

Stuart Court Memorial Charity

Registered Social Landlord Number: A2803
Charity Commission Number: 226776

Unaudited Annual Report and Financial Statements

For the year ended 31 October 2023

Stuart Court Memorial Charity

Year ended 31 October 2023

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Stuart Court Memorial Charity

Year ended 31 October 2023

Registered Social Landlord number: A2803

Registered Charity number: 226776

Trustee: Norwich Housing Society Limited

Address: 13 Bracondale
Norwich
Norfolk
NR1 2AL

Bankers: HSBC
18 London Street
Norwich
NR2 1LG

The Charity Bank Limited
182 High Street
Tonbridge
Kent
TN9 1BE

Auditor: Larking Gowen LLP
1st Floor, Prospect House
Rouen Road
Norwich
NR1 1RE

Stuart Court Memorial Charity

Report of the Chair

Year ended 31 October 2023

As a relative newcomer to the Board, it has been an honour to be asked to serve as Chair of the Society's Board. I must thank my predecessor, Jon Boon, for his sterling 9 years' service on the Board and for so ably leading the Board and Society as Chair. His dedicated work and appointment of our Chief Executive, John Newstead, certainly helped to ease my transition into the role.

As Jon Boon outlined last year, the Society has had a number of challenges over the last few years, and I am pleased to report that we have made further progress and indeed, in many cases, resolved some long outstanding matters. Amongst these are:

1. Supporting our tenants:

With the recruitment of David Ball, we now have a full complement of Scheme Managers who take part in the regular Operations Sub Committee and have, with Board members developed and refined many policies to ensure the Society is compliant with regulatory requirements. Senior Scheme Manager, Susie Alexander, with her colleagues have worked hard to ensure these fresh policies and procedures remain in line with our main purpose - providing good quality accommodation for those aged 60 years and above.

2. Tenant Advisory Group

As promised, we have established a Tenant Advisory Group, with a dozen tenants from virtually all the Society's sites. They meet regularly with our CEO to discuss the Society's policies, actions, and any concerns there might be. They have received training on our obligations as a Registered Social Landlord, so understand our regulatory responsibilities and propose ideas for improvement.

3. Invigorated the Board

As several directors had reached the end of their terms, our thanks must go to Bill Taylor, Jamie Kidd, and of course Jon Boon for their commitment and assistance over many years. Unfortunately, a work commitment meant that Kayleigh Lucas was unable to continue as a director, but we have recruited several new Board members. Many had just joined us at the last AGM: David Clarke, Chris Hancock, Steven Mitchell, Kate Russell and Mehmet Yaman and since then Melissa Starkings has joined us. With backgrounds in accounting, local authority housing, banking, social housing, and law respectively this has not only added fresh viewpoints but provided a wide band of experience to the Society.

With some sadness I have to announce that our Vice Chair, Gill Tewson, is retiring from the Board after many years' service, most recently as Vice Chair. The continuity that her long service provided has undoubtedly made it easier for the new Board members to settle in. We thank her most sincerely for the very valuable contribution she has made not least to the Operations Sub Committee over her 8 years. This does of course mean a new Vice Chair is required, and, I am delighted to confirm Kate Russell has agreed to take the baton in this role.

4. Completion of the rent repayment process:

One of the most concerning issues that confronted the Society was the matter of rent repayments. Following the identification by the Society that many rent assessments were incorrect, I am delighted to confirm we have this year completed the repayment process, ensuring current tenants have been refunded and those former tenants (or their estates) that we were able to trace, have also been reimbursed. This was a task of quite some complexity and toil, and whilst the whole team pulled together to resolve the matter, special thanks must go to Michelle Lambert who took on the lion's share of the work.

Furthermore, John Newstead took great efforts to keep the Regulator informed of our progress, with the constant threat of sanctions being imposed for our error. Shortly before Christmas John received the very welcome news that the Regulator will not be taking any action against the Society and consider the matter closed. This is excellent vindication of the Society's prompt and thorough action to correct the matter.

Stuart Court Memorial Charity

Report of the Chair (continued)

Year ended 31 October 2023

5. Reviewing our estate

For many years the Society has focussed on providing accommodation for the over 60s, but still has a handful of properties that serve General Needs. This combined with some ageing stock means it is incumbent upon us to regularly review the long-term future of each of our sites.

We recognise that it is a key part of our role to regularly review the quality and condition of our properties and to this end I am delighted to confirm that after some excellent efforts by the Property Services Team, led by Andy Broom, we have just about completed a full survey of the whole estate. John Newstead has instigated a Property Asset Strategy Group that will take this information to allow us to make sensible judgements on where we can economically improve the fabric and energy efficiency of our properties and where it may make more sense to replace with new build.

6. New Development

Our new development at Bluebell Road was officially opened this year and is now fully occupied. There have been some snagging issues but as ever Andy Broom and his team, have been working with the contractor and other suppliers to get them resolved.

Following the success of this scheme, we were delighted when McCarthy Stone offered us the chance to buy the almost completed block of 14 apartments on their latest scheme. We hope to finalise the purchase agreement soon. We would like to thank Norwich City Council for supporting our new development with grant funding, and Charity Bank for a new loan agreement.

In addition, with the repayment of two long term loans in the next 18 months, the Society can look at further opportunities either repurposing our existing estate or other entirely new build sites. However, rest assured it is our intention to focus on replacing poorer quality buildings in our estate with perhaps some modest growth in tenant numbers so that we maintain our friendly local approach.

7. Improving our systems:

After some delays, we have upgraded to a new computer software system, Omni Pyramid G2, which is used by many Housing Associations. John Newstead wisely delayed its introduction, to enable some initial bugs to be discovered by others and ironed out. It will enable better data management and we look forward to learning more on how to make best use.

Omni's introduction also means that the long-planned Property Database can be created, using the survey information collated by the Property Services Team to create a much better short/medium and long-term planning tool for repair and maintenance expenditure. It will also inform the Property Asset Strategy Group of any growing longer-term liabilities so we can focus new developments on replacing or improving lower quality buildings.

My predecessor, Jon Boon, will, I am sure, be delighted to hear this news as he was a long-standing advocate of this approach and got the survey under way.

Stuart Court Memorial Charity

Report of the Chair

Year ended 31 October 2023

8. Achieve Board excellence:

As promoted by previous Chairs of the Society and our CEO, we recognise that we must always seek to not only meet the standards required by the National Housing Federation, but where possible go beyond to ensure we operate to the highest standards of governance. Last year's Action Plan instigated several new or revised policies and procedures which the various Sub-Committees will review on a regular basis. In addition, with so many relatively new Board members it is important that we ensure we are working effectively.

To this end we have engaged a specialist to take an independent view of how we are performing as a Board and reviewing our suite of policies. I look forward to hearing his views and recommendations so we can continue to improve the Society's governance.

9. Look to the future:

As identified last year by Jon Boon, we will consider our wider responsibilities to the community looking at how we meet the environmental challenges that climate change brings. We must also recognise and act to ensure we serve the local community in the widest sense.

This brings me to the most important area of the Society's activities, our tenants. We recognise that we serve a local population, often people who have lived their whole lives in the city, but also increasingly newcomers that have settled here in later life. Norwich City Council has identified changes in the population with new communities with different backgrounds adding to the city's vibrancy. It would be remiss if the Society didn't also consider this, and we will strive to engage with more of the wider community to ensure the needs of all Norwich's older population continue to be met by Norwich Housing Society.

Norwich Housing Society has served the needs of the less fortunate of the City of Norwich for almost a hundred years, so the legacy and reputation of the Society should be cared for and enhanced. In the short time I have been privileged to be part of the Board, the whole team at the Society work diligently and creatively to support our tenants and ensure they have safe, warm, and comfortable homes. I, and my fellow directors, will strive to match their commitment to ensure the Society continues to flourish.



David Driscoll
Chair of the Board

1 March 2024

Stuart Court Memorial Charity

Report of the Trustee

For the year ended 31 October 2023

Principal activities and objectives for the public benefit

The Charity exists in order to provide for the public benefit, within the city of Norwich, affordable good quality rented accommodation for those over 60 years of age currently without a self-contained home or living in other circumstances unsuitable to their needs.

Having acquired sufficient self-contained residential units so as to accommodate the current level of applicants in genuine need of housing, the ongoing objective is to ensure the maintenance, modernisation and management of those properties.

The Board confirm that, in exercising their powers and duties, they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission.

Financial review

Monthly Maintenance Charge and Service Charge income was £167,415 (2022: £145,979). Operating costs were £146,639 (2022: £144,576), giving an operating surplus of £20,776 (2022: £1,403). After interest receivable of £1,230 (2022: £56), interest charges of £21,308 (2022: £22,939) and a historic rent overpayment credit of £12,741 (2022: £55,755 charge) the overall result for the year was a surplus of £13,439 (2022: deficit of £77,235).

Value for money

The Charity embraces a value for money culture and demonstrating value for money is a key objective of our activities. Through the careful use of resources, we continually strive to deliver efficiencies and improve the quality of our housing and support services by employing effective asset management, developing the skills of the staff, applying robust risk management, and streamlining procedures.

The Charity's assets are managed to deliver the best possible service as efficiently, effectively and economically as possible. If appropriate, any surplus cash funds more than the Reserves Rationale are prioritised and used to further maintain and improve the condition of our properties. The condition of the Charity's properties is regularly reviewed by the Board of Norwich Housing Society and its Sub-Committees. The development of a Property Database this year will enable the Society to make more informed decisions on priorities for major works and will help us produce a long term planned maintenance programme.

We have been working with our Information Technology provider on upgrading our operational system. Efficiencies have been identified with the new system in managing rent accounts and monitoring repair orders. Full training has been delivered to all staff on the upgraded system.

We have recruited a new Board member this year with a legal background with skills and knowledge in housing law, risk management and construction which will strengthen governance at the Society to ensure performance management and scrutiny are effective to drive improved value for money.

Our Key Performance Indicators are benchmarked against other small housing providers for older people. Monthly Maintenance Charge collection rates, levels of Monthly Maintenance Charge arrears, void losses and staff sickness absence are monitored and compared. Our performance compares favourably to other providers, and we have performed well against the Regulator of Social Housing's Value for Money Metrics.

Stuart Court Memorial Charity

Report of the Trustee (continued)

For the year ended 31 October 2023

VFM metric	2023	2022	2021
1. Reinvestment %	2.0%	21.1%	8.5%
2.a New supply delivered (social housing units %)	13.8%	0%	0%
2.b New supply delivered (non-social housing units %)	0%	0%	0%
3. Gearing %	19.4%	20.5%	-2.8%
4. EBITA MRI interest cover %	106.0%	-215.2%	408.7%
5. Headline social housing cost per unit	£4,673	£4,031	£2,348
6. Operating margin (social housing) %	12.4%	1%	30.2%
7. Operating margin (overall) %	12.4%	1%	30.2%
8. ROCE %	1.1%	0.1%	2.7%

The Charity's performance framework will be further developed to establish links between strategy, partnerships, and resources to achieve improved value for money. Our aim is to ensure that we have a comprehensive approach to value for money which ensures the effective delivery of the Charity's vision and values, in a way that meets the needs of our regulators and stakeholders.

Licensee's satisfaction and Value for Money reports are available within the "About Us" area of Norwich Housing Society's website -

<http://www.norwichhousingsociety.org>

Statement of compliance

In preparation of the financial statements, Stuart Court Memorial Charity has complied with all aspects of the HCA's Governance and Financial Viability Standard.

Structure, governance and management

Stuart Court Memorial Charity is governed by its trust deed, dated 7 December 1915, and aims to provide good quality affordable accommodation for persons over sixty years of age. Norwich Housing Society Limited provides day to day management services.

We operate under the National Housing Federation Model Rules 2011 which is recognised as best practice and the National Housing Federation Code of Governance (amended in 2020).

Recruitment and appointment of Trustees

The sole Trustee of the Charity is Norwich Housing Society Limited.

Risk management

The Board is aware of the requirement to identify and review the major risks to which the Charity is exposed and to establish systems to mitigate these risks. A review is carried out on a regular basis by the Board as detailed in the Chair's Report.

Organisational structure

The Board of Norwich Housing Society Limited govern the Charity. As detailed in the Chair's Report, this Board consists of three Sub-Committees in the areas of Finance & Governance, Property and Operations, and the activities of the Charity in these areas are considered at Board meetings. The Board meet eight times a year with regular Sub-Committee meetings feeding into the main Board.

Stuart Court Memorial Charity

Report of the Trustee (continued)

For the year ended 31 October 2023

Related parties

The sole Trustee of the Charity is Norwich Housing Society Limited, which provides day to day management services to the Charity.

Market value of land and buildings

The Board is of the opinion that the market value of properties at 31 October 2023 would significantly exceed the net book values included in the financial statements, but is unable to quantify this excess in the absence of a professional valuation, the costs of which are not considered justifiable in view of the Charity's intention to retain ownership of its existing properties for use in its activities for the foreseeable future.

Reserves policy

At the year end the Charity's free reserves, consisting of net current assets, totalled £157,049 (2022: £62,280). It is the Trustee's policy to hold net current assets at a level that would be sufficient to fund any required maintenance and renewals in excess of income. An amount is set aside to meet an unforeseen emergency or other unexpected need. The level of reserves will be monitored throughout next year as part of the normal monitoring and budgetary reporting processes. The Trustee is satisfied with the level of free reserves.

Political and charitable donations

The Charity has not made any donations during the course of this financial year.

Equality, Diversity & Inclusion

The Charity is committed to promoting equal opportunities both in the provision of services and in our employment practices. We value diversity and will help ensure fair treatment for our customers, staff, Board members and contractors regardless of race, ethnic origin or nationality, gender, disability, religion, marital or family status, sexuality or sexual orientation, HIV status, age, or physical appearance.

Statement of Trustee's responsibilities for the financial statements

The Trustee is responsible for preparing the financial statements in accordance with applicable law and with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities and registered social housing legislation require the Trustee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of its surplus or deficit for that period. In preparing these financial statements, the Trustee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

Stuart Court Memorial Charity

Report of the Trustee (continued)

For the year ended 31 October 2023

The Trustee is responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable it to ensure that the financial statements comply with the Trust Deed, the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

The Trustee is responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



David Driscoll
Chair of the Board

1 March 2024

Stuart Court Memorial Charity

Accountants' report to the Board on the unaudited accounts of Stuart Court Memorial Charity

Year ended 31 October 2023

We report on the accounts for the year ended 31 October 2023 set out on pages 11 to 23.

Respective responsibilities of the board and the independent reporting accountant

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the books of account kept by the Registered Social Housing Provider and making such limited enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the accounts for the year ended 31 October 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008.
- having regard only to, and on the basis of, the information contained in the accounting records:
 - the accounts comply with the requirements of the Charities Act 2011;
 - the Registered Social Housing Provider has satisfied the condition for exemption from an audit of the accounts for the year ended 31 October 2023 specified in section 136(6) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Larking Gowen LLP

Larking Gowen LLP
Chartered Accountants
1st Floor, Prospect House
Rouen Road
Norwich
NR1 1RE

Date: 4 March 2024

Stuart Court Memorial Charity
Statement of Comprehensive Income
For The Year Ended 31 October 2023

	Note	2023 £	2022 £
Turnover	2	167,415	145,979
Operating expenditure	2	(146,639)	(144,576)
Operating surplus		20,776	1,403
Exceptional item – overpayment refund	20	12,741	(55,755)
Interest receivable and similar income	3	1,230	56
Interest and financing costs		(21,308)	(22,939)
Total comprehensive income for the year	4	<u>13,439</u>	<u>(77,235)</u>

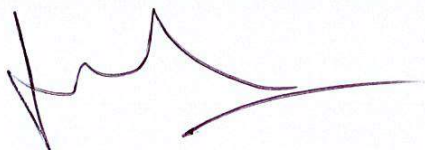
The results relate wholly to continuing activities.

The financial statements on pages 10 to 22 were approved by the Trustee on 1 March 2024 and are signed on its behalf by:-



D Driscoll – Chair of the Board, Norwich Housing Society

J Newstead –Chief Executive, Norwich Housing Society



The notes on pages 14 to 22 form part of these financial statements.

Stuart Court Memorial Charity
Statement of Financial Position
As at 31 October 2023

	Note	2023 £	£	As restated 2022 £	£
Fixed assets					
Tangible fixed assets	7		1,662,926		1,670,721
Current assets					
Trade and other debtors	8	1,885		2,412	
Cash and cash equivalents	9	200,162		146,123	
		<u>202,047</u>		<u>148,535</u>	
Creditors: amounts falling due within one year	10	<u>(44,998)</u>		<u>(86,255)</u>	
Net current assets			157,049		62,280
Total assets less current liabilities			1,819,975		1,733,001
Creditors: amounts falling due after more than one year	11		<u>(878,501)</u>		<u>(804,966)</u>
Total net assets			<u>941,474</u>		<u>928,035</u>
Reserves					
Income and expenditure reserve	13	941,474		928,035	
Total reserves			<u>941,474</u>		<u>928,035</u>

The RSHP meets the conditions enabling it to disapply the requirement to have an audit of the financial statements set out in section 136 of the HRA 2008 and there is no direction in place from the Regulator requiring the RSHP to appoint an auditor to audit its accounts.

The financial statements on pages 10 to 22 were approved by the Trustee on 1 March 2024 and are signed on its behalf by:-

D Driscoll – Chair of the Board, Norwich Housing Society

J Newstead – Chief Executive, Norwich Housing Society

The notes on pages 14 to 22 form part of these financial statements.

Stuart Court Memorial Charity

Statement of Changes in Reserves

As at 31 October 2023

	Income and expenditure Reserve £	Total £
As reported at 1 November 2021	988,138	988,138
Prior year adjustments	17,132	17,132
Deficit from prior year statement of comprehensive income	<u>(77,235)</u>	<u>(77,235)</u>
As restated at 1 November 2022	928,035	928,035
Surplus from statement of comprehensive income	13,439	13,439
Balance at 31 October 2023	<u>941,474</u>	<u>941,474</u>

Stuart Court Memorial Charity

Statement of Cash Flows

As at 31 October 2023

	Note	2023 £	2022 £
Net cash generated from operating activities	17	<u>122,104</u>	<u>84,080</u>
Cash flow from investing activities			
Purchase of tangible fixed assets		(32,881)	(397,052)
Interest received		<u>1,230</u>	<u>56</u>
Net cash flow from investing activities		<u>(31,651)</u>	<u>(396,996)</u>
Cash flow from financing activities			
Repayments of borrowings		(15,106)	-
Interest paid		<u>(21,308)</u>	<u>(22,939)</u>
Net cash flow from financing activities		<u>(36,414)</u>	<u>(22,939)</u>
Net change in cash and cash equivalents		54,039	(335,855)
Cash and cash equivalents at beginning of the year		<u>146,123</u>	<u>481,978</u>
Cash and cash equivalents at end of the year		<u>200,162</u>	<u>146,123</u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		48,407	85,463
Short term deposits		<u>151,755</u>	<u>60,660</u>
Cash and cash equivalents at 31 October 2023		<u>200,162</u>	<u>146,123</u>

Stuart Court Memorial Charity
Notes to the Financial Statements
For The Year Ended 31 October 2023

1. Accounting policies

The significant accounting policies used in the preparation of these financial statements are:-

a. Introduction and accounting basis

Stuart Court Memorial Charity is a registered charity and registered social landlord, governed by its trust deed, dated 7 December 1915. The address of the registered office is given in the reference and administrative information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are detailed on page 4 of these accounts.

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

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and 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 the 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, and rounded to the nearest £.

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.

b. Turnover

Turnover represents rental and service charges receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and Homes England (previously known as the Homes and Communities Agency).

c. Depreciation of housing properties

The Charity separately identifies the major components which comprise its housing properties, and charges depreciation, so as to write-down the cost of each component to its estimated residual value, on a straight line basis, over its estimated useful economic life.

The Charity depreciates the major components of its housing properties at the following annual rates:

Boilers/Fires	6.66%
Kitchens	5.00%
Lift	5.00%
Plumbing	3.33%
Bathroom	3.33%
Windows/Doors	3.33%
Electrics	2.50%
Roof	1.43%
Walls	1.00%

Freehold land is not depreciated.

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

1. Accounting policies (continued)

d. Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment loss (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet). Cost includes the cost of acquiring land and buildings, development costs, and interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in the net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

e. Government grants

Government grants include grants received from Homes England (previously known as the Homes and Communities Agency (the HCA)), local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

f. Cyclical repairs and maintenance

The Charity has established a regular programme of repair and maintenance for its housing property. Actual costs are charged to the income and expenditure account as incurred.

g. VAT

The Charity is not VAT registered. Income and expenditure, where applicable, is therefore shown inclusive of VAT in the financial statements.

h. Current assets

Debtors are recognised and carried forward at invoiced amounts less provisions for any doubtful debts. Bad debts are written off when identified.

Cash and cash equivalents are included in the balance sheet at cost. Cash and cash equivalents comprise cash at bank and in hand.

i. Creditors and provisions

Creditors and provisions are recognised when the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

j. Financial instruments

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

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

1. Accounting policies (continued)

k. Going concern

The financial statements have been prepared on a going concern basis as the Board of Management believes that no material uncertainties exist. The Board of Management have considered the level of funds held and the expected level of income and expenditure for the 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

l. Judgements and key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amount of the assets and liabilities within the next financial year include:

Value of historic rent overpayment creditor.

2. Particulars of turnover, cost of sales, operating expenditure and operating surplus

	Turnover	Operating Expenditure	2023 Operating Surplus	Turnover	Operating Expenditure	2022 Operating Surplus
	£	£	£	£	£	£
Social housing lettings (note 6)	167,415	(146,639)	20,776	145,979	(144,576)	1,403
	<u>167,415</u>	<u>(146,639)</u>	<u>20,776</u>	<u>145,979</u>	<u>(144,576)</u>	<u>1,403</u>

3. Interest receivable and similar income

	2023 £	2022 £
Bank interest received	1,230	56
	<u>1,230</u>	<u>56</u>

4. Operating surplus

The operating surplus is stated after charging.

	2023 £	2022 £
Depreciation of tangible fixed assets	40,676	35,496
Auditor's remuneration for audit	-	5,670
Auditor's remuneration for audit (over accrual)	-	(358)
Auditor's remuneration for non-audit	<u>3,050</u>	<u>-</u>

5. Employees

The Charity does not have any employees and as such there are no staff costs incurred.

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

6. Particulars of turnover and operating expenditure from social housing lettings	Supported housing (including housing for older people)	
	2023 £	2022 £
Income		
Rents receivable net of identifiable service charges and voids	132,805	114,437
Service charge income	26,087	23,826
Government grants taken to income	<u>7,224</u>	<u>7,684</u>
Turnover from social housing lettings	166,116	145,947
Other income	<u>1,299</u>	<u>32</u>
Total income	<u>167,415</u>	<u>145,979</u>
Operating expenditure		
Management	42,105	37,398
Service charge costs	22,975	29,016
Routine maintenance	35,185	31,322
Depreciation of housing properties	40,676	35,496
Accountancy and audit	2,950	5,312
Legal and professional	390	3,000
Insurance	2,358	2,007
Other costs	-	1,025
	<u>146,639</u>	<u>144,576</u>
Operating expenditure on social housing lettings	<u>146,639</u>	<u>144,576</u>
Operating surplus on social housing lettings	<u>20,776</u>	<u>1,403</u>
Void losses (being rental income lost as a result of property not being let, although it is available for letting)	<u>4,040</u>	<u>2,780</u>

The Government grants taken to income relate to Housing Association grants and Local Authority Right To Buy (RTB) grants, which are released over the expected useful life of the properties to which they relate.

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

7. Fixed assets – freehold housing properties

	Social housing properties held for letting £	Housing properties for letting under construction £	Total housing properties £
Cost			
At 1 November 2022	1,062,695	823,383	1,886,078
Additions	32,881	-	32,881
Disposals	-	-	-
Transfer	<u>823,383</u>	<u>(823,383)</u>	<u>-</u>
At 31 October 2023	1,918,959	-	1,918,959
Depreciation			
At 1 November 2022	266,450	-	266,450
Prior year adjustment	<u>(51,093)</u>	<u>-</u>	<u>(51,093)</u>
At 1 November 2022 (as restated)	215,357	-	215,357
Charge for the year	<u>40,676</u>	<u>-</u>	<u>40,676</u>
At 31 October 2023	256,033	-	256,033
Net book value at 31 October 2023	<u>1,662,926</u>	<u>-</u>	<u>1,662,926</u>
Net book value at 31 October 2022 (as restated)	<u>847,338</u>	<u>823,383</u>	<u>1,670,721</u>

All properties are freehold. Non depreciable land amounts to £401,539 (2022: £38,539)

Bank loans are secured on the freehold properties.

Expenditure on works to existing properties

	2023 £	2022 £
Improvement works capitalised	-	-
Amounts charged to income and expenditure (note 6)	35,185	31,322
	<u>35,185</u>	<u>31,322</u>

Social housing assistance

	2023 £	As restated 2022 £
Total accumulated social housing grant received or receivable at 31 October	<u>687,081</u>	<u>601,782</u>
Recognised to date in the Statement of Comprehensive Income	59,490	52,266
Transferred to date to Norwich Housing Society	244,487	244,487
Held as deferred income (notes 10 and 11)	<u>383,104</u>	<u>305,029</u>
	<u>687,081</u>	<u>601,782</u>

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

8. Trade and other debtors	2023	2022
	£	£
Rent debtors	-	653
Prepayments and accrued income	1,885	1,759
	<u>1,885</u>	<u>2,412</u>
9. Cash and cash equivalents	2023	2022
	£	£
Current accounts	48,407	85,463
Deposit accounts	151,755	60,660
	<u>200,162</u>	<u>146,123</u>
10. Creditors: Amounts falling due within one year	2023	2022
	£	£
Trade creditors	804	10,213
Amounts payable to Trustee – Norwich Housing Society	4,805	4,207
Accruals and deferred income	23,064	41,292
Other creditors	680	15,663
Bank loans	15,645	14,880
	<u>44,998</u>	<u>86,255</u>
Bank loan terms of repayment and interest rates are as detailed in note 11.		
Deferred income brought forward	18,555	14,260
Released during the year	(18,555)	(12,145)
Deferred during the year	<u>7,224</u>	<u>16,440</u>
Deferred income carried forward	<u>7,224</u>	<u>18,555</u>
11. Creditors: Amounts falling due over one year	2023	As restated 2022
	£	£
Accruals and deferred income	375,880	286,474
Bank loans	<u>502,621</u>	<u>518,492</u>
	<u>878,501</u>	<u>804,966</u>
Deferred income brought forward	286,474	261,966
Prior year adjustments	-	33,961
Released during the year	(13,091)	(9,453)
Deferred during the year	<u>102,497</u>	<u>-</u>
Deferred income carried forward	<u>375,880</u>	<u>286,474</u>

The bank loans include aggregate amounts of £436,702 (2022: £452,574) which fall due after five years and which are payable by instalments. Rates of interest vary between 2% and 4%.

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

12. Reserves

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.

13. Analysis of net assets between funds

	(Unrestricted) Income and expenditure	
	2023	2022
	£	£
Tangible fixed assets	1,662,926	1,670,721
Net current assets	157,049	62,280
Long term liabilities	(878,501)	(804,966)
	<u>941,474</u>	<u>928,035</u>

14. Accommodation owned, managed and in development

	Units at the year end	
	2023	2022
	Number	Number
Rehabilitation	<u>29</u>	<u>25</u>
Total owned	<u>29</u>	<u>25</u>
Accommodation in development	=	<u>4</u>

Norwich Housing Society Limited manages these properties. See note 15.

15. Related party transactions

Norwich Housing Society Limited is sole Trustee of Stuart Court Memorial Charity. Transactions between the two societies are summarised as follows:

	2023	2022
	£	£
Management charge payable to Norwich Housing Society Limited	<u>41,112</u>	<u>37,398</u>

The position at the balance sheet date is summarised as follows:

	2023	2022
	£	£
Amounts owing from/(to) Norwich Housing Society Limited at 31 October 2023	<u>(4,805)</u>	<u>(4,207)</u>

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

16. Parent company

The corporate trustee of Stuart Court Memorial Charity is Norwich Housing Society Limited, a Registered Social Landlord.

The Board of Management of the Trustee have relied upon the exemption provided by Section 99 of the Co-operative and Community Benefit Societies Act 2014 because of the insignificant amounts involved and have not therefore prepared consolidated financial statements.

17. Cash flow from operating activities

	2023 £	2022 £
Surplus for the year	20,776	1,403
Exceptional item – overpayment refund	12,741	(55,755)
Depreciation of tangible fixed assets	40,676	35,496
(Increase) / Decrease in trade and other debtors	527	10,503
Increase / (Decrease) in trade and other creditors	47,384	92,433
	<u>122,104</u>	<u>84,080</u>

18. Analysis of changes in net debt

	At 1 November 2022 £	Cash Flows £	Other Non- Cash Changes £	At 31 October 2023 £
Cash	146,123	54,039	-	200,162
Cash equivalents	-	-	-	-
	<u>146,123</u>	<u>54,039</u>	<u>-</u>	<u>200,162</u>
Loans falling due within one year	(14,880)	15,106	(15,871)	(15,645)
Loans falling due after more than one year	(518,492)	-	15,871	(502,621)
Total	<u>(387,249)</u>	<u>69,145</u>	<u>-</u>	<u>(318,104)</u>

19. Capital commitments

	2023 £	2022 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements.	<u>-</u>	<u>48,076</u>

Stuart Court Memorial Charity

Notes to the Financial Statements (Continued)

For The Year Ended 31 October 2023

20. Exceptional item

During the previous financial year, following changes to the Board and Senior Management Team, Norwich Housing Society identified that the historic basis for the initial calculation and subsequent increases applied to rents did not comply with the Regulator of Social Housing (RSH) Rent Standard and the detailed regulations set out in the Ministry of Housing, Communities and Local Government (MHCLG) Policy statement on rents for social housing (The Policy Statement). The amount of the overpayment provided in the previous accounts was £55,755. Following completion of the repayment process, £12,741 has been released to the income and expenditure account.

21. Prior year adjustments

There were two prior year adjustments as follows:

Freehold land was depreciated in previous accounts. An adjustment to reserves of £51,093 removes the accumulated depreciation.

An adjustment to reserves of £33,961 adjusts recognition of capital grants from previous accounts.

The net adjustment of £17,132 increases Unrestricted Funds from £910,903 to £928,035. The prior period net result is not affected.