation. The trust also provides the services of a competent and caring warden.

#### **ACHIEVEMENTS AND PERFORMANCE**

##### **Charitable activities**

There have been no material changes in the policies adopted in order to achieve the charity's objectives, which themselves remain unchanged. The letting of the flats remained at a high level with few vacant periods. The programme to improve the flats is continuing and flats are updated where deemed necessary.

Expenditure this year includes the upgrade of only one more flat, and re-surfacing pathways.

The results for the year are as expected, given that they are reliant on contributions from residents and income from investments.

The trustees strive to achieve a high standard of accommodation and believe that they will continue to have the resources to maintain a high standard of accommodation and carry out upgrading work.

#### **FINANCIAL REVIEW**

##### **Investment policy and objectives**

These are governed by the Trustee Act 2000.

The investment in the Extraordinary Repair Fund is specifically for the purposes of the extraordinary repairs to, improvement or rebuilding of the flats.

The Cyclical Maintenance Fund is for the purpose of providing those items of ordinary maintenance and repair of the flats belonging to the charity as occur at infrequent intervals.

Investment in the above two funds is as recommended by the National Association of Almshouses, or such other sum as may be approved by the Charity Commissioners.

##### **Reserves policy**

As the main asset of the charity is the land and buildings, the main reserves are the Extraordinary Repair Fund and the Cyclical Maintenance Fund, which are designed to cover the large-scale repairs, improvements or rebuilding of the flats. The trustees are, however, mindful that there are ongoing maintenance costs for which funds need to be readily available and therefore consider the general fund reserves justified. The total funds available at the year end were £1,822,756. This position is reviewed by the trustees regularly to ensure there will be funds available to operate the flats efficiently, given that it is periodically necessary to use some of these funds to finance the type of work they are designed to cover.

#### **FUTURE PLANS**

The trustees will continue to operate the flats, safeguarding and maintaining the assets and resources of the flats while providing facilities, care and support to all residents enabling a comfortable and safe living environment.

## **WHEELHOUSE SQUARE FLATS**

### **REPORT OF THE TRUSTEES for the year ended 31 March 2025**

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#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

Constitution:

Wheelhouse Square Flats is an unincorporated trust which is registered with the Charity Commissioners, charity number 226209. The charity was formed as follows:-

- a) The Almshouse Charity of George Wheelhouse, comprised in a declaration of trust dated 6 January, 1865 and Schemes of the Charity Commissioners of 21 August 1914 and 24 May 1967;
- b) The Charity of John Hugill administered in connection therewith, founded by will proved at York on 8 June 1942.

The charity does not actively fundraise and seeks to continue its work through the careful stewardship of its existing resources.

##### **Recruitment and appointment of new trustees**

The body of trustees shall consist, when complete, of nine competent persons being Co-optative Trustees.

The trustees shall be persons who through residence, occupation or employment, or otherwise have a special knowledge of the Borough of Scarborough. The appointment is for a four year term by a resolution of the trustees passed at a special meeting.

Trustees meetings are normally held at least four times a year. At the trustees meetings, the trustees agree on broad strategy and areas of activity for the trust, including consideration of investment, reserves, risk management policies and performance. The day to day administration is dealt with by the Chairman and the Treasurer.

In the event that a trustee retires and a new trustee is required, new trustees are sought by canvassing business and social contacts of the existing trustees. The trustees are chosen for their experience and expertise so no formal induction or training is considered to be necessary.

Martin Smith and Cherry Smith resigned as trustees in September 2024 and October 2024 respectively. The trustees are very grateful to both of them for their contribution during their years of service to the trust.

Kathryn Bland, Stephen Crosby, Kim Siddall and Alistair Yeomans were appointed as trustees in December 2024 and are all making a significant contribution to the running of the trust.

##### **Organisational structure**

The land comprises approximately 4557 square yards, having a frontage to Dean Road, Scarborough. The deeds to the property are held by Thorpe and Co. Solicitors, 17 Valley Bridge Parade, Scarborough, YO11 2JX.

The Wheelhouse Square Flats building comprises:-

- 1 Warden Flat
- 28 Single Flats
- 4 Double Flats

The trustees shall apply the income of the charity for the benefit of the residents of the charity or any of them in such a manner as the trustees think fit from time to time, after having paid the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the charity and all other proper costs incidental to the administration and management of the charity.

##### **Related parties**

The trust is a member of the National Almshouse Association.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

226209

##### **Principal address**

Office below the warden's flat  
Wheelhouse Square  
Dean Road  
Scarborough  
YO12 7SP

## **WHEELHOUSE SQUARE FLATS**

### **REPORT OF THE TRUSTEES for the year ended 31 March 2025**

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#### **Trustees**

I R Brabbs

B C Pidd

E M Smith (resigned 6.9.24)

P H Hemmingham

Mrs C Robinson

Mrs C Smith (resigned 13.10.24)

S P Bairstow

Mrs K E Bland (appointed 4.12.24)

S J Crosby (appointed 4.12.24)

K Siddall (appointed 4.12.24)

A Yeomans (appointed 4.12.24)

#### **Principal Officers**

P H Hemmingham

I R Brabbs

Mrs C Robinson

Chairman

Secretary

Treasurer

#### **Independent Examiner**

Smailes Goldie Watson Limited

Chartered Accountants

Units 7-8 Manor Court

Manor Garth

Eastfield

Scarborough

North Yorkshire

YO11 3TU

#### **Solicitors**

Thorpe and Co Ltd

17 Valley Bridge Parade

Scarborough

YO11 2JX

#### **Bankers**

HSBC Bank Plc

33 St. Nicholas Street

Scarborough

YO11 2HN

Approved by order of the board of trustees on 8 October 2025 and signed on its behalf by:

P H Hemmingham - Trustee

## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WHEELHOUSE SQUARE FLATS**

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### **Independent examiner's report to the trustees of Wheelhouse Square Flats**

I report to the charity trustees on my examination of the accounts of Wheelhouse Square Flats (the Trust) for the year ended 31 March 2025.

### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

### **Independent examiner's statement**

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

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

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

### **Use of report**

This report is made solely to the Charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, or for the opinions I have formed.

Stephen Bramall BSc FCA

Smailes Goldie Watson Limited  
Chartered Accountants  
Units 7-8 Manor Court  
Manor Garth  
Eastfield  
Scarborough  
North Yorkshire  
YO11 3TU

8 October 2025

**WHEELHOUSE SQUARE FLATS****STATEMENT OF FINANCIAL ACTIVITIES**  
**for the year ended 31 March 2025**

		2025 Unrestricted funds £	2024 Total funds £
	Notes		
<b>INCOME AND ENDOWMENTS FROM</b>			
Donations and legacies		370	350
<b>Charitable activities</b>			
Provision of accommodation		151,899	144,675
Investment income	2	60,579	53,598
<b>Total</b>		<u>212,848</u>	<u>198,623</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Provision of accommodation		96,602	115,663
Other		1,331	1,357
<b>Total</b>		<u>97,933</u>	<u>117,020</u>
Net gains on investments		<u>36,032</u>	<u>29,121</u>
<b>NET INCOME</b>		150,947	110,724
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		1,671,809	1,561,085
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,822,756</u></u>	<u><u>1,671,809</u></u>

**WHEELHOUSE SQUARE FLATS****BALANCE SHEET****31 March 2025**

		2025 Unrestricted funds £	2024 Total funds £
	Notes		
<b>FIXED ASSETS</b>			
Tangible assets	7	240,329	247,471
Investments	8	1,513,790	1,367,119
		<u>1,754,119</u>	<u>1,614,590</u>
<b>CURRENT ASSETS</b>			
Debtors	9	4,454	36,517
Cash at bank and in hand		77,486	65,136
		<u>81,940</u>	<u>101,653</u>
<b>CREDITORS</b>			
Amounts falling due within one year	10	(13,303)	(44,434)
		<u>68,637</u>	<u>57,219</u>
<b>NET CURRENT ASSETS</b>			
		<u>1,822,756</u>	<u>1,671,809</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>1,822,756</u>	<u>1,671,809</u>
<b>NET ASSETS</b>		<u>1,822,756</u>	<u>1,671,809</u>
<b>FUNDS</b>	11		
Unrestricted funds:			
General fund		484,239	451,733
Extraordinary Repair Fund		937,701	872,508
Cyclical Maintenance Fund		400,816	347,568
		<u>1,822,756</u>	<u>1,671,809</u>
<b>TOTAL FUNDS</b>		<u>1,822,756</u>	<u>1,671,809</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 8 October 2025 and were signed on its behalf by:

P H Hemmingham - Trustee



## 1. ACCOUNTING POLICIES

### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trustees consider that there are no material uncertainties about the trust's ability to continue as a going concern. The flats continue to enjoy good occupancy rates and the trust has a healthy bank balance and reserves.

The presentation currency of the financial statements is the Pound Sterling (£).

### **Financial reporting standard 102 - reduced disclosure exemptions**

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d).

### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably. Income is deferred to the following period where it is received in advance. Donations and gifts are recognised when receivable at market value. Dividends from investments are recognised once the dividend has been declared and notification has been received of the dividend due.

### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Governance costs are included within support costs in accordance with Charities SORP (FRS 102), where they relate to those expenses incurred in connection with the administration of the charity with constitutional and statutory requirements.

### **Tangible fixed assets**

Tangible fixed assets are initially measured at cost. After initial recognition items of tangible fixed assets are measured at cost less any accumulated depreciation and any accumulated impairment losses.

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

Computer equipment	- 33% on cost
Community room and sundry equipment	- 10% on cost
Fire and security equipment	- 10% on cost

The trustees' policy is currently not to provide for depreciation of freehold buildings, as recent property valuations obtained show the current market value exceeds book value. In the opinion of the trustees, the omission of depreciation on freehold buildings would not materially affect the appreciation of the financial statements.

### **Taxation**

The charity is exempt from tax on its charitable activities.

### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are allocated for particular restricted purposes.

**1. ACCOUNTING POLICIES - continued****Fund accounting**

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**Financial instruments**

The charity only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities such as trade, other debtors and creditors. Listed investments are included at their market value as at the balance sheet date.

Debt instruments that are payable or receivable within one year, typically debtors or creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

**Investments**

Investments are initially recorded at cost then measured at fair value using the closing market value at each year end. Any gain or loss arising in the year, either on disposal or revaluation is reflected in the Statement of Financial Activities.

**Judgements and key sources of estimation uncertainty**

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, liabilities and disclosure of contingent assets and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

**Critical judgements in applying the company's policies**

The trustees have used their judgement to assess the fair value of unlisted shares based on independent valuation reports prepared.

**Critical accounting estimates and assumptions**

The trustees do not consider that any of the estimates and assumptions used in the preparation of these financial statements have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

**2. INVESTMENT INCOME**

	2025	2024
	£	£
Investment income	59,449	52,901
Deposit account interest	1,130	697
	<u>60,579</u>	<u>53,598</u>

**3. SUPPORT COSTS**

	Finance	Governance costs	Totals
	£	£	£
Other resources expended	71	1,260	1,331
	<u>71</u>	<u>1,260</u>	<u>1,331</u>

**WHEELHOUSE SQUARE FLATS****NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 31 March 2025****3. SUPPORT COSTS - continued**

Support costs, included in the above, are as follows:

**Finance**

	2025 Other resources expended £	2024 Total activities £
Bank charges	71	61

**Governance costs**

	2025 Other resources expended £	2024 Total activities £
Independent examiners fees	1,260	1,296

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

**5. STAFF COSTS**

	2025 £	2024 £
Wages and salaries	19,459	19,781
	19,459	19,781

The average monthly number of employees during the year was as follows:

	2025	2024
Warden and Relief Warden	1	1

No employees received emoluments in excess of £60,000.

There are no key management personnel other than trustees.

**6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted funds £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	350
<b>Charitable activities</b>	
Provision of accommodation	144,675
Investment income	53,598
<b>Total</b>	198,623

**EXPENDITURE ON**

# WHEELHOUSE SQUARE FLATS

## NOTES TO THE FINANCIAL STATEMENTS - continued for the year ended 31 March 2025

### 6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £
<b>Charitable activities</b>	
Provision of accommodation	115,663
Other	1,357
<b>Total</b>	<u>117,020</u>
Net gains on investments	<u>29,121</u>
<b>NET INCOME</b>	110,724
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	1,561,085
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>1,671,809</u></u>

### 7. TANGIBLE FIXED ASSETS

	Freehold property £	Community room and sundry equipment £	Fire, safety and security equipment £	Computer equipment £	Totals £
<b>COST</b>					
At 1 April 2024 and 31 March 2025	<u>209,699</u>	<u>68,202</u>	<u>53,347</u>	<u>1,345</u>	<u>332,593</u>
<b>DEPRECIATION</b>					
At 1 April 2024	-	37,208	46,569	1,345	85,122
Charge for year	-	<u>4,662</u>	<u>2,480</u>	-	<u>7,142</u>
At 31 March 2025	-	<u>41,870</u>	<u>49,049</u>	<u>1,345</u>	<u>92,264</u>
<b>NET BOOK VALUE</b>					
At 31 March 2025	<u>209,699</u>	<u>26,332</u>	<u>4,298</u>	-	<u>240,329</u>
At 31 March 2024	<u>209,699</u>	<u>30,994</u>	<u>6,778</u>	-	<u>247,471</u>

# WHEELHOUSE SQUARE FLATS

## NOTES TO THE FINANCIAL STATEMENTS - continued for the year ended 31 March 2025

### 8. FIXED ASSET INVESTMENTS

	Listed investments £
<b>MARKET VALUE</b>	
At 1 April 2024	1,367,119
Additions	122,713
Disposals	(12,074)
Revaluations	36,032
	<hr/>
At 31 March 2025	1,513,790
	<hr/>
<b>NET BOOK VALUE</b>	
At 31 March 2025	1,513,790
	<hr/>
At 31 March 2024	1,367,119
	<hr/>

There were no investment assets outside the UK.

The listed investments portfolio at 31 March 2025 is as follows:-

	2025 Market value £	2024 Market value £
M&G Charity Multi Asset Fund - Accumulation Shares	1,304,217	1,211,096
M&G Charity Multi Asset Fund - Income Shares	209,573	156,023
	<hr/>	<hr/>
Original cost of asset stated at valuation:		
Accumulation Shares	449,403	
Income Shares	192,305	
	<hr/>	

Cost or valuation at 31 March 2025 is represented by:

	Listed investments £
Valuation in 2025	1,513,790
	<hr/>

### 9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Debtors	1,546	539
Prepayments	2,908	2,850
Amounts due from general fund to designated fund regarding forthcoming share purchase	-	21,054
Amounts due from designated fund to general fund from forthcoming share sale	-	12,074
	<hr/>	<hr/>
	4,454	36,517
	<hr/>	<hr/>

# WHEELHOUSE SQUARE FLATS

## NOTES TO THE FINANCIAL STATEMENTS - continued for the year ended 31 March 2025

### 10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Residents contributions received in advance	8,047	8,520
Accruals	5,256	2,785
Amounts due from general fund to designated fund regarding forthcoming share purchase	-	21,054
Amounts due from designated fund to general fund from forthcoming share sale	-	12,074
	<u>13,303</u>	<u>44,433</u>

### 11. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
<b>Unrestricted funds</b>				
General fund	451,733	89,200	(56,694)	484,239
Extraordinary Repair Fund	872,508	43,677	21,516	937,701
Cyclical Maintenance Fund	347,568	18,070	35,178	400,816
	<u>1,671,809</u>	<u>150,947</u>	<u>-</u>	<u>1,822,756</u>
<b>TOTAL FUNDS</b>	<u>1,671,809</u>	<u>150,947</u>	<u>-</u>	<u>1,822,756</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	161,189	(75,539)	3,550	89,200
Extraordinary Repair Fund	36,623	(15,600)	22,654	43,677
Cyclical Maintenance Fund	15,036	(6,794)	9,828	18,070
	<u>212,848</u>	<u>(97,933)</u>	<u>36,032</u>	<u>150,947</u>
<b>TOTAL FUNDS</b>	<u>212,848</u>	<u>(97,933)</u>	<u>36,032</u>	<u>150,947</u>

### Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
<b>Unrestricted funds</b>				
General fund	422,340	84,899	(55,506)	451,733
Extraordinary Repair Fund	800,095	51,359	21,054	872,508
Cyclical Maintenance Fund	338,650	(25,534)	34,452	347,568
	<u>1,561,085</u>	<u>110,724</u>	<u>-</u>	<u>1,671,809</u>
<b>TOTAL FUNDS</b>	<u>1,561,085</u>	<u>110,724</u>	<u>-</u>	<u>1,671,809</u>

## WHEELHOUSE SQUARE FLATS

### NOTES TO THE FINANCIAL STATEMENTS - continued for the year ended 31 March 2025

#### 11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	151,190	(70,494)	4,203	84,899
Extraordinary Repair Fund	33,082	-	18,277	51,359
Cyclical Maintenance Fund	14,351	(46,526)	6,641	(25,534)
	<u>198,623</u>	<u>(117,020)</u>	<u>29,121</u>	<u>110,724</u>
<b>TOTAL FUNDS</b>	<u>198,623</u>	<u>(117,020)</u>	<u>29,121</u>	<u>110,724</u>

The Extraordinary Repair Fund is to provide finance for the extraordinary repair, improvement or rebuilding of the flats.

The Cyclical Maintenance Fund is to provide finance for those items of ordinary maintenance and repair of the flats as recur at infrequent intervals.

#### 12. RELATED PARTY DISCLOSURES

S P Bairstow, who was appointed as a trustee on 29 March 2023, continues to provide gardening services to the charity at normal commercial terms. The value of services provided during the year ended 31 March 2025 was £5,690 (2024 - £3,960). There were no amounts outstanding at the balance sheet date.