

# ROBERT HIBBERT'S ALMSHOUSE CHARITY

England & Wales · Charity number 227358

## Details

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**Other names** ROBERT HIBBERTS TRUST HOMES

**Status** Registered

**Legal form** Other

**Registered** 1963-10-02

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

## Contact

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**Address** Holmes Commercial  
248 Toddington Road  
Luton  
LU4 9DZ

**Phone** 01582582580

**Email** [sheila.harrison@holmescommercial.com](mailto:sheila.harrison@holmescommercial.com)

## Activities

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**Objects:** THE MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WITH A PREFERENCE FOR THOSE WHO ARE WIDOWS RESIDENT IN THE ANCIENT PARISH OF LUTON THE BENEFIT OF THE ALMSPEOPLE.

**Activities:** Housing elderly persons with preference being given to those living in the ancient borough of Luton at the time of appointment.

## Classification

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

## Geography

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- **Area of benefit:** ANCIENT PARISH OF LUTON
- Luton

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£151,094	£118,957	-	-
2024-12-31	£108,797	£90,335	-	-
2023-12-31	£121,722	£131,030	-	-
2022-12-31	£106,059	£112,221	-	-
2021-12-31	£102,184	£67,683	-	-
2020-12-31	£100,310	£104,239	-	-

## Trustees

Name	Role	Appointed
Alec Coulson		2016-11-16
Catherine Nulty		2015-05-07
Dr Delyth Roberts		2017-03-08
HELEN THOMPSON		2025-02-12
Jean Hoar		2018-10-31
LOUISE BARTH		2025-02-15
RICHARD DOGGRELL		2025-02-25

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

England & Wales - Charity number 227358

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# Accounts

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Charity registration number: 227358

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**  
**FINANCIAL STATEMENTS FOR THE**  
**YEAR ENDED 31 DECEMBER 2024**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

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for the Year Ended 31 December 2024**

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**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**RESIDENT SOCIAL HOUSING PROVIDER INFORMATION  
for the Year Ended 31 December 2024**

**STATUS:** Unincorporated charity governed by a Scheme dated 16 August 1963 sealed by order of the Charity Commission for England & Wales  
Charity registration number 227358

**TRUSTEES**

**CHAIRMAN:** Mrs C Nulty (Appointed 12/02/2025)  
Mrs M Bailey SRN (Resigned 12/02/2025)

**OTHER TRUSTEES:** Mrs M Bailey SRN  
Mr R Daniells (Resigned 21/08/2024)  
Mr A Colson  
Dr D Roberts  
Mrs J Hoar  
Mrs H Thompson (Appointed 12/02/2025)  
Mrs L Barth (Appointed 15/02/2025)  
Mr R Doggrell (Appointed 25/02/2025)

**CLERK TO THE TRUSTEES:** Mrs S Harrison

**REGISTERED OFFICE:** Conquest House  
248 Toddington Road  
Luton  
Bedfordshire  
LU4 9DZ

**AUDITORS:** Miller & Co  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**BANKERS:** Metro Bank  
10 - 20 Castle Street  
Luton  
Bedfordshire  
LU1 3AJ

**INVESTMENT MANAGERS:** M & G Investments  
PO Box 9039  
Chelmsford  
Essex  
CM99 2XG

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2024

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2024.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Registered Social Housing Providers 2018.

The charity is managed on a day-to-day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis. During the year the Trustees decided it was appropriate to de-register from the Regulator of Social Housing as membership was no longer relevant and it came with an onerous burden of administration with no benefit to the charity. De-registration in no way reduces the commitment to the objectives of the charity nor the wellbeing of the tenants.

New trustees are approved and appointed by the board. Details of changes are reported on page 1.

#### **Objectives and activities**

The object of the charity is to appropriate and use the 25 Almshouses belonging to the charity in conformity with the provisions of the Scheme mentioned above. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

#### **Achievements**

There was one unoccupied flat at the year end. There is a healthy waiting list for flats and so void losses are kept to a minimum.

During the year there were no kitchen or bathroom refurbishments, however two new boilers were fitted and outside the benches, shed, post box and gate were decorated.

#### **Review of business**

The total comprehensive income of the charity for the year was a surplus of £68,918 (2023: surplus £13,533) which included a gain in the fair value of investments of £24,560 (2023: gain £12,687). The investments are held specifically to fund future extraordinary repairs. The total reserves at the end of the year had increased to £822,069. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

#### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.

#### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

# ROBERT HIBBERT'S ALMSHOUSE CHARITY

## TRUSTEES REPORT for the Year Ended 31 December 2024

### Value for money

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result is increases to rents which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Robert Hibbert's Almshouse Charity (RHAC).

	<b>The Regulator for Social Housing Value for money Metrics</b>	<b>RHAC 2024</b>	<b>RHAC 2023</b>	<b>SPBM<sup>1</sup> 2023</b>
<b>1</b>	<b>Reinvestment %</b>	0%	0%	3.7%
<b>2</b>	<b>New Supply Delivered %</b>			
2a	New Supply Delivered (Social Housing Units)	0%	0%	0%
2b	New Supply Delivered (Non-social Housing Units)	0%	0%	0%
<b>3</b>	<b>Gearing %</b>	0%	0%	13.24%
<b>4</b>	<b>EBITDA MRI Interest Cover %</b>	0%	0%	168%
<b>5</b>	<b>Headline Social Housing Cost Per Unit Per Annum</b>	£3,610	£5,195	£5,395
<b>6</b>	<b>Operating Margin %</b>			
6a	Operating Margin (Social Housing Lettings Only)	17.06%	(21.11)%	13.34%
6b	Operating Margin (Overall)	17.06%	(21.11)%	13.21%
<b>7</b>	<b>Return On Capital Employed</b>	2.22%	(2.93)%	1.86%

<sup>1</sup> Acuity Benchmarking: 2023 Report, Acuity 2023, Page 15.

The charity's objects are to appropriate and use the 25 Almshouses belonging to the charity, thus, no new supply delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital are improved this year mainly due to a decrease in repairs and maintenance costs. These were higher last year due to £23,304 being spent to replace various windows and £20,966 on roof repairs. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

### Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

### Reserves policy

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly. Designated reserves are no longer required to be disclosed in the primary statements. As a result, they have been included in the income and expenditure reserve. For details of the designated reserves see note 11 in the attached financial statements.

### Public benefit

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**TRUSTEES REPORT  
for the Year Ended 31 December 2024**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**


The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2018;
- 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 trust will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE TRUSTEES:



Trustee  
C Nulty



Trustee  
J Hoar

Date: 11 June 2025

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Opinion**

We have audited the financial statements of Robert Hibbert's Almshouse Charity (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows 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 charity's affairs as at 31 December 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

### **Basis for opinion**

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

### **Conclusions relating to going concern**

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

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

### **Other information**

The trustees are responsible for the other information. The other information comprises the information in the Trustees Report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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, 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.

### **Matters on which we are required to report by exception**

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- adequate 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.

The notes form part of these financial statements

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees 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 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Auditors 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:

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

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

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Charities Act 2011.

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

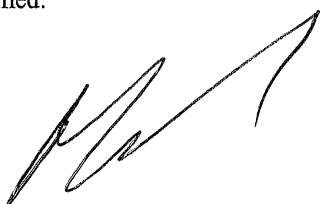
We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date:

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

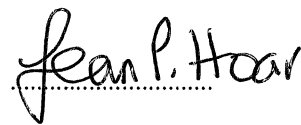
**STATEMENT OF COMPREHENSIVE INCOME  
for the Year Ended 31 December 2024**

		<u>2024</u>	<u>2023</u>
	Note	£	£
Turnover	3	108,797	108,189
Operating expenditure	3	(90,335)	(131,030)
<b>Gross (deficit) / surplus</b>	3	<u>18,462</u>	<u>(22,841)</u>
Other income		-	-
<b>Operating (deficit) / surplus</b>		<u>18,462</u>	<u>(22,841)</u>
Income from fixed asset investments	5	25,896	23,687
Movement in fair value of financial instruments		<u>24,560</u>	<u>12,687</u>
<b>Total comprehensive income for the year</b>		<u><u>68,918</u></u>	<u><u>13,533</u></u>

ON BEHALF OF THE TRUSTEES:



C Nulty – Trustee



J Hoar - Trustee

Date: 11 June 2025

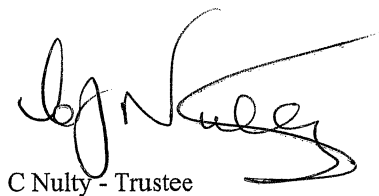
**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**BALANCE SHEET  
31 December 2024**

		2024		2023	
	Notes	£	£	£	£
<b>FIXED ASSETS:</b>					
Freehold Housing Properties	4		59,752		89,627
Investments	5		<u>685,287</u>		<u>624,955</u>
			745,039		714,582
<b>CURRENT ASSETS:</b>					
Debtors	6	5,928		5,829	
Cash at bank and in hand		<u>112,128</u>		<u>77,927</u>	
		118,056		83,756	
<b>CREDITORS:</b> Amounts falling due within one year	7	<u>27,322</u>		<u>17,776</u>	
<b>NET CURRENT ASSETS</b>			90,734		65,980
<b>CREDITORS:</b> Amounts falling due after more than one year	8		13,704		27,411
<b>TOTAL NET ASSETS</b>			<u>822,069</u>		<u>£753,151</u>
<b>RESERVES:</b>					
Unrestricted funds:					
Income and expenditure reserve	11	631,260		586,902	
Fair value reserve	12	<u>190,809</u>		<u>166,249</u>	
			<u>822,069</u>		<u>£753,151</u>

The financial statements were approved by the trustees on 11 June 2025

Signed on behalf of the Trustees:

  
C Nulty - Trustee

J Hoar - Trustee



Date: 11 June 2025

The notes on pages 12 to 18 form part of these accounts.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2024**

	<b>Income and expenditure reserve £</b>	<b>Fair value reserve £</b>	<b>Total £</b>
At 1 January 2023	586,056	153,562	739,618
Surplus for the year	13,533	-	13,533
Total comprehensive income	599,589	153,562	753,151
Transfer to fair value reserve	(12,687)	12,687	-
At 31 December 2023 and 1 January 2024	586,902	166,249	753,151
Surplus for the year	68,918	-	68,918
Total comprehensive income	655,820	166,249	822,069
Transfer from fair value reserve	(24,560)	24,560	-
At 31 December 2024	<u>631,260</u>	<u>190,809</u>	<u>822,069</u>

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CASH FLOWS  
for the Year Ended 31 December 2024**

	Note	2024 £	2023 £
<b>Net cash flow from operating activities</b>	15	<u>44,077</u>	<u>(9,892)</u>
<b>Net cash flow from investing activities</b>			
Dividends received		25,896	23,687
Proceeds from sale of investments		-	-
Payments to acquire investments		<u>(35,772)</u>	<u>(33,563)</u>
<b>Net cash flow from investing</b>		<u>(9,876)</u>	<u>(9,876)</u>
<b>Net increase in cash and cash equivalents</b>		34,201	(19,768)
<b>Cash and cash equivalents at beginning of the year</b>		77,927	97,695
<b>Cash and cash equivalents at end of the year</b>		<u>112,128</u>	<u>77,927</u>

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

#### 1. ACCOUNTING POLICIES

##### **Legal Status**

Robert Hibbert's Almshouse Charity is an unincorporated charity registered with the Charity Commission for England and Wales.

##### **Principal accounting policies and basis of accounting**

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Registered Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

##### **Tangible fixed assets**

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and 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 and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Not depreciated
Housing property improvements	Over 10 years

##### **Social housing grant**

Hibbert Street Almshouses were historically partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the remaining useful life of the housing property improvements which has been estimated to be 10 years.

##### **Cyclical repairs fund**

This designated reserve was created to set aside funds for the future cyclical repairs and maintenance of the Almshouses.

##### **Extraordinary repairs fund**

This designated reserve has been created to cover major repairs, improvement or rebuilding of the Almshouses belonging to the Charity.

##### **Restricted fund**

Restricted funds are those funds where the donor has placed a restrict purpose for which the funds can be used. Expenditure which meets the terms of the fund are allocated against these funds.

##### **Accumulated fund**

This fund is for the future general upkeep and running costs of Hibbert Street Almshouses.

The notes form part of these financial statements

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2024

#### **Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

#### **Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

#### *Significant judgements*

##### Housing properties

In applying the charity's accounting policies, the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, the Hibbert Street Almshouses were constructed in the late nineteenth century and there is no record of the original cost and so no value has been attributed thereto. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £3,935,537.

#### *Estimation uncertainty*

##### Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods. Following a review of the estimated useful life of the housing property improvements in 2017 the annual depreciation for this and the future 2 years will be £29,875. The effect of this on the associated SHG is an amortisation to income of £13,707 for this and the 2 future years. The carrying value of Housing Properties at the year-end was £59,752 and that of the SHG £27,411.

#### **Turnover**

Turnover represents contributions and service charge income receivable in the year, net of losses from voids and amortisation of government grants.

## 2. EMPLOYEES

During the year there were no employees paid by the trust. The management of the trust is undertaken by Mrs S Harrison, Clerk to the Trustees. Management fees charged in the year amounted to £9,750 (2023 £9,000).

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS**

	2024	2023
	£	£
<b>Turnover</b>		
Contributions receivable net of identifiable service charges and voids	89,254	89,364
Service charge income	5,836	5,118
Amortised government grants	<u>13,707</u>	<u>13,707</u>
<b>Turnover from social housing lettings</b>	<b>108,797</b>	<b>108,189</b>
<b>Administrative expenditure (note 18)</b>		
Management costs	18,003	16,252
Service charge costs	12,591	18,788
Repairs and maintenance	29,866	64,965
Grants to tenants	-	1,150
Depreciation of housing properties	<u>29,875</u>	<u>29,875</u>
<b>Administrative expenditure on social housing lettings</b>	<b>90,335</b>	<b>131,030</b>
	_____	_____
<b>Gross surplus / (deficit) on social housing lettings</b>	<b><u>18,462</u></b>	<b><u>(22,841)</u></b>
Void losses	<u>2,254</u>	<u>364</u>

All turnover and expenditure is in respect of housing for older people.

**4. TANGIBLE FIXED ASSETS**

	<b>Housing Property Improvements</b>
	£
<b>Cost</b>	
At 1 January 2024 and 31 December 2024	<u>303,277</u>
<b>Depreciation</b>	
At 1 January 2024	213,650
Charge for year	<u>29,875</u>
At 31 December 2024	<u>243,525</u>
<b>Net book value</b>	
At 31 December 2024	<u>59,752</u>
At 31 December 2023	<u>89,627</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**5. INVESTMENTS**

	<u>Dividends</u>	<u>Cost</u>	<u>Market Value</u>
	£	£	£
<b>National Association of Almshouses Common Investment Fund Accumulation Units</b>			
<b>- Extraordinary Repair Fund / M&amp;G Charity Multi Asset Fund</b>			
5,576 Balance brought forward	-	458,706	624,955
84 Additions in year	-	9,876	9,876
- Sales in year	-	-	-
- Accumulated income	25,896	25,896	25,896
- Change in market value	-	-	24,560
	<u>25,896</u>	<u>494,478</u>	<u>685,287</u>
5,660 Balance carried forward	<u>25,896</u>	<u>494,478</u>	<u>685,287</u>
At 31 December 2024	<u>25,896</u>	<u>494,478</u>	<u>685,287</u>
At 31 December 2023	<u>23,687</u>	<u>458,706</u>	<u>624,955</u>

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date. The M&G NAACIF fund is now called the M&G Charity Multi Asset Fund.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Contribution arrears	1,024	780
Other debtors	1,160	1,584
Prepayments	<u>3,744</u>	<u>3,465</u>
	<u>5,928</u>	<u>5,829</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Contributions paid in advance	450	834
Accrued expenses	5,661	3,235
Other creditors	7,504	-
Deferred income	<u>13,707</u>	<u>13,707</u>
	<u>27,322</u>	<u>17,776</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**8. CREDITORS: AMOUNTS FALLING  
DUE AFTER MORE THAN ONE YEAR**

	2024	2023
	£	£
Deferred income	<u>13,704</u>	<u>27,411</u>
	<u>13,704</u>	<u>27,411</u>

**9. TAXATION**

The trust has model charitable rules and its surpluses and gains are exempt from taxation.

**10. HOMES IN MANAGEMENT**

The trust had 24 flats in management at both the beginning and the end of the accounting period. These represent housing for older people. In addition, a flat is provided to the warden which is occupied rent free.

**11. INCOME AND EXPENDITURE RESERVE**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. Included within this reserve are the following designated reserves: Future Cyclical Reserve £14,300 (2023 £14,300) and Extraordinary Repairs Reserve £494,478 (2023 £458,706). The movement on the Extraordinary Repairs Reserve represents the net movement in the cost value of investments which are specifically held to fund future extraordinary repairs.

The income and expenditure reserve also includes historical unrestricted gifts made by E G Eastmond, E C Smith, S C Hayne and L Lye of £11,774, £436, £1,508 and £485 respectively.

*Free Reserves*

The charity has free reserves of £253,539 (2023 £190,518) which are the reserves available to meet the ongoing commitments of operating the Charity. Free reserves are total reserves less freehold housing property and designated reserves.

**12. FAIR VALUE RESERVE**

	2024	2023
	£	£
Brought forward	166,249	153,562
Transfer from / (to) income and expenditure reserve	<u>24,560</u>	<u>12,687</u>
Carried forward	<u>190,809</u>	<u>166,249</u>
Represented by:		
Unrealised gain on Extraordinary Repair Fund investments	<u>190,809</u>	<u>166,249</u>
	<u>190,809</u>	<u>166,249</u>

**13. TRUSTEES REMUNERATION AND EXPENSES**

None of the trustees received remuneration or were reimbursed expenses during the year (2023 same).

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**14. CAPITAL COMMITMENTS**

There were no capital commitments at the year end.

**15. CASH FLOW FROM OPERATING ACTIVITIES**

	2024	2023
	£	£
Surplus / (deficit) for the year	<b>68,918</b>	13,533
Amortised housing grant	<b>(13,707)</b>	(13,707)
Depreciation of tangible fixed assets	<b>29,875</b>	29,875
(Decrease) / Increase in creditors	<b>9,546</b>	(1,464)
Decrease / (Increase) in debtors	<b>(99)</b>	(1,755)
Dividends receivable	<b>(25,896)</b>	(23,687)
Movement in fair value of fixed asset investments	<b><u>(24,560)</u></b>	<u>(12,687)</u>
At 31 December	<b><u>44,077</u></b>	<b><u>(9,892)</u></b>

**16. ANALYSIS OF CHANGES IN NET FUNDS**

	At 01.01.24	Cash flow	At 31.12.24
	£	£	£
<b>Net cash</b>			
Cash and cash equivalents	<u>77,927</u>	34,201	112,128
<b>Total</b>	<b><u>77,927</u></b>	<b><u>34,201</u></b>	<b><u>112,128</u></b>

**17. FINANCIAL INSTRUMENTS**

	2024	2023
	£	£
The carrying amounts of the charity's financial instruments are as follows:		
<b>Financial assets</b>		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 5)	<b><u>685,287</u></b>	<u>624,955</u>

The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows:

*Income and expense*

Financial assets measured at fair value through the statement of comprehensive income:	<b><u>25,896</u></b>	<u>23,687</u>
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*Net gains and losses (including changes in fair value)*

Financial assets measured at fair value through the statement of comprehensive income:	<b><u>24,560</u></b>	<u>12,687</u>
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The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2024**

**18. OPERATING COSTS**

	2024	2023
	£	£
<b>Management costs</b>		
Property insurance	3,692	3,421
Subscriptions	1,345	771
Management charges	9,750	9,000
Auditors' remuneration	1,734	1,650
Auditors' remuneration – non audit work	<u>1,482</u>	<u>1,410</u>
	<u><b>18,003</b></u>	<u><b>16,252</b></u>
<b>Service costs</b>		
Water rates	5,836	5,118
Sundry expenses	1,619	170
Lighting of common areas	1,794	2,196
Residents' heating	(1,155)	4,833
Warden's light and heat	1,402	2,984
Warden's telephone	1,085	1,039
Warden's council tax	737	702
Warden's water rates	273	246
Warden's Christmas box and long service gift	<u>1,000</u>	<u>1,500</u>
	<u><b>12,591</b></u>	<u><b>18,788</b></u>
<b>Day to day repairs and maintenance</b>		
Repairs and servicing to boilers	9,822	5,135
Plumbing repairs	5,049	768
Alarm monitoring	1,123	1,361
Warden call maintenance	2,217	1,875
Replacement windows	-	23,304
Roof repair	456	20,966
Fire extinguisher servicing and replacements	667	746
Electrical repairs	1,468	6,981
Gardening	2,670	1,360
General repairs	<u>6,394</u>	<u>2,469</u>
	<u><b>29,866</b></u>	<u><b>64,965</b></u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

England & Wales - Charity number 227358

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# Accounts

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**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.


We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date: 2 May 2024.

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

**Charity registration number: 227358**

**Regulator of Social Housing registration number: A2567**

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**  
**FINANCIAL STATEMENTS FOR THE**  
**YEAR ENDED 31 DECEMBER 2023**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

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for the Year Ended 31 December 2023**

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**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**RESIDENT SOCIAL HOUSING PROVIDER INFORMATION  
for the Year Ended 31 December 2023**

**STATUS:** Unincorporated charity governed by a Scheme dated 16 August 1963  
sealed by order of the Charity Commission for England & Wales  
Charity registration number 227358  
Regulator of Social Housing registration number A2567

**TRUSTEES**

**CHAIRMAN:** Mrs M Bailey SRN

**OTHER TRUSTEES:** Mrs C Nulty  
Mr R Daniells  
Mr A Colson  
Dr D Roberts  
Mrs J Hoar

**CLERK TO THE TRUSTEES:** Mrs S Harrison

**REGISTERED OFFICE:** Conquest House  
248 Toddington Road  
Luton  
Bedfordshire  
LU4 9DZ

**AUDITORS:** Miller & Co  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**BANKERS:** Metro Bank  
10 - 20 Castle Street  
Luton  
Bedfordshire  
LU1 3AJ

**INVESTMENT MANAGERS:** M & G Investments  
PO Box 9039  
Chelmsford  
Essex  
CM99 2XG

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2023

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2023.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Registered Social Housing Providers 2018.

The charity is managed on a day-to-day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis.

New trustees are approved and appointed by the board. Details of changes are reported on page 1.

#### **Objectives and activities**

The object of the charity is to appropriate and use the 25 Almshouses belonging to the charity in conformity with the provisions of the Scheme mentioned above. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

#### **Achievements**

There were no unoccupied flats at the year end. There is a healthy waiting list for flats and so void losses are kept to a minimum.

During the year there were no kitchen or bathroom refurbishments, however there were repairs to eight rear low pitched roofs and twenty-four kitchen windows and a bay window were replaced. In line with prior years, there was a distribution to each resident of a "Christmas Box" grant.

#### **Review of business**

The total comprehensive income of the charity for the year was a surplus of £13,533 (2022: deficit £1,551) which included a gain in the fair value of investments of £12,687 (2022: loss £16,578). The investments are held specifically to fund future extraordinary repairs. The total reserves at the end of the year had increased to £753,151. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

#### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.

#### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

# ROBERT HIBBERT'S ALMSHOUSE CHARITY

## TRUSTEES REPORT for the Year Ended 31 December 2023

### Value for money

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result is increases to rents which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Robert Hibbert's Almshouse Charity (RHAC).

	<b>The Regulator for Social Housing Value for money Metrics</b>	<b>RHAC 2023</b>	<b>RHAC 2022</b>	<b>SPBM<sup>1</sup> 2023</b>
<b>1</b>	<b>Reinvestment %</b>	0%	0%	3.7%
<b>2</b>	<b>New Supply Delivered %</b>			
2a	New Supply Delivered (Social Housing Units)	0%	0%	0%
2b	New Supply Delivered (Non-social Housing Units)	0%	0%	0%
<b>3</b>	<b>Gearing %</b>	0%	0%	13.24%
<b>4</b>	<b>EBITDA MRI Interest Cover %</b>	0%	0%	168%
<b>5</b>	<b>Headline Social Housing Cost Per Unit Per Annum</b>	£5,195	£4,443	£5,395
<b>6</b>	<b>Operating Margin %</b>			
6a	Operating Margin (Social Housing Lettings Only)	(21.11)%	(5.81)%	13.34%
6b	Operating Margin (Overall)	(21.11)%	(5.81)%	13.21%
<b>7</b>	<b>Return On Capital Employed</b>	(2.93)%	(0.79)%	1.86%

<sup>1</sup> Acuity Benchmarking: 2023 Report, Acuity 2023, Page 15.

The charity's objects are to appropriate and use the 25 Almshouses belonging to the charity, thus, no new supply delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital are reduced this year mainly due to an increase in repairs and maintenance costs. These were higher due to £23,304 being spent to replace various windows and £20,966 on roof repairs. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

### Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

### Reserves policy

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly. Designated reserves are no longer required to be disclosed in the primary statements. As a result, they have been included in the income and expenditure reserve. For details of the designated reserves see note 11 in the attached financial statements.

### Public benefit

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**TRUSTEES REPORT  
for the Year Ended 31 December 2023**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2018;
- 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 trust will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE TRUSTEES:



Trustee  
M Bailey



Trustee  
C Nulty

Date: 1 May 2024

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Opinion**

We have audited the financial statements of Robert Hibbert's Almshouse Charity (the 'charity') for the year ended 31 December 2023 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows 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 charity's affairs as at 31 December 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

### **Basis for opinion**

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

### **Conclusions relating to going concern**

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

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

### **Other information**

The trustees are responsible for the other information. The other information comprises the information in the Trustees Report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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, 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.

### **Matters on which we are required to report by exception**

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- adequate 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.

The notes form part of these financial statements

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees 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 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Auditors 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:

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

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

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Charities Act 2011.

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date: 2 May 2024.

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ROBERT HIBBERT'S ALMSHOUSE CHARITY

STATEMENT OF COMPREHENSIVE INCOME  
for the Year Ended 31 December 2023

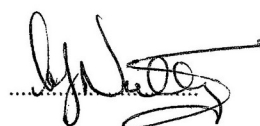
		<u>2023</u>	<u>2022</u>
	Note	£	£
Turnover	3	108,189	106,059
Operating expenditure	3	(131,030)	(112,221)
Gross (deficit) / surplus	3	(22,841)	(6,162)
Other income		-	-
Operating (deficit) / surplus		(22,841)	(6,162)
Income from fixed asset investments	5	23,687	21,189
Movement in fair value of financial instruments		<u>12,687</u>	<u>(16,578)</u>
<b>Total comprehensive income for the year</b>		<u><b>13,533</b></u>	<u><b>(1,551)</b></u>

ON BEHALF OF THE TRUSTEES:



M Bailey – Trustee

Date: 1 May 2024



C Nulty - Trustee

ROBERT HIBBERT'S ALMSHOUSE CHARITY

BALANCE SHEET  
31 December 2023

		2023		2022	
	Notes	£	£	£	£
<b>FIXED ASSETS:</b>					
Freehold Housing Properties	4		89,627		119,502
Investments	5		<u>624,955</u>		<u>578,705</u>
			714,582		698,207
<b>CURRENT ASSETS:</b>					
Debtors	6	5,829		4,074	
Cash at bank and in hand		<u>77,927</u>		<u>97,695</u>	
		83,756		101,769	
<b>CREDITORS:</b> Amounts falling due within one year	7	<u>17,776</u>		<u>19,240</u>	
<b>NET CURRENT ASSETS</b>			65,980		82,529
<b>CREDITORS:</b> Amounts falling due after more than one year	8		27,411		41,118
<b>TOTAL NET ASSETS</b>			<u>753,151</u>		<u>£739,618</u>
<b>RESERVES:</b>					
Unrestricted funds:					
Income and expenditure reserve	11	586,902		586,056	
Fair value reserve	12	<u>166,249</u>		<u>153,562</u>	
			<u>753,151</u>		<u>£739,618</u>

The financial statements were approved by the trustees on 1 May 2024

Signed on behalf of the Trustees:



M Bailey – Trustee

Date: 1 May 2024



C Nulty - Trustee

The notes on pages 12 to 18 form part of these accounts.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2023**

	<b>Income and expenditure reserve £</b>	<b>Fair value reserve £</b>	<b>Total £</b>
At 1 January 2022	571,029	170,140	741,169
Deficit for the year	(1,551)	-	(1,551)
	<hr/>	<hr/>	<hr/>
Total comprehensive income	569,478	170,140	739,618
Transfer to fair value reserve	16,578	(16,578)	-
	<hr/>	<hr/>	<hr/>
At 31 December 2022 and 1 January 2023	586,056	153,562	739,618
Surplus for the year	13,533	-	13,533
	<hr/>	<hr/>	<hr/>
Total comprehensive income	599,589	153,562	753,151
Transfer from fair value reserve	(12,687)	12,687	-
	<hr/>	<hr/>	<hr/>
At 31 December 2023	<u>586,902</u>	<u>166,249</u>	<u>753,151</u>

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CASH FLOWS  
for the Year Ended 31 December 2023**

	Note	2023 £	2022 £
<b>Net cash flow from operating activities</b>	15	<u><b>(9,892)</b></u>	<u><b>11,856</b></u>
<b>Net cash flow from investing activities</b>			
Dividends received		23,687	21,189
Proceeds from sale of investments		-	-
Payments to acquire investments		<u><b>(33,563)</b></u>	<u><b>(31,065)</b></u>
<b>Net cash flow from investing</b>		<u><b>(9,876)</b></u>	<u><b>(9,876)</b></u>
<b>Net increase in cash and cash equivalents</b>		<b>(19,768)</b>	1,980
<b>Cash and cash equivalents at beginning of the year</b>		<u><b>97,695</b></u>	<u><b>95,715</b></u>
<b>Cash and cash equivalents at end of the year</b>		<u><u><b>77,927</b></u></u>	<u><u><b>97,695</b></u></u>

# ROBERT HIBBERT'S ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2023

### 1. ACCOUNTING POLICIES

#### Legal Status

Robert Hibbert's Almshouse Charity is an unincorporated charity registered with the Charity Commission for England and Wales, a private registered provider of social housing in the United Kingdom.

#### Principal accounting policies and basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Registered Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

#### Tangible fixed assets

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and 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 and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Not depreciated
Housing property improvements	Over 10 years

#### Social housing grant

Hibbert Street Almshouses have been partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the remaining useful life of the housing property improvements which has been estimated to be 10 years.

#### Cyclical repairs fund

This designated reserve was created to set aside funds for the future cyclical repairs and maintenance of the Almshouses.

#### Extraordinary repairs fund

This designated reserve has been created to cover major repairs, improvement or rebuilding of the Almshouses belonging to the Charity.

#### Restricted fund

Restricted funds are those funds where the donor has placed a restrict purpose for which the funds can be used. Expenditure which meets the terms of the fund are allocated against these funds.

#### Accumulated fund

This fund is for the future general upkeep and running costs of Hibbert Street Almshouses.

The notes form part of these financial statements

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2023

#### **Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

#### **Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

#### *Significant judgements*

##### Housing properties

In applying the charity's accounting policies, the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, the Hibbert Street Almshouses were constructed in the late nineteenth century and there is no record of the original cost and so no value has been attributed thereto. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £3,858,369.

#### *Estimation uncertainty*

##### Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods. Following a review of the estimated useful life of the housing property improvements in 2017 the annual depreciation for this and the future 3 years will be £29,875. The effect of this on the associated SHG is an amortisation to income of £13,707 for this and the 3 future years. The carrying value of Housing Properties at the year-end was £89,627 and that of the SHG £41,118.

#### **Turnover**

Turnover represents contributions and service charge income receivable in the year, net of losses from voids and amortisation of government grants.

## 2. EMPLOYEES

During the year there were no employees paid by the trust. The management of the trust is undertaken by Mrs S Harrison, Clerk to the Trustees. Management fees charged in the year amounted to £9,000 (2022 £9,000).

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2023**

<b>3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS</b>		
	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>		
Contributions receivable net of identifiable service charges and voids	<b>89,364</b>	87,562
Service charge income	<b>5,118</b>	4,790
Amortised government grants	<b><u>13,707</u></b>	<u>13,707</u>
<b>Turnover from social housing lettings</b>	<b>108,189</b>	106,059
<b>Administrative expenditure (note 17)</b>		
Management costs	<b>16,252</b>	15,646
Service charge costs	<b>18,788</b>	12,494
Repairs and maintenance	<b>64,965</b>	53,056
Grants to tenants	<b>1,150</b>	1,150
Depreciation of housing properties	<b><u>29,875</u></b>	<u>29,875</u>
<b>Administrative expenditure on social housing lettings</b>	<b>131,030</b>	112,221
	—	—
<b>Gross (deficit) / surplus on social housing lettings</b>	<b><u>(22,841)</u></b>	<u>(6,162)</u>
Void losses	<b><u>364</u></b>	—

All turnover and expenditure is in respect of housing for older people.

<b>4. TANGIBLE FIXED ASSETS</b>	
	<b>Housing Property Improvements £</b>
<b>Cost</b>	
At 1 January 2023 and 31 December 2023	<b><u>303,277</u></b>
<b>Depreciation</b>	
At 1 January 2023	<b>183,775</b>
Charge for year	<b><u>29,875</u></b>
At 31 December 2023	<b><u>213,650</u></b>
<b>Net book value</b>	
At 31 December 2023	<b><u>89,627</u></b>
At 31 December 2022	<b><u>119,502</u></b>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2023**

**5. INVESTMENTS**

	<u>Dividends</u>	<u>Cost</u>	<u>Market Value</u>
	£	£	£
<b>National Association of Almshouses Common Investment Fund Accumulation Units</b>			
<b>- Extraordinary Repair Fund / M&amp;G Charity Multi Asset Fund</b>			
5,484 Balance brought forward	-	425,143	578,705
92 Additions in year	-	9,876	9,876
- Sales in year	-	-	-
- Accumulated income	23,687	23,687	23,687
- Change in market value	-	-	12,687
	<u>23,687</u>	<u>458,706</u>	<u>624,955</u>
5,576 Balance carried forward	<u>23,687</u>	<u>458,706</u>	<u>624,955</u>
At 31 December 2023	<u>23,687</u>	<u>458,706</u>	<u>624,955</u>
At 31 December 2022	<u>21,189</u>	<u>425,143</u>	<u>578,705</u>

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date. The M&G NAACIF fund is now called the M&G Charity Multi Asset Fund.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023	2022
	£	£
Contribution arrears	780	930
Other debtors	1,584	41
Prepayments	<u>3,465</u>	<u>3,103</u>
	<u>5,829</u>	<u>4,074</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023	2022
	£	£
Contributions paid in advance	834	2,381
Accrued expenses	3,235	3,152
Deferred income	<u>13,707</u>	<u>13,707</u>
	<u>17,776</u>	<u>19,240</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2023**

**8. CREDITORS: AMOUNTS FALLING  
DUE AFTER MORE THAN ONE YEAR**

	2023	2022
	£	£
Deferred income	<u>27,411</u>	<u>41,118</u>
	<u>27,411</u>	<u>41,118</u>

**9. TAXATION**

The trust has model charitable rules and its surpluses and gains are exempt from taxation.

**10. HOMES IN MANAGEMENT**

The trust had 24 flats in management at both the beginning and the end of the accounting period. These represent housing for older people. In addition, a flat is provided to the warden which is occupied rent free.

**11. INCOME AND EXPENDITURE RESERVE**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. Included within this reserve are the following designated reserves: Future Cyclical Reserve £14,300 (2022 £14,300) and Extraordinary Repairs Reserve £458,706 (2022 £425,153). The movement on the Extraordinary Repairs Reserve represents the net movement in the cost value of investments which are specifically held to fund future extraordinary repairs.

The income and expenditure reserve also includes historical unrestricted gifts made by E G Eastmond, E C Smith, S C Hayne and L Lye of £11,774, £436, £1,508 and £485 respectively.

*Free Reserves*

The charity has free reserves of £663,524 (2022 £620,116) which are the reserves available to meet the ongoing commitments of operating the Charity. Free reserves are total reserves less Freehold Housing Property.

**12. FAIR VALUE RESERVE**

	2023	2022
	£	£
Brought forward	153,562	170,140
Transfer from / (to) income and expenditure reserve	<u>12,687</u>	<u>(16,578)</u>
Carried forward	<u>166,249</u>	<u>153,562</u>
Represented by:		
Unrealised gain on Extraordinary Repair Fund investments	<u>166,249</u>	<u>153,562</u>
	<u>166,249</u>	<u>153,562</u>

**13. TRUSTEES REMUNERATION AND EXPENSES**

None of the trustees received remuneration or were reimbursed expenses during the year (2022 same).

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2023**

**14. CAPITAL COMMITMENTS**

There were no capital commitments at the year end.

**15. CASH FLOW FROM OPERATING ACTIVITIES**

	2023	2022
	£	£
Surplus / (deficit) for the year	13,533	(1,551)
Amortised housing grant	(13,707)	(13,707)
Depreciation of tangible fixed assets	29,875	29,875
(Decrease) / Increase in creditors	(1,464)	1,497
Decrease / (Increase) in debtors	(1,755)	353
Dividends receivable	(23,687)	(21,189)
Movement in fair value of fixed asset investments	<u>(12,687)</u>	<u>16,578</u>
At 31 December	<u>(9,892)</u>	<u>11,856</u>

**16. FINANCIAL INSTRUMENTS**

	2023	2022
	£	£
The carrying amounts of the charity's financial instruments are as follows:		
<b>Financial assets</b>		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 5)	<u>624,955</u>	<u>578,705</u>

The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows:

*Income and expense*

Financial assets measured at fair value through the statement of comprehensive income:	<u>23,687</u>	<u>21,189</u>
--	---------------	---------------

*Net gains and losses (including changes in fair value)*

Financial assets measured at fair value through the statement of comprehensive income:	<u>12,687</u>	<u>(16,578)</u>
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The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2023**

**17. OPERATING COSTS**

	2023	2022
	£	£
<b>Management costs</b>		
Property insurance	3,421	3,067
Subscriptions	771	609
Management charges	9,000	9,000
Auditors' remuneration	1,650	1,602
Auditors' remuneration – non audit work	<u>1,410</u>	<u>1,368</u>
	<u><b>16,252</b></u>	<u><b>15,646</b></u>
<b>Service costs</b>		
Water rates	5,118	4,790
Sundry expenses	170	766
Lighting of common areas	2,196	2,300
Residents' heating	4,833	-
Warden's light and heat	2,984	1,721
Warden's telephone	1,039	1,020
Warden's council tax	702	668
Warden's water rates	246	229
Warden's Christmas box and long service gift	<u>1,500</u>	<u>1,000</u>
	<u><b>18,788</b></u>	<u><b>12,494</b></u>
<b>Day to day repairs and maintenance</b>		
Repairs and servicing to boilers	5,135	3,860
Plumbing repairs	768	1,154
Alarm monitoring	1,361	1,209
Warden call maintenance	1,875	1,797
Replacement windows	23,304	32,280
Roof repair	20,966	-
Fire extinguisher servicing and replacements	746	730
Electrical repairs	6,981	6,496
Gardening	1,360	1,910
General repairs	<u>2,469</u>	<u>3,620</u>
	<u><b>64,965</b></u>	<u><b>53,056</b></u>

The notes form part of these financial statements

# MILLERf9 CO

CHARTERED ACCOUNTANTS

Our Ref: RAC/BC/CC

The Trustees  
Robert Hibbert's Almshouse Charity  
C/O Conquest House  
248 Toddington Road  
Luton  
Bedfordshire  
LU4 9DZ

1 May 2024

PRIVATE & CONFIDENTIAL

Dear Sirs

AUDIT LETTER YEAR ENDED 31 DECEMBER 2023

In accordance with our normal practice, we are writing to draw your attention to various matters which arose during the course of our audit of the Robert Hibbert's Almshouse Charity's accounts for the year ended 31 December 2023.

**a) Expected modifications to auditors' report**

There are no expected modifications to the auditors' report.

**b) Unadjusted misstatements**

There are no unadjusted misstatements to the accounts

**c) Material weaknesses in the accounting and internal control systems**

As you are aware from our letter of engagement, our audit procedures were directed towards testing the accounting systems in operation upon which we have based our assessment of the accounts. Based on the size and structure of the charity there were no material weaknesses in the accounting and internal control systems identified in our work.

**d) Qualitative aspects of the entity's accounting practices and financial reporting**

We have no comments to make concerning the qualitative aspects of the entity's accounting practices and financial reporting.

**e) Other matters required by Auditing Standards to be communicated**

We have discussed with you the fact that we provide accounting services to the company in addition to acting as auditors. We wish to confirm to you that, in our opinion, the provision of such services does not affect our independence, as the additional services provided are of a routine compliance nature and the Committee of Management takes any decisions where judgement is required.

#### f) Letter of representation

A copy of the letter of representation signed by the trustees is attached for information.

#### g) Other relevant matters relating to the audit

##### 1. Contributions receivable

While these are still less than charged by the local authority or other local social landlords, a E2 per week increase was made in the year.

##### 2. Void losses

During the year these have again been at a low level due to the efforts of trustees to appoint new residents with the minimum of delay. .

##### 3. Periods unavailable for letting

No flats were empty at the year-end. There were no major refurbishments to flats in the year. Consequently there was only E364 in lost contributions representing periods when the properties were unavailable for letting between a changeover of residents.

##### 4. Maintenance

The major items of expenditure were the cost of replacing eight low pitch roofs and the replacement of twenty four kitchen windows and the warden's bay window, a total of €44,270.

##### 5. Investments

During the year the trustees have continued making a monthly transfer of E823 to purchase investments in the M&G Charity Multi Asset Fund.

##### 6. Audit report

The report is again unqualified and this reflects the hard work of the trustees and the clerk in the administration of the charity.

##### 7. Documents of title

The trustees are responsible for safeguarding the assets of the charity and should check from time to time the existence and whereabouts of all property title deeds to confirm ownership.

We would like to take this opportunity of expressing our thanks to your staff for their assistance during the course of our audit.

Please note that this report has been prepared for the sole use of Robert Hibbert's Almshouse Charity. It must not be disclosed to third parties, quoted or referred to without our prior written consent. No responsibility is assumed by us to any other person.

If we can be of any further assistance, please contact Roger Cox.

Yours faithfully

*Miller & Co*

MILLER & CO

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

England & Wales - Charity number 227358

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# Accounts

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Charity registration number: 227358

Regulator of Social Housing registration number: A2567

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**  
**FINANCIAL STATEMENTS FOR THE**  
**YEAR ENDED 31 DECEMBER 2022**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

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for the Year Ended 31 December 2022**

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**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**RESIDENT SOCIAL HOUSING PROVIDER INFORMATION  
for the Year Ended 31 December 2022**

**STATUS:** Unincorporated charity governed by a Scheme dated 16 August 1963  
sealed by order of the Charity Commission for England & Wales  
Charity registration number 227358  
Regulator of Social Housing registration number A2567

**TRUSTEES**

**CHAIRMAN:** Mrs M Bailey SRN

**OTHER TRUSTEES:** Mrs C Nulty  
Mr R Daniells  
Mr A Colson  
Dr D Roberts  
Mrs J Hoar

**CLERK TO THE TRUSTEES:** Mrs S Harrison

**REGISTERED OFFICE:** Conquest House  
248 Toddington Road  
Luton  
Bedfordshire  
LU4 9DZ

**AUDITORS:** Miller & Co  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**BANKERS:** Metro Bank  
10 - 20 Castle Street  
Luton  
Bedfordshire  
LU1 3AJ

**INVESTMENT MANAGERS:** M & G Investments  
PO Box 9039  
Chelmsford  
Essex  
CM99 2XG

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2022

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2022.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Registered Social Housing Providers 2018.

The charity is managed on a day-to-day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis.

New trustees are approved and appointed by the board. Details of changes are reported on page 1.

#### **Objectives and activities**

The object of the charity is to appropriate and use the 25 Almshouses belonging to the charity in conformity with the provisions of the Scheme mentioned above. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

#### **Achievements**

There were no unoccupied flats at the year end. There is a healthy waiting list for flats and so void losses are kept to a minimum.

During the year there were no kitchen or bathroom refurbishments, however the boiler house wiring control boxes were replaced and rewired and twenty four lounge and six landing windows were replaced. In line with prior years, there was a distribution to each resident of a "Christmas Box" grant.

#### **Review of business**

The total comprehensive income of the charity for the year was a deficit of £1,551 (2021: surplus £102,184) which included a loss in the fair value of investments of £16,578 (2021: gain £48,766). The investments are held specifically to fund future extraordinary repairs. The total reserves at the end of the year had decreased to £739,618. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

#### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.

#### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2022

#### Value for money

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result is increases to rents which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Robert Hibbert's Almshouse Charity (RHAC).

	The Regulator for Social Housing Value for money Metrics	RHAC 2022	RHAC 2021	SPBM <sup>1</sup> 2022
1	Reinvestment %	0%	0%	2.8%
2	New Supply Delivered %			
2a	New Supply Delivered (Social Housing Units)	0%	0%	0%
2b	New Supply Delivered (Non-social Housing Units)	0%	0%	0%
3	Gearing %	0%	0%	16.53%
4	EBITDA MRI Interest Cover %	0%	0%	248%
5	Headline Social Housing Cost Per Unit Per Annum	£4,443	£2,659	£4,774
6	Operating Margin %			
6a	Operating Margin (Social Housing Lettings Only)	(5.81)%	35.4%	17%
6b	Operating Margin (Overall)	(5.81)%	35.4%	16.5%
7	Return On Capital Employed	(0.79)%	4.7%	2.41%

<sup>1</sup> Acuity Benchmarking: 2022 Report, Acuity 2022, Page 15.

The charity's objects are to appropriate and use the 25 Almshouses belonging to the charity, thus, no new supply delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital are reduced this year mainly due to an increase in repairs and maintenance costs. These were higher due to £32,280 being spent to replace 24 lounge and 6 landing windows and £5,855 on boiler house rewiring. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

#### Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

#### Reserves policy

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly. Designated reserves are no longer required to be disclosed in the primary statements. As a result, they have been included in the income and expenditure reserve. For details of the designated reserves see note 11 in the attached financial statements.

#### Public benefit

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**TRUSTEES REPORT  
for the Year Ended 31 December 2022**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

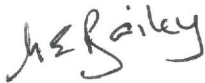
The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2018;
- 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 trust will continue in business.

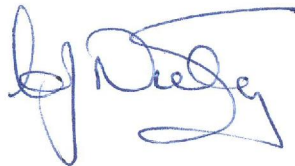
The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE TRUSTEES:

Trustee  
M Bailey



Trustee  
C Nulty



Date: 26 April 2023

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY

### Opinion

We have audited the financial statements of Robert Hibbert's Almshouse Charity (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows 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 charity's affairs as at 31 December 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

### Basis for opinion

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

### Conclusions relating to going concern

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

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

### Other information

The trustees are responsible for the other information. The other information comprises the information in the Trustees Report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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, 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.

### Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- adequate 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.

The notes form part of these financial statements

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees 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 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Auditors 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:

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

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

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the charity's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the charity operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Charities Act 2011.

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date: 27/4/2023

Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**for the Year Ended 31 December 2022**

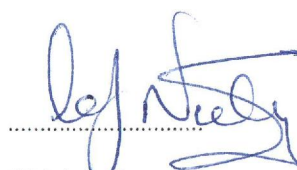
		2022	2021
	Note	£	£
<b>Turnover</b>	3	106,059	104,811
<b>Operating expenditure</b>	3	(112,221)	(67,683)
<b>Gross (deficit) / surplus</b>	3	(6,162)	37,128
Other income		-	-
<b>Operating (deficit) / surplus</b>		(6,162)	37,128
Income from fixed asset investments	5	21,189	16,290
Movement in fair value of financial instruments		(16,578)	48,766
<b>Total comprehensive income for the year</b>		<u>(1,551)</u>	<u>102,184</u>

ON BEHALF OF THE TRUSTEES:



M Bailey – Trustee

Date: 26 April 2023



C Nulty - Trustee

ROBERT HIBBERT'S ALMSHOUSE CHARITY

BALANCE SHEET  
31 December 2022

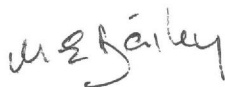
		2022		2021	
	Notes	£	£	£	£
<b>FIXED ASSETS:</b>					
Freehold Housing Properties	4		119,502		149,377
Investments	5		<u>578,705</u>		<u>564,218</u>
			<b>698,207</b>		<b>713,595</b>
<b>CURRENT ASSETS:</b>					
Debtors	6	4,074		4,427	
Cash at bank and in hand		<u>97,695</u>		<u>95,715</u>	
			<b>101,769</b>		<b>100,142</b>
<b>CREDITORS: Amounts falling due within one year</b>					
	7	<u>19,240</u>		<u>17,743</u>	
<b>NET CURRENT ASSETS</b>			<b>82,529</b>		<b>82,399</b>
<b>CREDITORS: Amounts falling due after more than one year</b>					
	8		<u>41,118</u>		<u>54,825</u>
<b>TOTAL NET ASSETS</b>			<b><u>739,618</u></b>		<b><u>£741,169</u></b>
<b>RESERVES:</b>					
Unrestricted funds:					
Income and expenditure reserve	11	586,056		571,029	
Fair value reserve	12	<u>153,562</u>		<u>170,140</u>	
			<b><u>739,618</u></b>		<b><u>£741,169</u></b>

The financial statements were approved by the trustees on 26 April 2023

Signed on behalf of the Trustees:

M Bailey – Trustee

Date: 26 April 2023



C Nulty - Trustee



The notes on pages 12 to 18 form part of these accounts.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2022**

	<b>Income and expenditure reserve £</b>	<b>Fair value reserve £</b>	<b>Total £</b>
At 1 January 2021	517,611	121,374	638,985
Surplus for the year	102,184	-	102,184
	<hr/>	<hr/>	<hr/>
Total comprehensive income	619,795	121,374	741,169
Transfer to fair value reserve	(48,766)	48,766	-
	<hr/>	<hr/>	<hr/>
At 31 December 2021 and 1 January 2022	571,029	170,140	741,169
Deficit for the year	(1,551)	-	(1,551)
	<hr/>	<hr/>	<hr/>
Total comprehensive income	569,478	170,140	739,618
Transfer from fair value reserve	16,578	(16,578)	-
	<hr/>	<hr/>	<hr/>
At 31 December 2022	<u>586,056</u>	<u>153,562</u>	<u>739,618</u>

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CASH FLOWS  
for the Year Ended 31 December 2022**

	Note	2022 £	2021 £
<b>Net cash flow from operating activities</b>	15	<u>11,856</u>	<u>53,503</u>
<b>Net cash flow from investing activities</b>			
Dividends received		21,189	16,290
Proceeds from sale of investments		-	-
Payments to acquire investments		<u>(31,065)</u>	<u>(26,166)</u>
<b>Net cash flow from investing</b>		<u>(9,876)</u>	<u>(9,876)</u>
<b>Net increase in cash and cash equivalents</b>		1,980	43,627
<b>Cash and cash equivalents at beginning of the year</b>		95,715	52,088
<b>Cash and cash equivalents at end of the year</b>		<u>97,695</u>	<u>95,715</u>

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2022

#### 1. ACCOUNTING POLICIES

##### **Legal Status**

Robert Hibbert's Almshouse Charity is an unincorporated charity registered with the Charity Commission for England and Wales, a private registered provider of social housing in the United Kingdom.

##### **Principal accounting policies and basis of accounting**

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Registered Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2022. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

##### **Tangible fixed assets**

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and 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 and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Not depreciated
Housing property improvements	Over 10 years

##### **Social housing grant**

Hibbert Street Almshouses have been partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the remaining useful life of the housing property improvements which has been estimated to be 10 years.

##### **Cyclical repairs fund**

This designated reserve was created to set aside funds for the future cyclical repairs and maintenance of the Almshouses.

##### **Extraordinary repairs fund**

This designated reserve has been created to cover major repairs, improvement or rebuilding of the Almshouses belonging to the Charity.

##### **Restricted fund**

Restricted funds are those funds where the donor has placed a restrict purpose for which the funds can be used. Expenditure which meets the terms of the fund are allocated against these funds.

##### **Accumulated fund**

This fund is for the future general upkeep and running costs of Hibbert Street Almshouses.

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022**

**Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

**Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

**Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

*Significant judgements*

Housing properties

In applying the charity's accounting policies, the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, the Hibbert Street Almshouses were constructed in the late nineteenth century and there is no record of the original cost and so no value has been attributed thereto. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £3,270,081.

*Estimation uncertainty*

Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods. Following a review of the estimated useful life of the housing property improvements in 2017 the annual depreciation for this and the future 4 years will be £29,875. The effect of this on the associated SHG is an amortisation to income of £13,707 for this and the 4 future years. The carrying value of Housing Properties at the year-end was £119,502 and that of the SHG £54,825.

**Turnover**

Turnover represents contributions and service charge income receivable in the year, net of losses from voids and amortisation of government grants.

2. **EMPLOYEES**

During the year there were no employees paid by the trust. The management of the trust is undertaken by Mrs S Harrison, Clerk to the Trustees. Management fees charged in the year amounted to £9,000 (2021 £9,000).

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022**

**3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS**

	2022	2021
	£	£
<b>Turnover</b>		
Contributions receivable net of identifiable service charges and voids	87,562	86,464
Service charge income	4,790	4,640
Amortised government grants	<u>13,707</u>	<u>13,707</u>
<b>Turnover from social housing lettings</b>	<b>106,059</b>	<b>104,811</b>
<b>Administrative expenditure (note 17)</b>		
Management costs	15,646	15,361
Service charge costs	12,494	11,147
Repairs and maintenance	53,056	10,100
Grants to tenants	1,150	1,200
Depreciation of housing properties	<u>29,875</u>	<u>29,875</u>
<b>Administrative expenditure on social housing lettings</b>	<b>112,221</b>	<b>67,683</b>
	-----	-----
<b>Gross (deficit) / surplus on social housing lettings</b>	<b><u>(6,162)</u></b>	<b><u>37,128</u></b>
Void losses	-----	-----

All turnover and expenditure is in respect of housing for older people.

**4. TANGIBLE FIXED ASSETS**

	<b>Housing Property Improvements £</b>
<b>Cost</b>	
At 1 January 2022 and 31 December 2022	<u>303,277</u>
<b>Depreciation</b>	
At 1 January 2022	153,900
Charge for year	<u>29,875</u>
At 31 December 2022	<u>183,775</u>
<b>Net book value</b>	
At 31 December 2022	<u>119,502</u>
At 31 December 2021	<u>149,377</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022**

**5. INVESTMENTS**

	<u>Dividends</u>	<u>Cost</u>	<u>Market Value</u>
	£	£	£
<b>National Association of Almshouses Common Investment Fund Accumulation Units</b>			
<b>- Extraordinary Repair Fund / M&amp;G Charity Multi Asset Fund</b>			
5,389 Balance brought forward	-	394,078	564,218
95 Additions in year	-	9,876	9,876
- Sales in year	-	-	-
- Accumulated income	21,189	21,189	21,189
- Change in market value	-	-	(16,578)
	<u>21,189</u>	<u>425,143</u>	<u>578,705</u>
5,484 Balance carried forward	21,189	425,143	578,705
At 31 December 2022	<u>21,189</u>	<u>425,143</u>	<u>578,705</u>
At 31 December 2021	<u>16,290</u>	<u>394,078</u>	<u>564,218</u>

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date. The M&G NAACIF fund is now called the M&G Charity Multi Asset Fund.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Contribution arrears	930	1,076
Other debtors	41	-
Prepayments	3,103	3,351
	<u>4,074</u>	<u>4,427</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Contributions paid in advance	2,381	946
Accrued expenses	3,152	3,090
Deferred income	13,707	13,707
	<u>19,240</u>	<u>17,743</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022**

**8. CREDITORS: AMOUNTS FALLING  
DUE AFTER MORE THAN ONE YEAR**

	2022	2021
	£	£
Deferred income	<u>41,118</u>	<u>54,825</u>
	<u><b>41,118</b></u>	<u><b>54,825</b></u>

**9. TAXATION**

The trust has model charitable rules and its surpluses and gains are exempt from taxation.

**10. HOMES IN MANAGEMENT**

The trust had 24 flats in management at both the beginning and the end of the accounting period. These represent housing for older people. In addition, a flat is provided to the warden which is occupied rent free.

**11. INCOME AND EXPENDITURE RESERVE**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. Included within this reserve are the following designated reserves: Future Cyclical Reserve £14,300 (2021 £14,300) and Extraordinary Repairs Reserve £425,143 (2021 £394,078). The movement on the Extraordinary Repairs Reserve represents the net movement in the cost value of investments which are specifically held to fund future extraordinary repairs.

The income and expenditure reserve also includes historical unrestricted gifts made by E G Eastmond, E C Smith, S C Hayne and L Lye of £11,774, £436, £1,508 and £485 respectively.

*Free Reserves*

The charity has free reserves of £620,116 (2021 £591,792) which are the reserves available to meet the ongoing commitments of operating the Charity. Free reserves are total reserves less Freehold Housing Property.

**12. FAIR VALUE RESERVE**

	2022	2021
	£	£
Brought forward	<b>170,140</b>	121,374
Transfer from / (to) income and expenditure reserve	<u>(16,578)</u>	<u>48,766</u>
Carried forward	<u><b>153,562</b></u>	<u>170,140</u>
Represented by:		
Unrealised gain on Extraordinary Repair Fund investments	<u><b>153,562</b></u>	<u>170,140</u>
	<u><b>153,562</b></u>	<u>170,140</u>

**13. TRUSTEES REMUNERATION AND EXPENSES**

None of the trustees received remuneration or were reimbursed expenses during the year (2021 same).

The notes form part of these financial statements

ROBERT HIBBERT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022

14. CAPITAL COMMITMENTS

There were no capital commitments at the year end.

15. CASH FLOW FROM OPERATING ACTIVITIES

	2022	2021
	£	£
(Deficit) / surplus for the year	(1,551)	102,184
Amortised housing grant	(13,707)	(13,707)
Depreciation of tangible fixed assets	29,875	29,875
(Decrease) / Increase in creditors	1,497	(959)
Decrease / (Increase) in debtors	353	1,166
Dividends receivable	(21,189)	(16,290)
Movement in fair value of fixed asset investments	<u>16,578</u>	<u>(48,766)</u>
At 31 December 2022	<u>11,856</u>	<u>53,503</u>

16. FINANCIAL INSTRUMENTS

	2022	2021
	£	£
The carrying amounts of the charity's financial instruments are as follows:		
<b>Financial assets</b>		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 5)	<u>578,705</u>	<u>564,218</u>

The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows:

*Income and expense*

Financial assets measured at fair value through the statement of comprehensive income:	<u>21,189</u>	<u>16,290</u>
--	---------------	---------------

*Net gains and losses (including changes in fair value)*

Financial assets measured at fair value through the statement of comprehensive income:	<u>(16,578)</u>	<u>48,766</u>
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The notes form part of these financial statements

ROBERT HIBBERT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2022

17. OPERATING COSTS

	2022	2021
	£	£
<b>Management costs</b>		
Property insurance	3,067	2,836
Subscriptions	609	647
Bank charges	-	10
Management charges	9,000	9,000
Auditors' remuneration	1,602	1,548
Auditors' remuneration – non audit work	<u>1,368</u>	<u>1,320</u>
	<u>15,646</u>	<u>15,361</u>
<b>Service costs</b>		
Water rates	4,790	4,639
Council tax on empty properties	-	-
Sundry expenses	766	135
Lighting of common areas	2,300	2,221
Warden's light and heat	1,721	1,257
Warden's telephone	1,020	1,024
Warden's council tax	668	648
Warden's water rates	229	223
Warden's Christmas box	<u>1,000</u>	<u>1,000</u>
	<u>12,494</u>	<u>11,147</u>
<b>Day to day repairs and maintenance</b>		
Repairs and servicing to boilers	3,860	3,150
Plumbing repairs	1,154	558
Alarm monitoring	1,209	1,131
Warden call maintenance	1,797	1,758
Replacement windows	32,280	-
Fire extinguisher servicing and replacements	730	650
Electrical repairs	6,496	1,027
Gardening	1,910	1,532
General repairs	<u>3,620</u>	<u>294</u>
	<u>53,056</u>	<u>10,100</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

England & Wales - Charity number 227358

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# Accounts

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Charity registration number: 227358

Regulator of Social Housing registration number: A2567

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**FINANCIAL STATEMENTS FOR THE**

**YEAR ENDED 31 DECEMBER 2020**

Miller & Co  
Chartered Accountants  
Statutory Auditors  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

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for the Year Ended 31 December 2020**

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**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**RESIDENT SOCIAL HOUSING PROVIDER INFORMATION  
for the Year Ended 31 December 2020**

**STATUS:** Unincorporated charity governed by a Scheme dated 16 August 1963  
sealed by order of the Charity Commission for England & Wales  
Charity registration number 227358  
Regulator of Social Housing registration number A2567

**TRUSTEES**

**CHAIRMAN:** Mrs M Bailey SRN

**OTHER TRUSTEES:** Mrs C Nulty  
Mr R Daniells  
Mr A Colson  
Dr D Roberts  
Mrs J Hoar

**CLERK TO THE TRUSTEES:** Mrs S Harrison

**REGISTERED OFFICE:** Conquest House  
248 Toddington Road  
Luton  
Bedfordshire  
LU4 9DZ

**AUDITORS:** Miller & Co  
5 Imperial Court  
Laporte Way  
Luton  
Bedfordshire  
LU4 8FE

**BANKERS:** Metro Bank  
10 - 20 Castle Street  
Luton  
Bedfordshire  
LU1 3AJ

**INVESTMENT MANAGERS:** M & G Investments  
PO Box 9039  
Chelmsford  
Essex  
CM99 2XG

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2020

The Trustees present their report and the audited financial statements of the charity for the year ended 31 December 2020.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)* and the Statement of Recommended Practice for Registered Social Housing Providers 2018.

The charity is managed on a day to day basis by the clerk to the trustees. The Trustees are responsible for the overall management of the charity and meet on a regular basis.

New trustees are approved and appointed by the board. Details of changes are reported on page 1.

#### **Objectives and activities**

The object of the charity is to appropriate and use the 25 Almshouses belonging to the charity in conformity with the provisions of the Scheme mentioned above. The principal funding of the charity is therefore the contributions made by the tenants of the Almshouses.

The Trustees have ensured that the tenants of the Almshouses have been content and that all repairs and wants of reparation have been dealt with as and when they arose, and they will continue to do so in the future.

As far as they are aware the Trustees have dealt with all recommendations of the Almshouse Association and the Regulator of Social Housing.

#### **Achievements**

There were no unoccupied flats at the year end. There is a healthy waiting list for flats and so void losses are kept to a minimum.

During the year there were two kitchen and bathroom refurbishments to flats, including associated decorations and electrical works. Also, another flat had damp coursing and plastering repairs and minor decoration works. In line with prior years, there was a distribution to each resident of a "Christmas Box" grant.

#### **Review of business**

The total comprehensive income of the charity for the year was a deficit of £18,655 (2019: surplus £75,047) which included a loss in the fair value of investments of £34,188 (2019: gain £58,714). The investments are held specifically to fund future extraordinary repairs. Turnover was higher due to a decrease in periods where flats were unavailable to let whilst they underwent refurbishment works. The total reserves at the end of the year had decreased to £638,985. The financial activities of the charity are set out in detail in the attached financial statements. The charity was in a satisfactory financial position at the year end. Factors likely to affect future financial performance are the fair value of the investments and the number and extent of flat refurbishments and any other unforeseen major building repairs.

#### **Code of Governance**

The Association complies with the principal recommendations of the NHF Code of Governance 2015.

#### **Statement of compliance**

In preparing this report a review of the Charity's governance procedures has been undertaken and the Charity complies with the HCA Governance and Financial Viability Standard.

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### TRUSTEES REPORT for the Year Ended 31 December 2020

#### Value for money

Value for money is included as one of the aims of the Charity. All major works undertaken are approved by the board not based purely on price but by the quality of the outcome. The warden is in daily contact with tenants whose comments on any issues and quality of work is reported back to the board. The board of management are all voluntary and expenses claimed are minimal. The result is increases to rents which are kept as low as possible and no more than inflation.

In 2018 the Regulator of Social Housing revised the Value for Money Standard setting out the metrics to be reported. The following table summarises the value for money performance of Robert Hibbert's Almshouse Charity (RHAC).

	<b>The Regulator for Social Housing Value for money Metrics</b>	<b>RHAC 2020</b>	<b>RHAC 2019</b>	<b>SPBM<sup>1</sup> 2020</b>
<b>1</b>	<b>Reinvestment %</b>	0%	0%	3.62%
<b>2</b>	<b>New Supply Delivered %</b>			
2a	New Supply Delivered (Social Housing Units)	0%	0%	0%
2b	New Supply Delivered (Non-social Housing Units)	0%	0%	0%
<b>3</b>	<b>Gearing %</b>	0%	0%	16.67%
<b>4</b>	<b>EBITDA MRI Interest Cover %</b>	0%	0%	250%
<b>5</b>	<b>Headline Social Housing Cost Per Unit Per Annum</b>	£4,121	£4,053	£4,577
<b>6</b>	<b>Operating Margin %</b>			
6a	Operating Margin (Social Housing Lettings Only)	(3.89)%	(7.66)%	18.10%
6b	Operating Margin (Overall)	(3.89)%	(7.66)%	17.52%
<b>7</b>	<b>Return On Capital Employed</b>	(0.54)%	(0.98)%	2.35%

<sup>1</sup> Acuity Benchmarking: 2020 Report, Acuity 2020, Page 13.

The charity's objects are to appropriate and use the 25 Almshouses belonging to the charity, thus, no new supply delivered. Also, the charity has no borrowing or loans, so the first four metrics are normally not applicable to the charity. The operating margin and return on capital show an improvement this year. Although costs are broadly similar the unavailable for letting periods were around half that of the prior year. Also, the charity charges lower than average contributions which are set taking into account the charity's particular circumstances and requirements.

#### Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the finances of the Trust and are satisfied that systems are in place to lessen our exposure to the major risks.

#### Reserves policy

The Trustees have agreed a level of reserves which takes into account the requirements of the charitable activities. This policy is reviewed regularly. Designated reserves are no longer required to be disclosed in the primary statements. As a result, they have been included in the income and expenditure reserve. For details of the designated reserves see note 11 in the attached financial statements.

#### Public benefit

The Trustees confirm that they have complied with their duty, set out in the 2011 Charity Act, to have due regard to Charity Commission guidance on public benefit.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**TRUSTEES REPORT  
for the Year Ended 31 December 2020**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

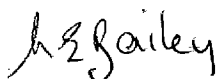
The Trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Charities Act and the Registered Social Housing legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the income or expenditure of the trust for that period. In preparing those financial statements, the Trustees are required to

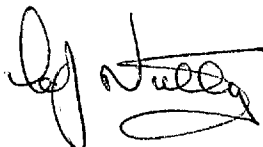
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Housing SORP 2018;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures 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 trust will continue in business.

The Trustees are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the trust and to enable them to ensure that the financial statements comply with the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustees are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ON BEHALF OF THE TRUSTEES:



Trustee  
M Bailey



Trustee  
C Nulty

Date:  
14-4-2021

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**Opinion**

We have audited the financial statements of Robert Hibbert's Almshouse Charity (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows 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 charity's affairs as at 31 December 2020 and of 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

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

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

**Other information**

The trustees are responsible for the other information. The other information comprises the information in the Trustees Report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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, 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.

**Matters on which we are required to report by exception**

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- adequate 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.

The notes form part of these financial statements

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees 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 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

### **Our responsibilities for the audit of the financial statements**

We have been appointed as auditor under section 145 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 a Report of the Auditors 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:

### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to these risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

#### *Identifying and assessing potential risks related to irregularities*

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

- the nature of the industry, control environment and business performance;
- the results of our enquiries of management about their own identification and assessments of the risks of irregularities;
- any matters we identified having obtained and reviewed the company's policies and procedures relating to:
  - o identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - o detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - o the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

In common with all audits under ISAs (UK) we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the company operates in, focussing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements, such as the Companies Act 2006.

In addition, we considered the provisions of other laws and regulations that do not have a direct effect of the financial statements but compliance with which may be fundamental to the Company's ability to operate or to avoid a material penalty.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS  
OF ROBERT HIBBERT'S ALMSHOUSE CHARITY**

*Audit response to risk identified*

Our procedures to respond to risks identified included the following:

- Reviewing the financial statement disclosures to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate material misstatement due to fraud;
- In addressing the risk of fraud through management override of controls, the testing of the appropriateness of journal entries and other adjustments and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Miller & Co. Chartered Accountants  
Statutory Auditor  
5 Imperial Court  
Laporte Way, Luton  
Bedfordshire LU4 8FE

Date: 16 April 2021

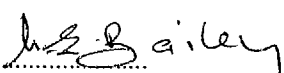
Miller & Co is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

ROBERT HIBBERT'S ALMSHOUSE CHARITY

STATEMENT OF COMPREHENSIVE INCOME  
for the Year Ended 31 December 2020

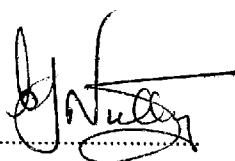
		<u>2020</u>	<u>2019</u>
	Note	£	£
<b>Turnover</b>	3	100,310	95,099
<b>Operating expenditure</b>	3	(104,239)	(102,385)
<b>Gross (deficit) / surplus</b>	3	(3,929)	(7,286)
Other income – insurance claim		-	4,348
<b>Operating (deficit) / surplus</b>		(3,929)	(2,938)
Income from fixed asset investments	5	19,462	19,271
Movement in fair value of financial instruments		(34,188)	58,714
<b>Total comprehensive income for the year</b>		<u>(18,655)</u>	<u>75,047</u>

ON BEHALF OF THE TRUSTEES:

  
.....

M Bailey – Trustee

Date: 14. . 4. . 2021

  
.....

C Nulty - Trustee

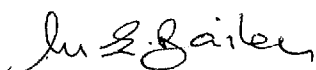
**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**BALANCE SHEET  
31 December 2020**

		2020		2019	
	Notes	£	£	£	£
<b>FIXED ASSETS:</b>					
Freehold Housing Properties	4		179,252		209,127
Investments	5		<u>489,286</u>		<u>494,136</u>
			668,538		703,263
<b>CURRENT ASSETS:</b>					
Debtors	6	5,593		23,689	
Cash at bank and in hand		<u>52,088</u>		<u>35,207</u>	
			57,681		58,896
<b>CREDITORS:</b> Amounts falling due within one year	7		<u>18,702</u>		<u>22,280</u>
<b>NET CURRENT ASSETS</b>			38,979		36,616
<b>CREDITORS:</b> Amounts falling due after more than one year	8		68,532		82,239
<b>TOTAL NET ASSETS</b>			<u>£638,985</u>		<u>£657,640</u>
<b>RESERVES:</b>					
Unrestricted funds:					
Income and expenditure reserve	11	517,611		502,078	
Fair value reserve	12		<u>121,374</u>		<u>155,562</u>
			638,985		657,640
			<u>£638,985</u>		<u>£657,640</u>

The financial statements were approved by the trustees on 14 April 2021.

Signed on behalf of the Trustees:



M Bailey – Trustee



C Nulty - Trustee

Date: 14.4.2021.

The notes on pages 12 to 18 form part of these accounts.

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CHANGES IN RESERVES  
for the Year Ended 31 December 2020**

	<b>Income and expenditure reserve £</b>	<b>Fair value reserve £</b>	<b>Total £</b>
At 1 January 2019	479,807	102,786	582,593
Surplus for the year	75,047	-	75,047
	<hr/>	<hr/>	<hr/>
Total comprehensive income	554,854	102,786	657,640
Transfer to fair value reserve	(52,776)	52,776	-
	<hr/>	<hr/>	<hr/>
At 31 December 2019 and 1 January 2020	502,078	155,562	657,640
Deficit for the year	(18,655)	-	(18,655)
	<hr/>	<hr/>	<hr/>
Total comprehensive income	483,423	155,562	638,985
Transfer from fair value reserve	34,188	(34,188)	-
	<hr/>	<hr/>	<hr/>
At 31 December 2020	<u>517,611</u>	<u>121,374</u>	<u>638,985</u>

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**STATEMENT OF CASH FLOWS**  
**for the Year Ended 31 December 2020**

	Note	2020 £	2019 £
<b>Net cash flow from operating activities</b>	15	<u>26,757</u>	<u>(3,404)</u>
<b>Net cash flow from investing activities</b>			
Dividends received		19,462	19,271
Proceeds from sale of investments		-	20,000
Payments to acquire investments		<u>(29,338)</u>	<u>(29,147)</u>
<b>Net cash flow from investing</b>		<u>(9,876)</u>	<u>10,124</u>
<b>Net increase in cash and cash equivalents</b>		16,881	6,720
<b>Cash and cash equivalents at beginning of the year</b>		35,207	28,487
<b>Cash and cash equivalents at end of the year</b>		<u>52,088</u>	<u>35,207</u>

# ROBERT HIBBERT'S ALMSHOUSE CHARITY

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2020

### 1. ACCOUNTING POLICIES

#### Legal Status

Robert Hibbert's Almshouse Charity is an unincorporated charity registered with the Charity Commission for England and Wales, a private registered provider of social housing in the United Kingdom.

#### Principal accounting policies and basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Registered Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2019. A summary of the more important accounting policies which have been applied consistently are set out below.

The financial statements have been prepared on a going concern basis under the historical cost convention, except for investments which are valued at fair value. The financial statements are presented in pounds sterling and rounded to the nearest pound. The registered number and address of the principal office can be found on the charity information page.

The registered provider of social housing constitutes a public benefit entity as defined by FRS 102.

#### Tangible fixed assets

Tangible fixed assets including social housing properties are stated at cost less accumulated depreciation and 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 and interest charges on loans during the development period. Expenditure on improvements will only be capitalised when it results in incremental future benefits.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land	Not depreciated
Housing property improvements	Over 10 years

#### Social housing grant

Hibbert Street Almshouses have been partly financed by a social housing grant. The assets to which the grant relate are accounted for on the cost model and therefore the SHG is accounted for on the accrual model. SHG is recognised as a liability and amortised in income over the remaining useful life of the housing property improvements which has been estimated to be 10 years.

#### Cyclical repairs fund

This designated reserve was created to set aside funds for the future cyclical repairs and maintenance of the Almshouses.

#### Extraordinary repairs fund

This designated reserve has been created to cover major repairs, improvement or rebuilding of the Almshouses belonging to the Charity.

#### Restricted fund

Restricted funds are those funds where the donor has placed a restrict purpose for which the funds can be used. Expenditure which meets the terms of the fund are allocated against these funds.

#### Accumulated fund

This fund is for the future general upkeep and running costs of Hibbert Street Almshouses.

## ROBERT HIBBERT'S ALMSHOUSE CHARITY

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 31 December 2020

#### **Financial instruments**

Cash and bank balances and debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

#### **Fixed asset investments**

Investments are recognised initially at fair value which is normally transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publically traded or their fair value can otherwise be measured reliably. The surplus or deficit on any disposals are calculated as the difference between the opening valuation and disposal proceeds and are recognised in the statement of comprehensive income.

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements in applying the accounting policies of the Charity and estimates and assumptions that have a significant effect on the recognition and measurement of assets, liabilities, income and expenses. Actual results may be different to these estimates.

#### *Significant judgements*

##### Housing properties

In applying the charity's accounting policies, the freehold housing properties have been classified as property plant and equipment and therefore accounted for at cost. However, the Hibbert Street Almshouses were constructed in the late nineteenth century and there is no record of the original cost and so no value has been attributed thereto. The improvements to housing properties carried out since 1 January 1982 have been included at cost. The buildings are currently insured for a sum of £2,906,028.

#### *Estimation uncertainty*

##### Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Revisions to these estimates are recognised in the period in which the revision of the estimate occurred where it only affects that year, or in the period of revision and future periods where the revision affects both current and future periods. Following a review of the estimated useful life of the housing property improvements in 2017 the annual depreciation for this and the future 6 years will be £29,875. The effect of this on the associated SHG is an amortisation to income of £13,707 for this and the 6 future years. The carrying value of Housing Properties at the year-end was £179,252 and that of the SHG £82,239.

#### **Turnover**

Turnover represents contributions and service charge income receivable in the year, net of losses from voids and amortisation of government grants.

## 2. EMPLOYEES

During the year there were no employees paid by the trust. The management of the trust is undertaken by Mrs S Harrison, Clerk to the Trustees. Management fees charged in the year amounted to £8,000 (2019 £8,000).

ROBERT HIBBERT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020

3. PARTICULARS OF TURNOVER AND ADMINISTRATIVE EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2020	2019
	£	£
<b>Turnover</b>		
Contributions receivable net of identifiable service charges and voids	82,119	76,709
Service charge income	4,484	4,683
Amortised government grants	<u>13,707</u>	<u>13,707</u>
<b>Turnover from social housing lettings</b>	<b>100,310</b>	<b>95,099</b>
<b>Administrative expenditure (note 17)</b>		
Management costs	14,334	14,072
Service charge costs	14,480	13,599
Repairs and maintenance	44,350	43,789
Grants to tenants	1,200	1,050
Depreciation of housing properties	<u>29,875</u>	<u>29,875</u>
<b>Administrative expenditure on social housing lettings</b>	<b>104,239</b>	<b>102,385</b>
	_____	_____
<b>Gross (deficit) / surplus on social housing lettings</b>	<b><u>(3,929)</u></b>	<b><u>(7,286)</u></b>
Void losses	<u>-</u>	<u>615</u>

All turnover and expenditure is in respect of housing for older people.

4. TANGIBLE FIXED ASSETS

	Housing Property Improvements £
<b>Cost</b>	
At 1 January 2020 and 31 December 2020	<u>303,277</u>
<b>Depreciation</b>	
At 1 January 2020	94,150
Charge for year	<u>29,875</u>
At 31 December 2020	<u>124,025</u>
<b>Net book value</b>	
At 31 December 2020	<u>179,252</u>
At 31 December 2019	<u>209,127</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020**

**5. INVESTMENTS**

	<u>Dividends</u>	<u>Cost</u>	<u>Market Value</u>
	£	£	£
<b>National Association of Almshouses Common Investment Fund Accumulation Units</b>			
<b>- Extraordinary Repair Fund / M&amp;G Charity Multi Asset Fund</b>			
5,171 Balance brought forward	-	338,574	494,136
118 Additions in year	-	9,876	9,876
- Sales in year	-	-	-
- Accumulated income	19,462	19,462	19,462
- Change in market value	-	-	<u>(34,188)</u>
5,289 Balance carried forward	<u>19,462</u>	<u>367,912</u>	<u>489,286</u>
At 31 December 2020	<u>19,492</u>	<u>367,912</u>	<u>489,286</u>
At 31 December 2019	<u>19,271</u>	<u>338,574</u>	<u>494,136</u>

The fair value of listed investments is determined by reference to the middle market price at close of business at the balance sheet date. During the year the M&G NAACIF fund was merged into the M&G Charity Multi Asset Fund.

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Contribution arrears	730	896
Other debtors	1,730	20,000
Prepayments	<u>3,133</u>	<u>2,793</u>
	<u>5,593</u>	<u>23,689</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Contributions paid in advance	1,610	1,266
Accrued expenses	3,385	7,307
Deferred income	<u>13,707</u>	<u>13,707</u>
	<u>18,702</u>	<u>22,280</u>

The notes form part of these financial statements

ROBERT HIBBERT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020

8. **CREDITORS: AMOUNTS FALLING  
DUE AFTER MORE THAN ONE YEAR**

	2020 £	2019 £
Deferred income	<u>68,532</u>	<u>82,239</u>
	<u>68,532</u>	<u>82,239</u>

9. **TAXATION**

The trust has model charitable rules and its surpluses and gains are exempt from taxation.

10. **HOMES IN MANAGEMENT**

The trust had 24 flats in management at both the beginning and the end of the accounting period. These represent housing for older people. In addition, a flat is provided to the warden which is occupied rent free.

11. **INCOME AND EXPENDITURE RESERVE**

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments. Included within this reserve are the following designated reserves: Future Cyclical Reserve £14,300 (2019 £14,300) and Extraordinary Repairs Reserve £367,912 (2019 £338,574). The movement on the Extraordinary Repairs Reserve represents the net movement in the cost value of investments which are specifically held to fund future extraordinary repairs.

The income and expenditure reserve also includes historical unrestricted gifts made by E G Eastmond, E C Smith, S C Hayne and L Lye of £11,774, £436, £1,508 and £485 respectively.

*Free Reserves*

The charity has free reserves of £459,733 (2019 £448,513) which are the reserves available to meet the ongoing commitments of operating the Charity. Free reserves are total reserves less Freehold Housing Property.

12. **FAIR VALUE RESERVE**

	2020 £	2019 £
Brought forward	155,562	102,786
Transfer from / (to) income and expenditure reserve	<u>(34,188)</u>	<u>52,776</u>
Carried forward	<u>121,374</u>	<u>155,562</u>
Represented by:		
Unrealised gain on Extraordinary Repair Fund investments	<u>121,374</u>	<u>155,562</u>
	<u>121,374</u>	<u>155,562</u>

13. **TRUSTEES REMUNERATION AND EXPENSES**

None of the trustees received remuneration or were reimbursed expenses during the year (2019 same).

The notes form part of these financial statements

ROBERT HIBBERT'S ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020

14. CAPITAL COMMITMENTS

There were no capital commitments at the year end.

15. CASH FLOW FROM OPERATING ACTIVITIES

	2020	2019
	£	£
(Deficit) / surplus for the year	(18,655)	75,047
Amortised housing grant	(13,707)	(13,707)
Depreciation of tangible fixed assets	29,875	29,875
(Decrease) / Increase in creditors	(3,578)	3,382
Decrease / (Increase) in debtors	18,096	(20,016)
Dividends receivable	(19,462)	(19,271)
Movement in fair value of fixed asset investments	<u>34,188</u>	<u>(58,714)</u>
At 31 December 2020	<u>26,757</u>	<u>(3,404)</u>

16. FINANCIAL INSTRUMENTS

	2020	2019
	£	£
The carrying amounts of the charity's financial instruments are as follows:		
<b>Financial assets</b>		
Measured at fair value through the statement of comprehensive income:		
- Fixed asset listed investments (note 5)	<u>489,286</u>	<u>494,136</u>
Debt instruments measured at amortised cost:		
- Other debtors (note 6)	<u>2,460</u>	<u>20,896</u>
<b>Financial liabilities</b>		
Measured at amortised cost:		
- Other creditors (note 7)	<u>4,995</u>	<u>8,573</u>

The income, expenses, net gains and net losses attributable to the charity's financial instruments are as follows:

*Income and expense*

Financial assets measured at fair value through the statement of comprehensive income:	<u>19,462</u>	<u>19,271</u>
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through the statement of comprehensive income:	<u>(34,188)</u>	<u>58,714</u>

The notes form part of these financial statements

**ROBERT HIBBERT'S ALMSHOUSE CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31 December 2020**

**17. OPERATING COSTS**

	2020	2019
	£	£
<b>Management costs</b>		
Property insurance	2,911	2,835
Subscriptions	633	330
Bank charges	-	153
Management charges	8,000	8,000
Auditors' remuneration	1,500	1,470
Auditors' remuneration – non audit work	<u>1,290</u>	<u>1,284</u>
	<u>14,334</u>	<u>14,072</u>
 <b>Service costs</b>		
Water rates	4,484	4,683
Council tax on empty properties	499	-
Sundry expenses	1,728	1,360
Lighting of common areas	3,458	3,649
Warden's light and heat	1,198	1,065
Warden's telephone	1,280	1,251
Warden's council tax	616	375
Warden's water rates	217	216
Warden's Christmas box	<u>1,000</u>	<u>1,000</u>
	<u>14,480</u>	<u>13,599</u>
 <b>Day to day repairs and maintenance</b>		
Repairs and servicing to boilers	2,230	2,163
Plumbing repairs	2,704	1,861
Alarm monitoring	1,100	1,065
Warden call maintenance	1,718	1,667
Redecoration and refurbishment	24,274	28,416
Fire extinguisher servicing and replacements	708	622
Electrical repairs	1,574	1,891
Gardening	1,630	1,318
General repairs	<u>8,412</u>	<u>4,786</u>
	<u>44,350</u>	<u>43,789</u>

**18. COVID -19**

The Covid-19 pandemic has had no significant effect on the financial position of the charity, nor is it expected to in 2021. The trustees have considered the financial position of the charity for 12 months from the date the financial statements are approved and have concluded that no adjustments are required to the carrying value of its assets and that cash balances and funds are adequate to maintain its activities. They are also of the opinion that there are no material uncertainties relating to going concern.