

Heaton Place Charitable Trust

England & Wales · Charity number 230095

Details

Other names	COLWYN BAY EVENTIDE HOME, HEATON PLACE, HEATON PLACE RESIDENTIAL HOMES
Status	Registered
Legal form	Other
Registered	1963-10-15
Register	View on the Charity Commission register

Contact

Address
The Estate Office
Heaton Place
Norton Road
Rhos on Sea
Colwyn Bay
LL28 4TL

Phone 01492540801

Email Heaton_Place@yahoo.co.uk

Website www.heatonplace.co.uk

Activities

Objects: HOMES TO BE OCCUPIED BY ELDERLY PERSONS RESIDENT IN COLWYN BAY AND NEIGHBOURING AREAS

Activities: The charity provides low cost rental housing to local people over the age of 60, who have a proven need - whether the need be housing, social or financial.

Classification

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

Geography

- **Area of benefit:** COLWYN BAY AND NEIGHBOURING PARTS OF DENBIGH
- Conwy
- Denbighshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£170,795	£160,064	-	-
2023-12-31	£166,045	£168,294	-	-
2022-12-31	£160,217	£112,485	-	-
2021-12-31	£160,000	£138,037	-	-
2020-12-31	£158,118	£111,839	-	-

Trustees

Name	Role	Appointed
G ROBERTS ESQ	Chair	
Elizabeth Beattie		2014-01-03
G PRICE		2012-07-13
Innes Mathieson		2019-05-30
MR JIM BARRY		
MRS A HAMPTON		
MRS J EDWARDS		

Heaton Place Charitable Trust

England & Wales - Charity number 230095

Accounts

Heaton Place

Trustees' Report

The Trustees present the annual report, together with the financial statement of the charity for the year ended 31st December 2023.

Objectives and Activities

The objectives and activities to which the Trustees are committed, as set out in the Governing document, is the provision of good quality, affordable accommodation situated in a safe environment and pleasant surroundings for senior citizens from the area. In formulating the objectives and activities the Trustees have considered the Charity Commission's guidelines on public benefit, including the charging of fees (rents). The charity relies on rental income to cover its operating costs, which it balances with careful consideration to the level of the rents. This ensures the affordability of the accommodation to those on low incomes. Properties are upgraded as required on a change of tenancy when the unit is empty, ensuring standards are maintained.

Public Benefit

The Trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011, giving due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Charity is also registered with RentSmart Wales for the protection of the tenants.

Achievements and Performance

The Charity has achieved its objectives in the period,

adding an extension to the community area (The Pavilion), made improvements to the kitchen area and refurbished the laundry, the planning for which began in 2022. The charity has ensured the accommodation remains in good condition and the environment is safe and pleasant. One property became vacant during the year which required extensive remodelling and refurbishment. Specialist advice was taken and the project completed, ensuring the property was suitable for re-letting at the earliest possible time, ensuring the charity continues to make a difference to its beneficiaries by the provision of affordable housing.

In addition, a garage was purchased for the storage of mobility scooters, to ensure they can be securely accommodated on site. Professional advice was been taken in 2022 on the new housing legislation and the revised tenancy contracts were rolled out in the first quarter of 2023, with any new tenants being given the new contract.

Financial Review

The charity's finances remain in good order, despite a substantial spend during the year. Property rentals continue to represent the main income of the charity, and there is a waiting list for properties. The Trustees endeavour to maintain a reasonable credit in the charity's bank accounts, as it is important to have funds available for the current and future upkeep and running of the Estate, including any unforeseen property expenditure. This ensured that the extension and other improvements undertaken were fully funded and not subject to a loan. The Trustees aim to keep deposits to the level covered by the FSCS, and therefore spread the risk via different accounts. Funds also need to be available to cover any shortfall in rents if units temporarily become vacant, or require extensive refurbishment. There is an annual review in July each year, with any increase falling due in the following September.

The Trustees agreed expenditure on projects, and are in the process of exploring options for opening an additional bank account in which funds can be held for specific projects, this is proving difficult as many on line banks do not offer a charity account, and the major high street banks are closing their branches.

It is the policy of the Trustees to seek professional advice before important decisions are taken, and also to take legal advice on matters which may involve legislative issues which could have material repercussions for the charity. This can involve considerable expense which the Trustees consider must be reflected in the rents.

All new tenants are required to pay a deposit which is lodged with the Deposit Protection Service.

Policy on Reserves

The charity withdrew money from the Virgin Money account to pay for the improvement work, and now this is complete are actively seeking another account which will meet the needs of the charity whilst also being accessible. The excess is held in the current account, but will be moved as soon as another account is opened. The Shawbrook deposit platform and the CAF Bank Gold account both hold money held as the charity's reserve, and these accounts are always kept within the level covered by the FSCS. The charity held unrestricted reserves of £899,945 (£902,196 in the year to 31 December 2022) of which £261,796 (£356,755 in the year to 31 December 2022) were held in cash reserves at the end of the financial period. The Trustees ensure the reserves are sufficient to support any untoward incidents, legislative changes and any future planned investment in the properties for the benefit of the tenants. Presently, the Trustees are considering how renewable energy systems can be incorporated into the estate, recognising the rapid change which is taking place in this sector. Any interest on the money kept in reserve is paid into the CAF Bank current account. The Trustees have identified the risks to the charity which include:

- Fraud
- Safeguarding
- Health and Safety

The charity has a Safeguarding Policy and a comprehensive Health and Safety Policy. The Financial Procedures address the issue of fraud and have been reviewed by the Trustees during the year.

The Trustees have considered the exposure of the charity to the risks, namely credit, liability and cash flow risks associated with the financial instruments used by the charity, and are agreed they are of low risk.

Structure, Governance and Management

Nature of the Governing Document

The charity is controlled by its governing document, a Deed of Trust dated 30th June 1948, as amended 26th March 2009, and is an unincorporated charity.

Recruitment and Appointment of Trustees

New Trustees are appointed according to the policy laid down, and will be sympathetic to the aims of the Charity.

Induction and Training of the Trustees

The induction and training of new Trustees is the responsibility of the Chair of the Trustees, supported by the Estate Administrator and other Trustees as required.

Organisational Structure

The management of the Charity is vested in the Trustees, who approve policy and decision making at their bi-monthly meetings. The day to day running of the charity is delegated to the Estate Administrator, who is also Secretary to the Trustees as well as being the Finance Officer. The Estate Administrator is accountable to the Chair of the Trustees.

Major Risks and their Management

The Trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees have identified certain particular potential risks as follows:

- Financial
- Health and safety
- Security
- Legislation
- Accidents

Safeguards have been put in place to cover these risks and are regularly reviewed.

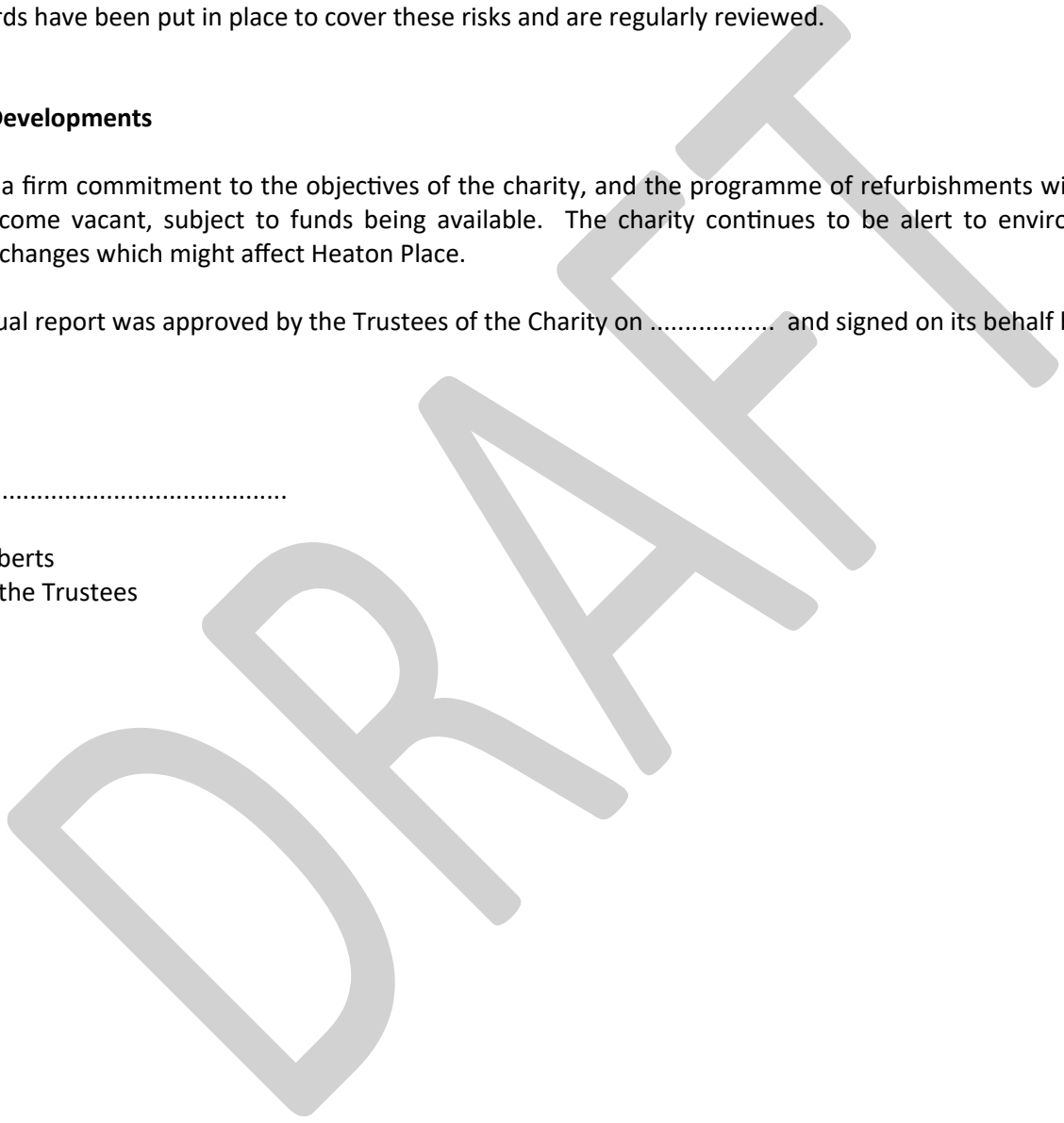
Future Developments

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue as units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

The annual report was approved by the Trustees of the Charity on and signed on its behalf by:

.....

Mr G Roberts
Chair of the Trustees



Charity registration number: 230095

Heaton Place Charitable Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2024

Heaton Place Charitable Trust

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Heaton Place Charitable Trust

Reference and Administrative Details

Trustees	Mr G Roberts - Chair Mr J N Barry Mrs E Beattie Mrs J Edwards Mrs A Hampton Mr G Price Mrs I Mathieson
Senior Management / Leadership Team	Ms H James, Estate Administrator
Charity Registration Number	230095
Principal Office	The Estate Office, Heaton Place Norton Road Rhos on Sea Colwyn Bay LL28 4TL
Independent Examiner	Gareth L Lowe BSc, ACA Aston Hughes & Co - Chartered Accountants Selby Towers 29 Princes Drive Colwyn Bay Wales LL29 8PE
Solicitors	Bone & Payne LLP 13 Wynnstay Road Colwyn Bay LL29 8NB
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Mailing Kings Hill West Mailing Kent ME19 4JQ

Heaton Place Charitable Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2024.

Objectives and activities

The objectives and activities to which the Trustees are committed, as set out in the Governing document, is the provision of good quality, affordable accommodation situated in a safe environment and pleasant surroundings for senior citizens from the area. In formulating the objectives and activities the Trustees have considered the Charity Commission's guidelines on public benefit, including the charging of fees (rents). The charity relies on rental income to cover its operating costs, which it balances with careful consideration to the level of the rents. This ensures the affordability of the accommodation to those on low incomes. Properties are upgraded as required on a change of tenancy when the unit is empty, ensuring standards are maintained.

Public benefit

The Trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011, giving due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Charity is also registered with RentSmart Wales for the protection of the tenants.

Achievements and performance

The Charity has achieved its objectives in the period, adding an extension to the community area (The Pavilion), made improvements to the kitchen area and refurbished the laundry, the planning for which began in 2022. The charity has ensured the accommodation remains in good condition and the environment is safe and pleasant. One property became vacant during the year which required extensive remodelling and refurbishment. Specialist advice was taken and the project completed, ensuring the property was suitable for re-letting at the earliest possible time, ensuring the charity continues to make a difference to its beneficiaries by the provision of affordable housing.

In addition, a garage was purchased for the storage of mobility scooters, to ensure they can be securely accommodated on site. Professional advice was been taken in 2022 on the new housing legislation and the revised tenancy contracts were rolled out in the first quarter of 2023, with any new tenants being given the new contract.

Heaton Place Charitable Trust

Trustees' Report (continued)

Financial review

Policy on reserves

The charity's finances remain in good order, despite a substantial spend during the year. Property rentals continue to represent the main income of the charity, and there is a waiting list for properties. The Trustees endeavour to maintain a reasonable credit in the charity's bank accounts, as it is important to have funds available for the current and future upkeep and running of the Estate, including any unforeseen property expenditure. This ensured that the extension and other improvements undertaken were fully funded and not subject to a loan. The Trustees aim to keep deposits to the level covered by the FSCS, and therefore spread the risk via different accounts. Funds also need to be available to cover any shortfall in rents if units temporarily become vacant, or require extensive refurbishment. There is an annual review in July each year, with any increase falling due in the following September.

The Trustees agreed expenditure on projects, and are in the process of exploring options for opening an additional bank account in which funds can be held for specific projects, this is proving difficult as many on line banks do not offer a charity account, and the major high street banks are closing their branches.

It is the policy of the Trustees to seek professional advice before important decisions are taken, and also to take legal advice on matters which may involve legislative issues which could have material repercussions for the charity. This can involve considerable expense which the Trustees consider must be reflected in the rents.

All new tenants are required to pay a deposit which is lodged with the Deposit Protection Service.

The charity actively seeking another account which will meet the needs of the charity whilst also being accessible. The excess is held in the current account, but will be moved as soon as another account is opened. The Shawbrook deposit platform and the CAF Bank Gold account both hold money held as the charity's reserve, and these accounts are always kept within the level covered by the FSCS. The charity held unrestricted reserves of £909,277 (£899,945 in the year to 31 December 2023) of which £283,049 (£261,796 in the year to 31 December 2023) were held in cash reserves at the end of the financial period. The Trustees ensure the reserves are sufficient to support any untoward incidents, legislative changes and any future planned investment in the properties for the benefit of the tenants. The trustees are continuing to consider how renewable energy systems can be incorporated into the estate, recognising the rapid change which is taking place in this sector. Grants are also being explored; however, this is proving difficult, as charitable housing projects often fall between the gaps in eligibility for such support. Any interest earned on funds held in reserve is paid directly into the CAF Bank current account. The Trustees have identified the risks to the charity which include:

- Fraud
- Safeguarding
- Health and Safety

The charity has a Safeguarding Policy and a comprehensive Health and Safety Policy. The Financial Procedures address the issue of fraud and have been reviewed by the Trustees during the year.

The Trustees have considered the exposure of the charity to the risks, namely credit, liability and cash flow risks associated with the financial instruments used by the charity, and are agreed they are of low risk.

Heaton Place Charitable Trust

Trustees' Report (continued)

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Deed of Trust dated 30th June 1948, as amended 26th March 2009, and is an unincorporated charity.

Recruitment and appointment of trustees

New Trustees are appointed according to the policy laid down, and will be sympathetic to the aims of the Charity.

Induction and training of trustees

The induction and training of new Trustees is the responsibility of the Chair of the Trustees, supported by the Estate Administrator and other Trustees as required.

Organisational structure

The management of the Charity is vested in the Trustees, who approve policy and decision making at their bi-monthly meetings. The day to day running of the charity is delegated to the Estate Administrator, who is also Secretary to the Trustees as well as being the Finance Officer. The Estate Administrator is accountable to the Chair of the Trustees.

Major risks and management of those risks

The Trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees have identified certain particular potential risks as follows:

- Financial
- Health and safety
- Security
- Legislation
- Accidents

Safeguards have been put in place to cover the aforementioned risks and are regularly reviewed.

Future Developments

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue when units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

The annual report was approved by the trustees of the charity on 31 October 2025 and signed on its behalf by:

.....
Mr G Roberts - Chair
Trustee

Heaton Place Charitable Trust

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 31 October 2025 and signed on its behalf by:

.....
Mr G Roberts - Chair
Trustee

Heaton Place Charitable Trust

Independent Examiner's Report to the trustees of Heaton Place Charitable Trust

I report to the trustees on my examination of the accounts of Heaton Place Charitable Trust for the year ended 31 December 2024.

Responsibilities and basis of report

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

I report in respect of my examination of the Heaton Place Charitable Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement - matter of concern identified

I have completed my examination. The matter that has come to my attention is that the Trustees have been unable to provide documentation for the full year for one of the accounts held by the Charity. At the balance sheet date the amount included in the Accounts in respect of this account is £86,196. The last statement that that has been received by the Charity was dated 3 May 2024, at which time the balance was fairly stated.

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

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

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

.....
Gareth L Lowe BSc, ACA
Aston Hughes & Co - Chartered Accountants

Selby Towers
29 Princes Drive
Colwyn Bay
Wales
LL29 8PE

31 October 2025

Heaton Place Charitable Trust

Statement of Financial Activities for the Year Ended 31 December 2024

	Note	Unrestricted £	Total 2024 £
Income and Endowments from:			
Donations and legacies	2	177	177
Charitable activities	3	166,138	166,138
Investment income	4	2,856	2,856
Other income		225	225
Total Income		169,396	169,396
Expenditure on:			
Charitable activities	5	(160,064)	(160,064)
Total Expenditure		(160,064)	(160,064)
Net movement in funds		9,332	9,332
Reconciliation of funds			
Total funds brought forward		899,945	899,945
Total funds carried forward	13	909,277	909,277
Total			
	Note	Unrestricted £	2023 £
Income and Endowments from:			
Donations and legacies	2	354	354
Charitable activities	3	162,505	162,505
Investment income	4	3,176	3,176
Other income		10	10
Total Income		166,045	166,045
Expenditure on:			
Charitable activities	6	(168,294)	(168,294)
Total Expenditure		(168,294)	(168,294)
Net movement in funds		(2,249)	(2,249)
Reconciliation of funds			
Total funds brought forward		902,194	902,194
Total funds carried forward	13	899,945	899,945

All of the charity's activities derive from continuing operations during the above two periods.

The charity has no recognised gains or losses for the year other than the results above.

The notes on pages 9 to 16 form an integral part of these financial statements.

Heaton Place Charitable Trust

Balance Sheet as at 31 December 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	9	632,734	643,406
Current assets			
Debtors	10	200	503
Cash at bank and in hand	11	<u>283,049</u>	<u>261,796</u>
		283,249	262,299
Creditors: Amounts falling due within one year	12	<u>(6,706)</u>	<u>(5,760)</u>
Net current assets		<u>276,543</u>	<u>256,539</u>
Net assets		<u>909,277</u>	<u>899,945</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>909,277</u>	<u>899,945</u>
Total funds	13	<u>909,277</u>	<u>899,945</u>

The financial statements on pages 7 to 16 were approved by the trustees, and authorised for issue on 31 October 2025 and signed on their behalf by:

.....
Mr J N Barry
Trustee

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Heaton Place Charitable Trust meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including accountancy, strategic management and trustee's meetings and reimbursed expenses.

Tangible fixed assets

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Land & Buildings	1% straight line basis
Fixtures and fittings	15% reducing balance basis

Fund structure

Unrestricted income funds are general income that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

2 Income from donations and legacies

	Unrestricted funds General £	Total 2024 £	Total 2023 £
Donations and legacies;			
Donations from individuals	177	177	354
	<u>177</u>	<u>177</u>	<u>354</u>

3 Income from charitable activities

	Unrestricted General £	Total 2024 £	Total 2023 £
Laundry income	1,555	1,555	2,928
Property rental income	164,583	164,583	159,577
	<u>166,138</u>	<u>166,138</u>	<u>162,505</u>

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

4 Investment income

	Unrestricted		
	General	Total	Total
	£	2024	2023
		£	£
Interest receivable and similar income;			
Interest receivable on bank deposits	<u>2,856</u>	<u>2,856</u>	<u>3,176</u>

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

5 Expenditure on charitable activities

	Unrestricted	Total	Total
Note	General £	2024 £	2023 £
Upkeep of grounds	21,794	21,794	27,113
Repairs, maintenance and decorating	21,201	21,201	24,893
Refurbishments	54,847	54,847	61,052
Rent and maintenance of Colwyn Careline	84	84	108
Insurance	6,894	6,894	7,009
Council tax and water charges	9,236	9,236	6,981
Electricity charges	2,862	2,862	2,974
Gas charges - Pavilion	334	334	500
Telephone charges	705	705	540
Printing, stationery, postage and advertising	30	30	145
Sundry expenses	3,521	3,521	1,962
Depreciation, amortisation and other similar costs	11,952	11,952	12,707
Staff costs	22,252	22,252	18,500
Governance costs	4,352	4,352	3,810
	<u>160,064</u>	<u>160,064</u>	<u>168,294</u>

6 Analysis of governance and support costs

Governance costs

	Unrestricted	Total	Total
	General £	2024 £	2023 £
Examination of the financial statements	2,568	2,568	2,598
Other fees paid to examiners	252	252	252
Legal fees & Trustees' indemnity insurance	1,532	1,532	960
	<u>4,352</u>	<u>4,352</u>	<u>3,810</u>

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year. No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

8 Staff costs

The aggregate payroll costs were as follows:

	2024	2023
	£	£
Staff costs during the year were:		
Wages and salaries	22,252	18,500

Only one member of staff was employed during the year. No employee received emoluments of more than £60,000 during the year

9 Tangible fixed assets

	Land and buildings	Furniture and equipment	Total
	£	£	£
Cost			
At 1 January 2024	758,378	67,060	825,438
Additions	1,280	-	1,280
At 31 December 2024	759,658	67,060	826,718
Depreciation			
At 1 January 2024	144,006	38,026	182,032
Charge for the year	7,597	4,355	11,952
At 31 December 2024	151,603	42,381	193,984
Net book value			
At 31 December 2024	608,055	24,679	632,734
At 31 December 2023	614,372	29,034	643,406

10 Debtors

	2024	2023
	£	£
Prepayments	200	503

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

11 Cash and cash equivalents

	2024 £	2023 £
Cash on hand	-	67
Cash at bank	283,049	261,729
	283,049	261,796

12 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	6,706	5,760
	6,706	5,760

13 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted				
General	799,945	169,396	(160,064)	809,277
Designated	100,000	-	-	100,000
Total funds	899,945	169,396	(160,064)	909,277
	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
Unrestricted funds				
General	802,194	166,045	(168,294)	799,945
Designated	100,000	-	-	100,000
Total funds	902,194	166,045	(168,294)	899,945

The specific purposes for which the funds are to be applied are as follows:

Designated funds are unrestricted funds but have been set aside for insulating walls, upgrading the heating systems, and installation of solar panels and charging points for electric cars.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

14 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2024 £
Tangible fixed assets	632,734	632,734
Current assets	283,249	283,249
Current liabilities	(6,706)	(6,706)
Total net assets	<u>909,277</u>	<u>909,277</u>

	Unrestricted funds General £	Total funds at 31 December 2023 £
Tangible fixed assets	643,406	643,406
Current assets	262,299	262,299
Current liabilities	(5,760)	(5,760)
Total net assets	<u>899,945</u>	<u>899,945</u>

15 Related party transactions

There were no related party transactions in the year.

Heaton Place Charitable Trust

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	Total 2024 £	Total 2023 £
<i>Donations and legacies</i>		
Appeals and donations	177	354
	177	354
<i>Charitable activities</i>		
Rental income	164,583	159,577
Laundry charges	1,555	2,928
	166,138	162,505
<i>Investment income</i>		
Bank interest	2,856	3,176
	2,856	3,176
<i>Other income</i>		
Other income	225	10
	225	10
<i>Charitable activities</i>		
Estate administrator - salary	(22,252)	(18,500)
Council tax and water charges	(9,236)	(6,981)
Electricity charges	(2,862)	(2,974)
Gas charges - Pavilion	(334)	(500)
Insurance	(6,894)	(7,009)
Rent and maintenance of Colwyn Careline	(84)	(108)
Upkeep of grounds	(21,794)	(27,113)
Repairs, maintenance and decorating	(21,201)	(24,893)
Refurbishments	(54,847)	(61,052)
Telephone charges	(705)	(540)
Printing, postage, stationery and advertising	(30)	(145)
Sundry expenses	(1,415)	(194)
Social Activities	(2,046)	(1,547)
Bank charges	(60)	(221)
Depreciation of freehold property	(7,597)	(7,584)
Depreciation of fixtures, fittings and equipment	(4,355)	(5,123)
Accountancy and independent examination	(2,568)	(2,598)
Other services	(252)	(252)
Trustees' indemnity insurance	(1,532)	(960)

This page does not form part of the statutory financial statements.

Heaton Place Charitable Trust

**Detailed Statement of Financial Activities for the Year Ended 31 December 2024
(continued)**

Total 2024 £	Total 2023 £
<u>(160,064)</u>	<u>(168,294)</u>

This page does not form part of the statutory financial statements.



ASTON HUGHES & CO

Our ref: DR/DB/H025 CHARTERED ACCOUNTANTS CYFRIFWYR SIARTREDIG

31 October 2025

Ms H James
Heaton Place
The Estate Office, Heaton Place
Norton Road
Rhos on Sea
Colwyn Bay
LL28 4TL

Dear Hayley

Re: Accounts Year Ended 31 December 2024

Please find enclosed two copies of the final accounts for the year ended 31 December 2024.

We have been unable to verify the balance of the Shawbrook bank account to supporting documentation, and as a result we should be grateful if as part of the procedure of approving the Final Accounts the Trustees sign the declaration to confirm that you have read and approve the following representations:

- You confirm that the Shawbrook account balance is fairly stated in the Accounts as at 31 December 2024 at £86,195.81.

The Trustee's have reviewed the representations above and attached documents and confirm that they are happy to approve the Accounts on this basis.

.....

Date:

On behalf of the Trustees of the Charity

Once the Accounts have been approved, could you please return a signed copy to us along with this letter signed by one of the Trustee's.

The remaining signed copy to be submitted by yourselves to the Charities Commission together with the Annual Return by 31 October 2025.

Kind regards

Yours sincerely

T 01492 530232 F 01492 531686 E info@astonhughes.co.uk

Registered Office: Selby Towers, 29 Princes Drive, Colwyn Bay, North Wales, LL29 8PE

Offices also at Abergele, Holyhead, Denbigh, Machynlleth & Oswestry



Heaton Place Charitable Trust

England & Wales - Charity number 230095

Accounts

Heaton Place Charitable Trust

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Draft

Heaton Place Charitable Trust

Reference and Administrative Details

Trustees	Mr G Roberts - Chair Mr J N Barry Mrs E Beattie Mrs J Edwards Mrs A Hampton Mr G Price Mr I M Reid Mrs I Mathieson Mr J Whiston
Senior Management / Leadership Team	Mrs E Morgan, Estate Administrator
Charity Registration Number	230095
Principal Office	The Estate Office, Heaton Place Norton Road Rhos on Sea Colwyn Bay LL28 4TL
Independent Examiner	Aston Hughes & Co Aston Hughes & Co - Chartered Accountants Selby Towers 29 Princes Drive Colwyn Bay Wales LL29 8PE
Solicitors	Bone & Payne LLP 13 Wynnstay Road Colwyn Bay LL29 8NB
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Mailing Kings Hill West Mailing Kent ME19 4JQ

Heaton Place Charitable Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2023.

Objectives and activities

The objectives and activities to which the Trustees are committed, as set out in the Governing document, is the provision of good quality, affordable accommodation situated in a safe environment and pleasant surroundings for senior citizens from the area. In formulating the objectives and activities the Trustees have considered the Charity Commission's guidelines on public benefit, including the charging of fees (rents). The charity relies on rental income to cover its operating costs, which it balances with careful consideration to the level of the rents. This ensures the affordability of the accommodation to those on low incomes. Properties are upgraded as required on a change of tenancy when the unit is empty, ensuring standards are maintained.

Public benefit

The Trustees confirm they have complied with the requirements of section 4 of the Charities Act 2011, giving due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Charity is also registered with RentSmart Wales for the protection of the tenants.

Achievements and performance

The Charity has achieved its objectives in the period, adding an extension to the community area (The Pavilion), made improvements to the kitchen area and refurbished the laundry, the planning for which began in 2022. The charity has ensured the accommodation remains in good condition and the environment is safe and pleasant. One property became vacant during the year which required extensive remodelling and refurbishment. Specialist advice was taken and the project completed, ensuring the property was suitable for re-letting at the earliest possible time, ensuring the charity continues to make a difference to its beneficiaries by the provision of affordable housing.

In addition, a garage was purchased for the storage of mobility scooters, to ensure they can be securely accommodated on site. Professional advice was been taken in 2022 on the new housing legislation and the revised tenancy contracts were rolled out in the first quarter of 2023, with any new tenants being given the new contract.

Heaton Place Charitable Trust

Trustees' Report (continued)

Financial review

The charity's finances remain in good order, despite a substantial spend during the year. Property rentals continue to represent the main income of the charity, and there is a waiting list for properties. The Trustees endeavour to maintain a reasonable credit in the charity's bank accounts, as it is important to have funds available for the current and future upkeep and running of the Estate, including any unforeseen property expenditure. This ensured that the extension and other improvements undertaken were fully funded and not subject to a loan. The Trustees aim to keep deposits to the level covered by the FSCS, and therefore spread the risk via different accounts, however at the end of this financial year, the current account exceeds this level. There is the intention to rectify this during 2024 and are in the process of seeking out further investment opportunities. Funds also need to be available to cover any shortfall in rents if units temporarily become vacant, or require extensive refurbishment. There is an annual review in July each year, with any increase falling due in the following September.

The Trustees agreed expenditure on projects, and as previously mentioned are in the process of exploring options for opening an additional bank account in which funds can be held for specific projects, this is proving difficult as many on line banks do not offer a charity account, and the major high street banks are closing their branches.

It is the policy of the Trustees to seek professional advice before important decisions are taken, and also to take legal advice on matters which may involve legislative issues which could have material repercussions for the charity. This can involve considerable expense which the Trustees consider must be reflected in the rents.

All new tenants are required to pay a deposit which is lodged with the Deposit Protection Service.

Policy on reserves

The charity withdrew money from the Virgin Money account to pay for the improvement work, and now this is complete are actively seeking another account which will meet the needs of the charity whilst also being accessible. The excess is held in the current account, but will be moved as soon as another account is opened. The Shawbrook deposit platform and the CAF Bank Gold account both hold money held as the charity's reserve. The charity held unrestricted reserves of £899,945 (£902,196 in the year to 31 December 2022) of which £261,796 (£356,755 in the year to 31 December 2022) were held in cash reserves at the end of the financial period. The Trustees ensure the reserves are sufficient to support any untoward incidents, legislative changes and any future planned investment in the properties for the benefit of the tenants. Presently, the Trustees are considering how renewable energy systems can be incorporated into the estate, recognising the rapid change which is taking place in this sector. Any interest on the money kept in reserve is paid into the CAF Bank current account. The Trustees have identified the risks to the charity which include:

- Fraud
- Safeguarding
- Health and Safety

The charity has a Safeguarding Policy and a comprehensive Health and Safety Policy. The Financial Procedures address the issue of fraud and have been reviewed by the Trustees during the year.

The Trustees have considered the exposure of the charity to the risks, namely credit, liability and cash flow risks associated with the financial instruments used by the charity, and are agreed they are of low risk.

Heaton Place Charitable Trust

Trustees' Report (continued)

Plans for future periods

Aims and key objectives for future periods

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue as units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Deed of Trust dated 30th June 1948, as amended 26th March 2009, and is an unincorporated charity.

Recruitment and appointment of trustees

New Trustees are appointed according to the policy laid down, and will be sympathetic to the aims of the Charity.

Induction and training of trustees

The induction and training of new Trustees is the responsibility of the Chair of the Trustees, supported by the Estate Administrator and other Trustees as required.

Organisational structure

The management of the Charity is vested in the Trustees, who approve policy and decision making at their bi-monthly meetings. The day to day running of the charity is delegated to the Estate Administrator, who is also Secretary to the Trustees as well as being the Finance Officer. The Estate Administrator is accountable to the Chair of the Trustees.

Major risks and management of those risks

The Trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees have identified certain particular potential risks as follows:

- Financial
- Health and safety
- Security
- Legislation
- Accidents

Safeguards have been put in place to cover the aforementioned risks and are regularly reviewed.

Future Developments

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue when units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

The annual report was approved by the trustees of the charity on 29/5/24 and signed on its behalf by:

Heaton Place Charitable Trust

Trustees' Report (continued)

.....
Mr G Roberts - Chair
Trustee

Draft

Heaton Place Charitable Trust

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.


The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on and signed on its behalf by:



.....
Mr G Roberts - Chair
Trustee

Heaton Place Charitable Trust

Independent Examiner's Report to the trustees of Heaton Place Charitable Trust

I report to the trustees on my examination of the accounts of Heaton Place Charitable Trust for the year ended 31 December 2023.

Responsibilities and basis of report

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

I report in respect of my examination of the Heaton Place Charitable Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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

.....
G Glenis Hickerton BSc, FCA
Aston Hughes & Co - Chartered Accountants

Selby Towers
29 Princes Drive
Colwyn Bay
Wales
LL29 8PE

Date:.....

Heaton Place Charitable Trust

Statement of Financial Activities for the Year Ended 31 December 2023

	Note	Unrestricted £	Total 2023 £
Income and Endowments from:			
Donations and legacies	2	354	354
Charitable activities	3	162,505	162,505
Investment income	4	3,176	3,176
Other income		10	10
Total Income		<u>166,045</u>	<u>166,045</u>
Expenditure on:			
Charitable activities	5	<u>(168,294)</u>	<u>(168,294)</u>
Total Expenditure		<u>(168,294)</u>	<u>(168,294)</u>
Net movement in funds		(2,249)	(2,249)
Reconciliation of funds			
Total funds brought forward		902,194	902,194
Total funds carried forward	13	<u>899,945</u>	<u>899,945</u>
Income and Endowments from:			
Donations and legacies	2	200	200
Charitable activities	3	162,963	162,963
Investment income	4	417	417
Other income		151	151
Total Income		<u>163,731</u>	<u>163,731</u>
Expenditure on:			
Charitable activities	6	<u>(112,485)</u>	<u>(112,485)</u>
Total Expenditure		<u>(112,485)</u>	<u>(112,485)</u>
Net movement in funds		51,246	51,246
Reconciliation of funds			
Total funds brought forward		850,950	850,950
Total funds carried forward	13	<u>902,196</u>	<u>902,196</u>

All of the charity's activities derive from continuing operations during the above two periods.

The charity has no recognised gains or losses for the year other than the results above.

Heaton Place Charitable Trust

Balance Sheet as at 31 December 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	9	643,406	552,731
Current assets			
Debtors	10	503	456
Cash at bank and in hand	11	<u>261,796</u>	<u>356,755</u>
		262,299	357,211
Creditors: Amounts falling due within one year	12	<u>(5,760)</u>	<u>(7,746)</u>
Net current assets		<u>256,539</u>	<u>349,465</u>
Net assets		<u>899,945</u>	<u>902,196</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>899,945</u>	<u>902,196</u>
Total funds	13	<u>899,945</u>	<u>902,196</u>

The financial statements on pages 8 to 16 were approved by the trustees, and authorised for issue on and signed on their behalf by:

.....
Mr J N Barry
Trustee

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Heaton Place Charitable Trust meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including accountancy, strategic management and trustee's meetings and reimbursed expenses.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

Tangible fixed assets

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Land & Buildings	1% straight line basis
Fixtures and fittings	15% reducing balance basis

Fund structure

Unrestricted income funds are general income that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

2 Income from donations and legacies

	Unrestricted funds General £	Total 2023 £	Total 2022 £
Donations and legacies;			
Donations from individuals	354	354	200
	354	354	200

3 Income from charitable activities

	Unrestricted General £	Total 2023 £	Total 2022 £
Laundry income	2,928	2,928	3,853
Property rental income	159,577	159,577	159,110
	162,505	162,505	162,963

4 Investment income

	Unrestricted General £	Total 2023 £	Total 2022 £
Interest receivable and similar income;			
Interest receivable on bank deposits	3,176	3,176	417
	3,176	3,176	417

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

5 Expenditure on charitable activities

	Note	Unrestricted	Total	Total
		General £	2023 £	2022 £
Upkeep of grounds		27,113	27,113	21,828
Repairs, maintenance and decorating		24,893	24,893	20,224
Refurbishments		61,052	61,052	19,601
Rent and maintenance of Colwyn Careline		108	108	174
Insurance		7,009	7,009	7,094
Council tax and water charges		6,981	6,981	7,030
Electricity charges		2,974	2,974	2,835
Gas charges - Pavilion		500	500	660
Telephone charges		540	540	651
Printing, stationery, postage and advertising		145	145	66
Sundry expenses		1,962	1,962	2,013
Depreciation, amortisation and other similar costs		12,707	12,707	7,702
Staff costs		18,500	18,500	18,500
Governance costs		3,810	3,810	4,107
		<u>168,294</u>	<u>168,294</u>	<u>112,485</u>

6 Analysis of governance and support costs

Governance costs

	Unrestricted	Total	Total
	General £	2023 £	2022 £
Examination of the financial statements	2,598	2,598	2,492
Other fees paid to examiners	252	252	252
Legal fees & Trustees' indemnity insurance	960	960	1,363
	<u>3,810</u>	<u>3,810</u>	<u>4,107</u>

7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

8 Staff costs

The aggregate payroll costs were as follows:

	2023 £	2022 £
Staff costs during the year were:		
Wages and salaries	18,500	18,500

Only one member of staff was employed during the year.

No employee received emoluments of more than £60,000 during the year

9 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 January 2023	684,621	37,434	722,055
Additions	73,757	29,626	103,383
At 31 December 2023	758,378	67,060	825,438
Depreciation			
At 1 January 2023	129,576	32,046	161,622
Charge for the year	14,430	5,980	20,410
At 31 December 2023	144,006	38,026	182,032
Net book value			
At 31 December 2023	614,372	29,034	643,406
At 31 December 2022	555,045	5,388	560,433

10 Debtors

	2023 £	2022 £
Prepayments	503	456

11 Cash and cash equivalents

	2023 £	2022 £
Cash on hand	67	63
Cash at bank	261,729	356,692
	261,796	356,755

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2023 (continued)

12 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	<u>5,760</u>	<u>7,746</u>

13 Funds

	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
Unrestricted				
General	802,194	166,045	(168,294)	799,945
Designated	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Total funds	<u>902,194</u>	<u>166,045</u>	<u>(168,294)</u>	<u>899,945</u>
	Balance at 1 January 2022 £	Incoming resources £	Resources expended £	Balance at 31 December 2022 £
Unrestricted funds				
General	750,950	163,731	(112,485)	802,196
Designated	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Total funds	<u>850,950</u>	<u>163,731</u>	<u>(112,485)</u>	<u>902,196</u>

The specific purposes for which the funds are to be applied are as follows:

Designated funds are unrestricted funds but have been set aside for insulating walls, upgrading the heating systems, and installation of solar panels and charging points for electric cars.

Heaton Place Charitable Trust

Detailed Statement of Financial Activities for the Year Ended 31 December 2023

	Total 2023 £	Total 2022 £
<i>Donations and legacies</i>		
Appeals and donations	354	200
	354	200
<i>Charitable activities</i>		
Rental income	159,577	159,110
Laundry charges	2,928	3,853
	162,505	162,963
<i>Investment income</i>		
Bank interest	3,176	417
	3,176	417
<i>Other income</i>		
Other income	10	151
	10	151
<i>Charitable activities</i>		
Estate administrator - salary	(18,500)	(18,500)
Council tax and water charges	(6,981)	(7,030)
Electricity charges	(2,974)	(2,835)
Gas charges - Pavilion	(500)	(660)
Insurance	(7,009)	(7,094)
Rent and maintenance of Colwyn Careline	(108)	(174)
Upkeep of grounds	(27,113)	(21,828)
Repairs, maintenance and decorating	(24,893)	(20,224)
Refurbishments	(61,052)	(19,601)
Telephone charges	(540)	(651)
Printing, postage, stationery and advertising	(145)	(66)
Sundry expenses	(194)	(322)
Social Activities	(1,547)	(1,610)
Bank charges	(221)	(81)
Depreciation of freehold property	(7,584)	(6,846)
Depreciation of fixtures, fittings and equipment	(5,123)	(856)
Accountancy and independent examination	(2,598)	(2,492)
Other services	(252)	(252)
Trustees' indemnity insurance	(960)	(823)
Legal and professional fees	-	(540)
	(168,294)	(112,485)

This page does not form part of the statutory financial statements.

Heaton Place Charitable Trust

England & Wales - Charity number 230095

Accounts

Charity registration number: 230095

Heaton Place Charitable Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2022

Heaton Place Charitable Trust

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Heaton Place Charitable Trust

Reference and Administrative Details

Trustees	Mr G Roberts - Chair Mr J N Barry Mrs E Beattie Mrs J Edwards Mrs A Hampton Mr G Price Mr I M Reid Mrs I Mathieson Mr J Whiston
Senior Management / Leadership Team	Mrs E Morgan, Estate Administrator
Charity Registration Number	230095
Principal Office	The Estate Office, Heaton Place Norton Road Rhos on Sea Colwyn Bay LL28 4TL
Independent Examiner	Aston Hughes & Co Aston Hughes & Co - Chartered Accountants Selby Towers 29 Princes Drive Colwyn Bay Wales LL29 8PE
Solicitors	Bone & Payne LLP 13 Wynnstay Road Colwyn Bay LL29 8NB
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Mailing Kings Hill West Mailing Kent ME19 4JQ

Heaton Place Charitable Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2022.

Objectives and activities

The objectives and activities to which the Trustees are committed, as set out in the Governing document, is the provision of good quality, affordable accommodation situated in a safe environment and pleasant surroundings for senior citizens from the area. In formulating the objectives and activities the Trustees have considered the Charity Commission's guidelines on public benefit, including the charging of fees (rents). The charity relies on rental income to cover its operating costs, which it balances with careful consideration to the level of the rents. This ensures the affordability of the accommodation to those on low incomes. Properties are upgraded as required on a change of tenancy when the unit is empty, ensuring standards are maintained.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Charity is also registered with RentSmart Wales for the protection of the tenants.

Achievements and performance

The Charity has achieved its objectives in the period, despite the continuing challenges in 2022. The charity has ensured the accommodation remains in good condition and the environment is safe and pleasant. Only one property became vacant during the year and refurbishment project was completed, ensuring the property was suitable for re-letting at the earliest possible time, ensuring the charity continues to make a difference to its beneficiaries by the provision of affordable housing. Planning commenced in 2022 to enhance the communal facilities in the building known as the Pavilion, and this project will continue into 2023. Professional advice has been taken on the new housing legislation and the revised tenancy contracts are being rolled out over the next two months, with any new tenants being given the new contract.

Financial review

The charity's finances remain in good order, with the Trusts total bank and cash balances increasing by £59,188 during the year. Property rentals continue to represent the main income of the charity. The Trustees endeavour to maintain a reasonable credit in the charity's bank accounts, as it is important to have funds available for the current and future upkeep and running of the Estate, including any unforeseen property expenditure. The Trustees aim to keep deposits to the level covered by the FSCS, and therefore spread the risk via different accounts. Funds also need to be available to cover any shortfall in rents if units temporarily become vacant, or require extensive refurbishment. There is an annual review in July each year, with any increase falling due in the following September.

There was a surplus for the year of £51,246 (surplus of £22,180 in the year to 31st December 2021). The Trustees have agreed expenditure on projects, and are in the process of exploring options for opening an additional bank account in which funds can be held for specific projects.

It is the policy of the Trustees to seek professional advice before important decisions are taken, and also to take legal advice on matters which may involve legislative issues which could have material repercussions for the charity. This can involve considerable expense which the Trustees consider must be reflected in the rents.

All new tenants are required to pay a deposit which is lodged with the Deposit Protection Service.

Heaton Place Charitable Trust

Trustees' Report (continued)

Policy on reserves

The charity keeps the money in the Virgin Money account, the Shawbrook account and the CAF Bank Gold account as its reserve. The charity held unrestricted reserves of £902,196 (£850,950 in the year to 31 December 2021) of which £356,755 (£297,567 in the year to 31 December 2021) were held in cash reserves at the end of the financial period. The Trustees ensure the reserves are sufficient to support any untoward incidents, legislative changes and any future planned investment in the properties for the benefit of the tenants. Presently, the Trustees are considering how renewable energy systems can be incorporated into the estate, recognising the rapid change which is taking place in this sector. There is also an ongoing project of enhancing the communal facilities in the Pavilion. Any interest on the money kept in reserve is paid into the CAF Bank current account. The Trustees have identified the risks to the charity which include:

- Fraud
- Safeguarding
- Health and Safety

The charity has a Safeguarding Policy and a comprehensive Health and Safety Policy. The policies were utilised successfully during the year to protect tenants during the pandemic. The Financial Procedures address the issue of fraud and have been reviewed during the year.

The Trustees have considered the exposure of the charity to the risks, namely credit, liability and cash flow risks associated with the financial instruments used by the charity, and are agreed they are of low risk.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Deed of Trust dated 30 June 1948, as amended 26 March 2009, and is an unincorporated charity.

Recruitment and appointment of trustees

New Trustees are appointed according to the policy laid down, and will be sympathetic to the aims of the Charity.

Induction and training of trustees

The induction and training of new Trustees is the responsibility of the Chair of the Trustees, supported by the Estate Administrator and other Trustees as required.

Organisational structure

The management of the charity is vested in the Trustees, who approve policy and decision making at their bi-monthly meetings. The day to day running of the charity is delegated to the Estate Administrator, who is also Secretary to the Trustees as well as being the Finance Officer. The Estate Administrator is accountable to the Chair of the Trustees.

Heaton Place Charitable Trust

Trustees' Report (continued)

Major risks and management of those risks

The Trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees have identified certain particular potential risks as follows:

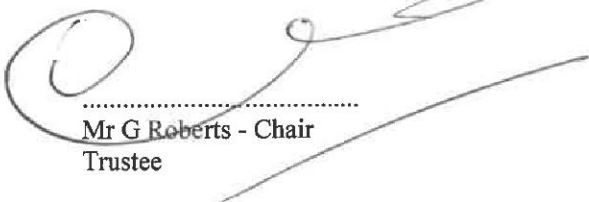
- Financial
- Health and safety
- Security
- Legislation
- Accidents

Safeguards have been put in place to cover the aforementioned risks and are regularly reviewed.

Future Developments

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue when units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

The annual report was approved by the trustees of the charity on ~~14~~ ^{14 July '23} and signed on its behalf by:


.....
Mr G Roberts - Chair
Trustee

Heaton Place Charitable Trust

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

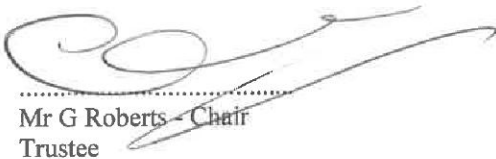
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on ~~14.07.23~~ and signed on its behalf by:



.....
Mr G Roberts - Chair
Trustee

Heaton Place Charitable Trust

Independent Examiner's Report to the trustees of Heaton Place Charitable Trust

I report to the trustees on my examination of the accounts of Heaton Place Charitable Trust for the year ended 31 December 2022.

Responsibilities and basis of report

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

I report in respect of my examination of the Heaton Place Charitable Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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


G Glenis Hickerton BSc, FCA
Aston Hughes & Co - Chartered Accountants

Selby Towers
29 Princes Drive
Colwyn Bay
Wales
LL29 8PE

Date: 14-07-23

Heaton Place Charitable Trust

Statement of Financial Activities for the Year Ended 31 December 2022

	Note	Unrestricted £	Total 2022 £
Income and Endowments from:			
Donations and legacies	2	200	200
Charitable activities	3	162,963	162,963
Investment income	4	417	417
Other income		151	151
		<u>163,731</u>	<u>163,731</u>
Total Income			
Expenditure on:			
Charitable activities	5	<u>(112,485)</u>	<u>(112,485)</u>
Total Expenditure		<u>(112,485)</u>	<u>(112,485)</u>
Net movement in funds		51,246	51,246
Reconciliation of funds			
Total funds brought forward		<u>850,950</u>	<u>850,950</u>
Total funds carried forward	13	<u>902,196</u>	<u>902,196</u>
		Unrestricted	Total
	Note	£	2021 £
Income and Endowments from:			
Donations and legacies	2	1,500	1,500
Charitable activities	3	158,592	158,592
Investment income	4	125	125
		<u>160,217</u>	<u>160,217</u>
Total Income			
Expenditure on:			
Charitable activities	6	<u>(138,037)</u>	<u>(138,037)</u>
Total Expenditure		<u>(138,037)</u>	<u>(138,037)</u>
Net movement in funds		22,180	22,180
Reconciliation of funds			
Total funds brought forward		<u>828,771</u>	<u>828,771</u>
Total funds carried forward	13	<u>850,951</u>	<u>850,951</u>

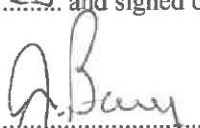
All of the charity's activities derive from continuing operations during the above two periods.

The charity has no recognised gains or losses for the year other than the results above.

Heaton Place Charitable Trust
Balance Sheet as at 31 December 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	9	552,731	560,433
Current assets			
Debtors	10	456	630
Cash at bank and in hand	11	<u>356,755</u>	<u>297,567</u>
		357,211	298,197
Creditors: Amounts falling due within one year	12	<u>(7,746)</u>	<u>(7,679)</u>
Net current assets		<u>349,465</u>	<u>290,518</u>
Net assets		<u>902,196</u>	<u>850,951</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>902,196</u>	<u>850,951</u>
Total funds	13	<u>902,196</u>	<u>850,951</u>

The financial statements on pages 7 to 15 were approved by the trustees, and authorised for issue on ~~14-07-23~~ and signed on their behalf by:



 Mr J N Barry
 Trustee

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Heaton Place Charitable Trust meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including accountancy, strategic management and trustee's meetings and reimbursed expenses.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

Tangible fixed assets

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Land & Buildings	1% straight line basis
Fixtures and fittings	15% reducing balance basis

Fund structure

Unrestricted income funds are general income that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

2 Income from donations and legacies

	Unrestricted funds General £	Total 2022 £	Total 2021 £
Donations and legacies;			
Donations from individuals	200	200	-
Legacies	-	-	1,500
	200	200	1,500

3 Income from charitable activities

	Total 2022 £	Total 2021 £
Laundry income	3,853	4,220
Property rental income	159,110	154,372
	162,963	158,592

4 Investment income

	Total 2022 £	Total 2021 £
Interest receivable and similar income;		
Interest receivable on bank deposits	417	125

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

5 Expenditure on charitable activities

	Note	Unrestricted	Total 2022	Total 2021
		General £	£	£
Upkeep of grounds		21,828	21,828	18,465
Repairs, maintenance and decorating		20,224	20,224	15,401
Refurbishments		19,601	19,601	56,052
Rent and maintenance of Colwyn Careline		174	174	212
Insurance		7,094	7,094	6,570
Council tax and water charges		7,030	7,030	6,147
Electricity charges		2,835	2,835	3,849
Gas charges - Pavilion		660	660	774
Telephone charges		651	651	559
Printing, stationery, postage and advertising		66	66	267
Sundry expenses		2,013	2,013	138
Depreciation, amortisation and other similar costs		7,702	7,702	7,825
Staff costs		18,500	18,500	18,500
Governance costs		4,107	4,107	3,278
		<u>112,485</u>	<u>112,485</u>	<u>138,037</u>

6 Analysis of governance and support costs

Governance costs

	Total 2022 £	Total 2021 £
Examination of the financial statements	2,492	2,368
Other fees paid to examiners	252	252
Legal fees & Trustees' indemnity insurance	1,363	658
	<u>4,107</u>	<u>3,278</u>

7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

8 Staff costs

The aggregate payroll costs were as follows:

	2022 £	2021 £
Staff costs during the year were:		
Wages and salaries	18,500	18,500

Only one member of staff was employed during the year.
No employee received emoluments of more than £60,000 during the year

9 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 January 2022	684,621	37,434	722,055
At 31 December 2022	684,621	37,434	722,055
Depreciation			
At 1 January 2022	129,576	32,046	161,622
Charge for the year	6,846	856	7,702
At 31 December 2022	136,422	32,902	169,324
Net book value			
At 31 December 2022	548,199	4,532	552,731
At 31 December 2021	555,045	5,388	560,433

10 Debtors

	2022 £	2021 £
Prepayments	456	365
Other debtors	-	265
	456	630

11 Cash and cash equivalents

	2022 £	2021 £
Cash on hand	63	49
Cash at bank	356,692	297,518
	356,755	297,567

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

12 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	<u>7,746</u>	<u>7,679</u>

13 Funds

	Balance at 1 January 2022 £	Incoming resources £	Resources expended £	Balance at 31 December 2022 £
Unrestricted				
General	750,950	163,731	(112,485)	802,196
Designated	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Total funds	<u><u>850,950</u></u>	<u><u>163,731</u></u>	<u><u>(112,485)</u></u>	<u><u>902,196</u></u>
	Balance at 1 January 2021 £	Incoming resources £	Resources expended £	Balance at 31 December 2021 £
Unrestricted funds				
General	728,771	160,217	(138,037)	750,951
Designated	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
Total funds	<u><u>828,771</u></u>	<u><u>160,217</u></u>	<u><u>(138,037)</u></u>	<u><u>850,951</u></u>

The specific purposes for which the funds are to be applied are as follows:

Designated funds are unrestricted funds but have been set aside for insulating walls, upgrading the heating systems, and installation of solar panels and charging points for electric cars.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

14 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2022 £
Tangible fixed assets	552,731	552,731
Current assets	357,381	357,381
Current liabilities	(7,746)	(7,746)
Total net assets	<u>902,366</u>	<u>902,366</u>

	Unrestricted funds General £	Total funds at 31 December 2021 £
Tangible fixed assets	560,433	560,433
Current assets	298,197	298,197
Current liabilities	(7,679)	(7,679)
Total net assets	<u>850,951</u>	<u>850,951</u>

Heaton Place Charitable Trust

Detailed Statement of Financial Activities for the Year Ended 31 December 2022

	Total 2022 £	Total 2021 £
<i>Donations and legacies</i>		
Legacies and bequests	-	1,500
Appeals and donations	200	-
	200	1,500
<i>Charitable activities</i>		
Rental income	159,110	154,372
Laundry charges	3,853	4,220
	162,963	158,592
<i>Investment income</i>		
Bank interest	417	125
	417	125
<i>Other income</i>		
Other income	151	-
	151	-
<i>Charitable activities</i>		
Estate administrator - salary	(18,500)	(18,500)
Council tax and water charges	(7,030)	(6,147)
Electricity charges	(2,835)	(3,849)
Gas charges - Pavilion	(660)	(774)
Insurance	(7,094)	(6,570)
Rent and maintenance of Colwyn Careline	(174)	(212)
Upkeep of grounds	(21,828)	(18,465)
Repairs, maintenance and decorating	(20,224)	(15,401)
Refurbishments	(19,601)	(56,052)
Telephone charges	(651)	(559)
Printing, postage, stationery and advertising	(66)	(267)
Sundry expenses	(322)	(36)
Social Activities	(1,610)	-
Bank charges	(81)	(102)
Depreciation of freehold property	(6,846)	(6,846)
Depreciation of fixtures, fittings and equipment	(856)	(979)
Accountancy and independent examination	(2,492)	(2,368)
Other services	(252)	(252)
Trustees' indemnity insurance	(823)	(658)
Legal and professional fees	(540)	-
	(112,485)	(138,037)

This page does not form part of the statutory financial statements.

Heaton Place Charitable Trust

England & Wales - Charity number 230095

Accounts

Heaton Place Charitable Trust

Annual Report and Financial Statements
for the Year Ended 31 December 2020

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Heaton Place Charitable Trust

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Heaton Place Charitable Trust

Reference and Administrative Details

Trustees	Mr G Roberts Mr J N Barry Mrs E Beattie Mrs J Edwards Mrs A Hampton Mr G Price Mr I M Reid Mrs I Mathieson Mr J Whiston
Other Officers	Mrs E Colwyn-Foulkes, President
Principal Office	The Estate Office, Heaton Place Norton Road Rhos on Sea Colwyn Bay LL28 4TL
Charity Registration Number	230095
Solicitors	Bone & Payne LLP 13 Wynnstay Road Colwyn Bay LL29 8NB
Bankers	CAF Bank Ltd 25 Kings Hill Avenue West Mailing Kings Hill West Mailing Kent ME19 4JQ
Independent Examiner	Aston Hughes & Co Selby Towers 29 Princes Drive Colwyn Bay Wales LL29 8PE

Heaton Place Charitable Trust

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2020.

Objectives and activities

The objectives and activities to which the Trustees are committed, as set out in the Governing document, is the provision of good quality, affordable accommodation situated in a safe environment and pleasant surroundings for senior citizens from the area. In formulating the objectives and activities the Trustees have considered the Charity Commission's guidelines on public benefit, including the charging of fees (rents). The charity relies on rental income to cover its operating costs, which it balances with careful consideration to the level of the rents. This ensures the affordability of the accommodation to those on low incomes. Properties are upgraded as required on a change of tenancy when the unit is empty, ensuring standards are maintained.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales. The Charity is also registered with RentSmart Wales for the protection of the tenants.

Achievements and performance

The Charity has achieved its objectives in the period, despite the challenges of 2020. The charity has ensured the accommodation remains in good condition and the environment is safe and pleasant. Some projects have by necessity slowed down due to the unusual circumstances of the last year, but the charity continues to make a difference to its beneficiaries by the provision of affordable housing.

Financial review

The charity's finances remain in good order, with the Trusts total bank and cash balances increasing by £48,057 during the year. Property rentals continue to represent the main income of the charity. The Trustees endeavour to maintain a reasonable credit in the charity's bank accounts, as it is important to have funds available for the current and future upkeep and running of the Estate, including any unforeseen property expenditure. Funds also need to be available to cover any shortfall in rents if units temporarily become vacant, or require extensive refurbishment. There is an annual review in July each year, with any increase falling due in the following September.

There was a surplus for the year of £37,886 (surplus of £42,784 in the year to 31st December 2019). The Trustees have agreed expenditure on projects, but not all of these have been taken forward during the year, because of the pandemic. However, they have taken the opportunity to continue to improve the grounds and gardens, working within the government guidelines.

The charity changed its banking arrangements during the financial year, considering that on line banking offered more opportunities to work efficiently.

It is the policy of the Trustees to seek professional advice before important decisions are taken, and also to take legal advice on matters which may involve legislative issues which could have material repercussions for the charity. This can involve considerable expense which the Trustees consider must be reflected in the rents.

All new tenants are required to pay a deposit which is lodged with the Deposit Protection Service.

Heaton Place Charitable Trust

Trustees' Report

Policy on reserves

The charity keeps the money in the Virgin Money account as its reserve, and it is always kept to the level covered by the FSA. The charity held £267,316 (£219,259 in the year to 31 December 2019) of cash reserves at the end of the financial period. Any interest on this money is paid into the CAF Bank current account. The Trustees have identified the risks to the charity which include:

- Fraud
- Safeguarding
- Health and Safety

The charity has a Safeguarding Policy and a comprehensive Health and Safety Policy. The policies were utilised successfully during the year to protect tenants during the pandemic. The Financial Procedures address the issue of fraud and have been reviewed and strengthened during the year to take account of the new on line banking arrangements.

The Trustees have considered the exposure of the charity to the risks, namely credit, liability and cash flow risks associated with the financial instruments used by the charity, and are agreed they are of low risk.

Plans for future periods

Aims and key objectives for future periods

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue as units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Deed of Trust dated 30 June 1948, as amended 26 March 2009, and is an unincorporated charity.

Recruitment and appointment of trustees

New Trustees are appointed according to the policy laid down, and will be sympathetic to the aims of the Charity.

Induction and training of trustees

The induction and training of new Trustees is the responsibility of the Chair of the Trustees, supported by the Estate Administrator and other Trustees as required.

Organisational structure

The management of the charity is vested in the Trustees, who approve policy and decision making at their bi-monthly meetings. The day to day running of the charity is delegated to the Estate Administrator, who is also Secretary to the Trustees as well as being the Finance Officer. The Estate Administrator is accountable to the Chair of the Trustees.

Heaton Place Charitable Trust

Trustees' Report

Major risks and management of those risks

The Trustees have a duty to identify and review the risks to which the charity is exposed, and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The Trustees have identified certain particular potential risks as follows:

- Financial
- Health and safety
- Security
- Legislation
- Accidents

Safeguards have been put in place to cover the aforementioned risks and are regularly reviewed.

Future Developments

There is a firm commitment to the objectives of the charity, and the programme of refurbishments will continue when units become vacant, subject to funds being available. The charity continues to be alert to environmental and political changes which might affect Heaton Place.

The annual report was approved by the trustees of the charity on and signed on its behalf by:

.....
Mr G Roberts
Trustee

Heaton Place Charitable Trust

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on and signed on its behalf by:

.....
Mr G Roberts
Trustee

Heaton Place Charitable Trust

Independent Examiner's Report to the trustees of Heaton Place Charitable Trust

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which are set out on pages 7 to 14.

Respective responsibilities of trustees and examiner

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

I report in respect of my examination of the Heaton Place Charitable Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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

.....
Mrs Gwendoline Glenis Hickerton

Selby Towers
29 Princes Drive
Colwyn Bay
Wales
LL29 8PE

Date:.....

Heaton Place Charitable Trust

Statement of Financial Activities for the Year Ended 31 December 2020

	Note	Unrestricted £		Total 2020 £
Income and Endowments from:				
Charitable activities	3	158,221		158,221
Investment income	4	445		445
Total Income		<u>158,666</u>		<u>158,666</u>
Expenditure on:				
Charitable activities	5	(120,780)		(120,780)
Total Expenditure		<u>(120,780)</u>		<u>(120,780)</u>
Net movement in funds		37,886		37,886
Reconciliation of funds				
Total funds brought forward		790,885		790,885
Total funds carried forward	13	<u>828,771</u>		<u>828,771</u>
	Note	Unrestricted £	Restricted £	Total 2019 £
Income and Endowments from:				
Donations and legacies	2	20	-	20
Charitable activities	3	157,386	-	157,386
Investment income	4	712	-	712
Total Income		<u>158,118</u>	<u>-</u>	<u>158,118</u>
Expenditure on:				
Charitable activities	6	(111,839)	(3,495)	(115,334)
Total Expenditure		<u>(111,839)</u>	<u>(3,495)</u>	<u>(115,334)</u>
Net movement in funds		46,279	(3,495)	42,784
Reconciliation of funds				
Total funds brought forward		744,606	3,495	748,101
Total funds carried forward	13	<u>790,885</u>	<u>-</u>	<u>790,885</u>

All of the charity's activities derive from continuing operations during the above two periods.

The charity has no recognised gains or losses for the year other than the results above.

Heaton Place Charitable Trust

Balance Sheet as at 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	9	568,258	575,163
Current assets			
Debtors	10	293	266
Cash at bank and in hand	11	<u>267,316</u>	<u>219,259</u>
		267,609	219,525
Creditors: Amounts falling due within one year	12	<u>(7,096)</u>	<u>(3,803)</u>
Net current assets		<u>260,513</u>	<u>215,722</u>
Net assets		<u>828,771</u>	<u>790,885</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted funds		<u>828,771</u>	<u>790,885</u>
Total funds	13	<u>828,771</u>	<u>790,885</u>

The financial statements on pages 7 to 14 were approved by the trustees, and authorised for issue on and signed on their behalf by:

.....
Mr J N Barry
Trustee

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Heaton Place Charitable Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including accountancy, strategic management and trustee's meetings and reimbursed expenses.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

Tangible fixed assets

Individual fixed assets costing £1,000.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

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

Asset class	Depreciation method and rate
Land & Buildings	1% straight line basis
Fixtures and fittings	15% reducing balance basis

Fund structure

Unrestricted income funds are general income that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

2 Income from donations and legacies

	Total 2020 £	Total 2019 £
Donations and legacies;		
Donations from individuals	-	20
	<u>-</u>	<u>20</u>

3 Income from charitable activities

	Total 2020 £	Total 2019 £
Laundry income	3,901	3,676
Property rental income	154,320	153,710
	<u>158,221</u>	<u>157,386</u>

4 Investment income

	Total 2020 £	Total 2019 £
Interest receivable and similar income;		
Interest receivable on bank deposits	445	712
	<u>445</u>	<u>712</u>

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

5 Expenditure on charitable activities

	Unrestricted	Total	Total
Note	General	2020	2019
	£	£	£
Upkeep of grounds	26,303	26,303	17,081
Repairs, maintenance and decorating	48,695	48,695	52,699
Rent of maintenance of Conwy Careline	270	270	363
Insurance	5,684	5,684	6,706
Council tax and water charges	4,636	4,636	4,157
Electricity charges	2,821	2,821	2,526
Gas charges - Pavilion	487	487	584
Telephone charges	493	493	512
Printing, stationery, postage and advertising	458	458	295
Sundry expenses	1,327	1,327	816
Depreciation, amortisation and other similar costs	7,970	7,970	7,980
Staff costs	18,500	18,500	18,500
Governance costs	3,136	3,136	3,115
	<u>120,780</u>	<u>120,780</u>	<u>115,334</u>

6 Analysis of governance and support costs

Governance costs

	Unrestricted funds	Total funds
	General	funds
	£	£
Independent examiner fees		
Examination of the financial statements	2,354	2,354
Other fees paid to examiners	223	223
Legal fees	559	559
Total for 2020	<u>3,136</u>	<u>3,136</u>
Total for 2019	<u>3,115</u>	<u>3,115</u>

7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

8 Staff costs

The aggregate payroll costs were as follows:

	2020 £	2019 £
Staff costs during the year were:		
Wages and salaries	<u>18,500</u>	<u>18,500</u>

Only one member of staff was employed during the year.
No employee received emoluments of more than £60,000 during the year

9 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 January 2020	684,621	36,369	720,990
Additions	<u>-</u>	<u>1,065</u>	<u>1,065</u>
At 31 December 2020	<u>684,621</u>	<u>37,434</u>	<u>722,055</u>
Depreciation			
At 1 January 2020	115,884	29,943	145,827
Charge for the year	<u>6,846</u>	<u>1,124</u>	<u>7,970</u>
At 31 December 2020	<u>122,730</u>	<u>31,067</u>	<u>153,797</u>
Net book value			
At 31 December 2020	<u>561,891</u>	<u>6,367</u>	<u>568,258</u>
At 31 December 2019	<u>568,737</u>	<u>6,426</u>	<u>575,163</u>

10 Debtors

	2020 £	2019 £
Prepayments	<u>293</u>	<u>266</u>

11 Cash and cash equivalents

	2020 £	2019 £
Cash on hand	15	62
Cash at bank	<u>267,301</u>	<u>219,197</u>
	<u>267,316</u>	<u>219,259</u>

Heaton Place Charitable Trust

Notes to the Financial Statements for the Year Ended 31 December 2020

12 Creditors: amounts falling due within one year

	2020 £	2019 £
Other creditors	<u>7,096</u>	<u>3,803</u>

13 Funds

	Balance at 1 January 2020 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2020 £
Unrestricted					
General	182,341	158,666	(120,780)	508,544	728,771
Designated	<u>608,544</u>	<u>-</u>	<u>-</u>	<u>(508,544)</u>	<u>100,000</u>
Total funds	<u><u>790,885</u></u>	<u><u>158,666</u></u>	<u><u>(120,780)</u></u>	<u><u>-</u></u>	<u><u>828,771</u></u>

The specific purposes for which the funds are to be applied are as follows:

Designated funds are unrestricted funds but have been set aside for insulating walls, upgrading the heating systems, and installation of solar panels and charging points for electric cars.

14 Analysis of net assets between funds

	Unrestricted funds General £	Total funds at 31 December 2020 £
Tangible fixed assets	568,258	568,258
Current assets	267,609	267,609
Current liabilities	<u>(7,096)</u>	<u>(7,096)</u>
Total net assets	<u><u>828,771</u></u>	<u><u>828,771</u></u>
	Unrestricted funds General £	Total funds at 31 December 2019 £
Tangible fixed assets	575,163	575,163
Current assets	219,525	219,525
Current liabilities	<u>(3,803)</u>	<u>(3,803)</u>
Total net assets	<u><u>790,885</u></u>	<u><u>790,885</u></u>

Heaton Place Charitable Trust

Detailed Statement of Financial Activities for the Year Ended 31 December 2020

	Total 2020 £	Total 2019 £
<i>Donations and legacies</i>		
Appeals and donations	-	20
	-	20
<i>Charitable activities</i>		
Rental income	154,320	153,710
Laundry charges	3,901	3,676
	158,221	157,386
<i>Investment income</i>		
Bank interest	445	638
Income from other investments	-	74
	445	712
<i>Charitable activities</i>		
Estate administrator - salary	(18,500)	(18,500)
Council tax and water charges	(4,636)	(4,157)
Electricity charges	(2,821)	(2,526)
Gas charges - Pavilion	(487)	(584)
Insurance	(5,684)	(6,706)
Rent and maintenance of Colwyn Careline	(270)	(363)
Upkeep of grounds	(26,303)	(17,081)
General maintenance	-	(3,495)
Repairs, maintenance and decorating	(48,695)	(49,204)
Telephone charges	(493)	(512)
Printing, postage, stationery and advertising	(458)	(295)
Sundry expenses	(1,077)	(816)
Motor repairs and renewals	(200)	-
Bank charges	(50)	-
Depreciation of freehold property	(6,846)	(6,846)
Depreciation of fixtures, fittings and equipment	(1,124)	(1,134)
Accountancy and independent examination	(2,354)	(2,583)
Other services	(223)	-
Trustees' indemnity insurance	(559)	(532)
	(120,780)	(115,334)

This page does not form part of the statutory financial statements.