

Charity registration number: 226853
Regulator of Social Housing registration number: A3163
Almshouse Association membership number: 1355

Butterfield Homes, Crosshills

Annual Report and Financial Statements

for the Year Ended 31 March 2021

Butterfield Homes, Crosshills

Contents

Registered Social Housing Provider Information	1
Board Report	2 to 3
Independent Auditors' Report	4 to 6
Statement of Comprehensive Income	7
Balance Sheet	8
Statement of Changes in Reserves	9
Cash Flow Statement	10
Notes to the Financial Statements	11 to 16

Butterfield Homes, Crosshills

Registered Social Housing Provider Information

Charity registration number	226853
Regulator of Social Housing registration Number	A3163
Almshouse Association membership number	1355
Establishment of the Charity	Butterfield Homes, Crosshills was founded by a will dated 7 January 1932 and on 25 February 1986 the Charity Commission established a Scheme for the regulation of the Charity. The Charity is registered under the Housing Act 1996 and the Charities Act 1960.
Members of the board	Mr Mark Silver (Chair) Mrs Jean Bastow Miss Margaret Holmes (resigned 3 February 2021) Mrs Amy Booth Mrs Astrid Hansen Mr Albert Pratt Mr Simon Watts Mr Alistair Docherty
Registered office	The Trustees of Butterfield Homes, Crosshills C/o Mr Alistair Docherty 17 Farndale Road Wilsden Bradford BD15 0LW
Bankers	Barclays Bank plc 10 Market Street Bradford BD1 1EG
Auditors	Watson Buckle Limited Chartered Accountants York House Cottingley Business Park Bradford BD16 1PE

Butterfield Homes, Crosshills

Board Report

The trustees present the annual report together with the financial statements and auditors' report of the association for the year ended 31 March 2021.

Structure, governance and management

The charity is regulated by a Declaration of Trust dated 7 January 1932 and a Scheme dated 26 February 1986.

The trustees held two meetings during the year, this would normally be four but reduced because of Covid restrictions. The charity remains the owners of six dwellings at Main Street, Crosshills, Keighley, BD20 8SL. Mark Silver was again re-elected for the year as Chair in February 2020. Margaret Holmes resigned as a trustee during the year reducing the number of trustees from 8 to 7.

All new trustees are given an introduction to the work of the trust by existing trustees and are also provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and the Charity Governance Code.

The trustees continued with their programme of improvement and modernisation of the Almshouses attending to cyclical repairs and maintenance to the properties. There were no major repairs during the year.

Objectives and activities

The trustees remain committed to their aim of providing a high standard of accommodation and comfort at an affordable weekly contribution (now £91 per week) and to compete with other social housing providers in supplying comparable modern facilities for their residents at a lower weekly cost. Decisions are made by the trustees on a majority basis with the Chair having a casting vote in the event of a tied vote. For there to be a quorum the number of trustees present should be four and all meetings in the year were quorate.

The trustees continue to liaise with the usual Local Authority service departments, the Almshouse Association, the Home & Communities Agency and the VOA for the purpose of assessing the weekly maintenance contribution. The VOA reassessed the WMC at £108 per week in February 2019. The trustees are keenly aware of the need to ensure a warm, safe and comfortable environment under the Decent Homes Standards and will continue to make improvements which enhance energy saving and help to reduce residents heating costs.

Public benefit

The Trustees pay due regard to the charity commission guidance on Public Benefit and believe that the provision to social housing within the local community conforms with their guidance.

Value for money

The trustees are mindful of the need to obtain value for money in all transactions entered into on behalf of the charity. When major works are undertaken a competitive tender is carried out. the charity regularly reviews its investments to ensure they still achieve a good rate of return.

Financial review

The trustees are pleased to report a surplus for the year of £42,123 (2020 deficit: £3,025). Last years figures were materially affected by a fall in the valuation of £17,961 – this was due to the effect of the coronavirus pandemic on the financial markets. In this year there is a gain of £19,525 on the valuation of investments.

Butterfield Homes, Crosshills

Board Report

Policy on reserves

The Trustees have reviewed the Charity's needs for the reserves in line with the guidance issued by the Charity Commission and consider it prudent that reserves should be sufficient to avoid the necessity to realise fixed assets.

The Trustees are confident that future income will enable the Charity to meet its foreseeable needs on the basis of planned expenditure.

The level of reserves at 31 March 2021 was £199,178 (2020 £157,055). After taking into consideration the amount tied up in fixed assets and the associated grant which is being amortised over the life of the assets the amount available in free reserves at the year-end was £154,965.

The internal controls of the charity are reviewed and monitored annually. A new major risk has been encountered by the charity in the form of the Coronavirus pandemic. To date this has had no material effect on the income of the charity as all the properties remain occupied and the rents have been collected by standing order. The investment income has not been materially reduced on account of the pandemic although the valuation of the investments fell sharply at 31 March 2020 before recovering by March 2021. It has been difficult to organise repair work at the properties, the trustees have only been able to hold two formal meetings during the year and it has not been possible to recruit a new clerk.

Colin Huntley

The trustees are sorry to report that our much valued clerk, Colin Huntley, died on 31 March 2020. He is greatly missed, particularly for his expertise in dealing with property matters and our regulatory obligations. Due to the pandemic it has not yet been possible to replace him and the other trustees are struggling to cover his duties.

Statement of Boards Responsibilities


The Board is responsible for preparing the Report and the financial statements in accordance with the applicable law and regulations.

The registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The annual report was approved by the trustees of the association on 24 January 2022 and signed on its behalf by:


.....
Mr Mark Silver (Chair)
Trustee

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

Opinion

We have audited the financial statements of Butterfield Homes, Crosshills (the 'association') for the year ended 31 March 2021, which comprise the Statement of Comprehensive Income, 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 March 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 trustees 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 original financial statements were authorised for issue.

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

Other information

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

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

We have nothing to report in this regard.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

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 trustees

As explained more fully in the Statement of Responsibilities (set out on page 3), the trustees 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 trustees 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 trustees are 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 trustees either intend to liquidate the association or to cease operations, or have 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In planning and designing our audit tests, we identify and assess the risks of material misstatement within the financial statements, whether due to fraud or error. Our assessment of these risks includes consideration of the nature of the industry and sector, the control environment and the business performance along with the results of our enquiries of management, about their own identification and assessment of the risks of irregularities. We are also required to perform specific procedures to respond to the risk of management override.

Following this assessment we considered the opportunities and incentives that may exist within the entity for fraud and identified the greatest potential for fraud in evaluating the tangible assets.

We also obtained an understanding of the legal and regulatory frameworks that the entity operates in, through discussions with directors and other management, and from our commercial knowledge and experience of the sector in which the entity operates, to enable us to identify the key laws and regulations applicable to the entity. We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the entity, including the Housing and Regeneration Act 2008, taxation legislation, data protection, anti-bribery, environmental and health and safety legislation.

Butterfield Homes, Crosshills

Independent Auditor's Report to the Members of Butterfield Homes, Crosshills

We then performed audit procedures after consideration of the above risks which included the following:

- evaluating the appropriateness and consistency of the depreciation policies applied;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims;
- reviewing correspondence with the company's legal advisors;
- reading minutes of meetings of those charged with governance; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

All engagement team members were informed of the relevant laws and regulations and potential fraud risks at the planning stage and reminded to remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify such items.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of report

This report is made solely to the association trustees, 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 trustees those matters we are required to state to them in an auditors' 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 its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Watson Buckle Limited

.....
Watson Buckle Limited
Statutory Auditor
Bradford

24 January 2022

Butterfield Homes, Crosshills

Statement of Comprehensive Income for the Year Ended 31 March 2021 (Including Income and Expenditure Account)

	Note	2021 £	2020 £
Turnover	2	31,921	30,593
Administrative expenditure	2	<u>(13,219)</u>	<u>(19,779)</u>
Operating surplus/(deficit)		18,702	10,814
Income from fixed asset investments		3,878	4,050
Interest receivable and similar income		18	72
Movements in fair value of financial instruments		19,525	(17,961)
Surplus/(deficit) for the year		<u>42,123</u>	<u>(3,025)</u>
Total comprehensive income for the year		<u>42,123</u>	<u>(3,025)</u>

All of the registered social housing provider's activities derive from continuing operations during the above two periods.

The financial statements were approved by the board and authorised for issue on 24 January 2022 and signed on their behalf by:


.....
Trustee


.....
Trustee

The notes on pages 11 to 16 form an integral part of these financial statements.

Butterfield Homes, Crosshills

Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	6	199,135	204,301
Investments	7	105,094	82,571
		<u>304,229</u>	<u>286,872</u>
Current assets			
Debtors	8	2,353	1,066
Cash and short-term deposits		49,352	31,375
		<u>51,705</u>	<u>32,441</u>
Creditors: Amounts falling due within one year	9	<u>(5,355)</u>	<u>(6,286)</u>
Net current assets		<u>46,350</u>	<u>26,155</u>
Total assets less current liabilities		350,579	313,027
Creditors: Amounts falling due after more than one year	10	<u>(151,401)</u>	<u>(155,972)</u>
Net assets		<u>199,178</u>	<u>157,055</u>
Funds of the charity:			
Income and expenditure reserve		165,463	142,865
Unrestricted revaluation reserve		33,715	14,190
Total funds		<u>199,178</u>	<u>157,055</u>

The financial statements were approved by the board and authorised for issue on 24 January 2022 and signed on their behalf by:

.....
Trustee

.....
Trustee

Butterfield Homes, Crosshills

Statement of Changes in Reserves as at 31 March 2021

	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£
At 1 April 2020	142,865	14,190	171,245
Surplus/(deficit) for the year	22,598	-	22,598
Revaluation of investments	-	19,525	19,525
Total comprehensive income	<u>22,598</u>	<u>19,525</u>	<u>42,123</u>
At 31 March 2021	<u><u>165,463</u></u>	<u><u>33,715</u></u>	<u><u>199,178</u></u>

The notes on pages 11 to 16 form an integral part of these financial statements.

Butterfield Homes, Crosshills

Cash Flow Statement for the Year Ended 31 March 2021

Reconciliation of net movement in funds to net cash flow from operating activities

	2021 £	2020 £
Net income/(expenditure)	42,123	(3,025)
Investment income	(3,896)	(4,122)
Depreciation	5,166	5,166
(Profit) /loss on revaluation of fixed asset investments	(19,525)	17,961
(Increase)/decrease in debtors	(1,287)	110
Decrease in creditors	(3,402)	(4,218)
Net cash inflow	<u>19,179</u>	<u>11,872</u>

Cash flow statement

	2021 £	2020 £
Net cash inflow from operating activities	<u>19,179</u>	<u>11,872</u>
Returns on investments and servicing of finance		
Interest receivable and similar income	18	72
Other income from fixed asset investments	<u>3,878</u>	<u>4,050</u>
	<u>3,896</u>	<u>4,122</u>

Capital expenditure and financial investment

Purchase of tangible fixed assets	-	(2,484)
Purchase of investments	<u>(2,998)</u>	<u>(3,170)</u>
	<u>(2,998)</u>	<u>(5,654)</u>

Financing

Repayment of loans and borrowings	<u>(2,100)</u>	<u>-</u>
Increase in cash in the year	<u>17,977</u>	<u>10,340</u>

Reconciliation of net cash flow to movement in net funds

Increase in cash	17,977	9,290
Cash outflow from repayment of loans	<u>2,100</u>	<u>-</u>
Net funds at 1 April 2020	<u>31,375</u>	<u>22,085</u>
Net funds at 31 March 2021	<u>49,352</u>	<u>31,375</u>

All of the cash flows are derived from continuing operations during the above two periods.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

1 Accounting policies

General information

The charity is a registered social housing provider, registered in England and Wales

Charity registration number: 226853

Regulator of Social Housing registration number: A3163

Almshouse Association membership number: 1355

The address of the registered office is:

17 Farndale Road

Wilsden

Bradford

BD15 0LW

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. 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 registered social housing provider constitutes a public benefit entity as defined by FRS102.

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.

The charity's functional and presentation currency is pounds sterling.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Depreciation

Management review its estimates of the useful lives of the depreciable assets at each reporting date. However, by their nature component life cannot be determined with absolute certainty.

Turnover

Turnover represents weekly maintenance charge receivable, including water rates in the year net of losses from voids, and amortisation of government grants.

Social Housing Grant

Social Housing Grant (SHG) is receivable from the Homes and Communities Agency and is utilised to reduce the capital costs of housing properties. The SHG is recognised in income on a systematic basis over the expected useful economic life of the asset.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

Investment income

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured by the charity.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Taxation

The registered social housing provider is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost or deemed cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements of more than £500 will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Plant and equipment	20% straight line basis
Properties	50 years
Doors and windows	30 years
Kitchens	20 years
Bathroom	25 years
Boilers	15 years
Electrical and heating installations	25 years

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives. The costs of replacing these components are capitalised in full. The costs of partially replacing or repairing these components are charged to the comprehensive income.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Financial instruments

The registered social housing provider only has 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.

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

Debtors

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

2 Social housing turnover and costs

	2021 £	2020 £
Turnover		
Rents receivable	28,392	27,072
Other income	8	-
Amortised social housing grant	<u>3,521</u>	<u>3,521</u>
Turnover from social housing lettings	31,921	30,593
Administrative expenditure		
Management	(3,250)	(7,461)
Service charge costs	(540)	(812)
Routine maintenance	(4,263)	(6,340)
Depreciation of housing properties	<u>(5,166)</u>	<u>(5,166)</u>
	<u>(13,219)</u>	<u>(19,779)</u>
Operating surplus on social housing lettings	<u><u>18,702</u></u>	<u><u>10,814</u></u>

3 Accommodation owned and in management

	Number of units at 1 April 2020	Number of units at 31 March 2021
Housing accommodation	6	6
	<u>6</u>	<u>6</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

4 Surplus on ordinary activities is stated after charging/(crediting):

	2021 £	2020 £
Audit fees		
Audit of the financial statements	525	525
Depreciation of freehold property	5,166	5,166
Amortisation of government grants	<u>(3,521)</u>	<u>(3,521)</u>

5 Board and key management personnel remuneration and expenses

No board member or key management personnel neither received nor waived any remuneration during the year.

6 Tangible fixed assets

	Land and buildings £	Fixtures & fittings £	Total £
Cost			
At 1 April 2020	230,844	20,625	251,469
At 31 March 2021	<u>230,844</u>	<u>20,625</u>	<u>251,469</u>
Depreciation			
At 1 April 2020	26,543	20,625	47,168
Charge for the year	5,166	-	5,166
At 31 March 2021	<u>31,709</u>	<u>20,625</u>	<u>52,334</u>
Net book value			
At 31 March 2021	<u>199,135</u>	<u>-</u>	<u>199,135</u>
At 31 March 2020	<u>204,301</u>	<u>-</u>	<u>204,301</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

7 Fixed asset investments

	2021 £	2020 £
Listed investments	<u>105,094</u>	<u>82,571</u>
Listed investments		
	Listed investments £	Total £
Valuation		
At 1 April 2020	82,571	82,571
Revaluation	19,525	19,525
Additions	<u>2,998</u>	<u>2,998</u>
At 31 March 2021	<u>105,094</u>	<u>105,094</u>
Carrying amount		
At 31 March 2021	<u>105,094</u>	<u>105,094</u>
At 31 March 2020	<u>82,571</u>	<u>82,571</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. Historical costs of investments are £71,379 (2020 - £68,381).

8 Debtors

	2021 £	2020 £
Prepayments	1,102	940
Other debtors	<u>1,251</u>	<u>126</u>
	<u>2,353</u>	<u>1,066</u>

9 Creditors: amounts falling due within one year

	2021 £	2020 £
Almshouse Association loan	-	1,050
Grants	3,521	3,521
Other creditors	688	515
Accruals	<u>1,146</u>	<u>1,200</u>
	<u>5,355</u>	<u>6,286</u>

Butterfield Homes, Crosshills

Notes to the Financial Statements for the Year Ended 31 March 2021

10 Creditors: amounts falling due after one year

	2021 £	2020 £
Almshouse Association loan	-	1,050
Grant	151,401	154,922
	<u>151,401</u>	<u>155,972</u>

The grants are repayable if the properties are sold.

Social Housing Grants totalling £183,398 have been received. This will be repaid if the properties are sold. The Social Housing Grants are being recognised in income on a systematic basis over the expected useful life of the structure (50 years) and equipment (5 years).

11 Reserves

a) Income and expenditure reserve

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

b) Revaluation reserve

The revaluation reserve represents the cumulate effect of revaluations of the fixed assets investments.

The registered social housing provider has adopted SORP for the first time in the year ended 31 December 2015.

The effect of the transition from the previous reporting framework to the SORP is the showing of Housing Grants in creditors falling due after one year rather than as a deduction from the cost of the Housing Properties.

12 Related party transactions

During the year the association made the following related party transactions:

Butterfield Homes, Cottingley

(Common trustees)

During the year a share of Royal Mail redirection costs of £173 were recharged to Butterfield Homes, Crosshills. At the balance sheet date the amount due to Butterfield Homes, Cottingley was £688 (2020 - £515).

Butterfield Homes, Wilsden

(Common trustees)

During the year an amount of £1,125 was collected by Butterfield Homes, Wilsden on behalf of Butterfield Homes, Crosshills in respect of overpaid clerks fees in Butterfield Homes, Crosshills. At the balance sheet date the amount due from Butterfield Homes, Wilsden was £1,251 (2020 - £126).

The above amounts are interest free.