

Charity registration number: 230095

Heaton Place Charitable Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2022

Heaton Place Charitable Trust

Contents (continued)

Reference and Administrative Details	1
Trustees' Report	2 to 4
Statement of Trustees' Responsibilities	5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9 to 15

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:

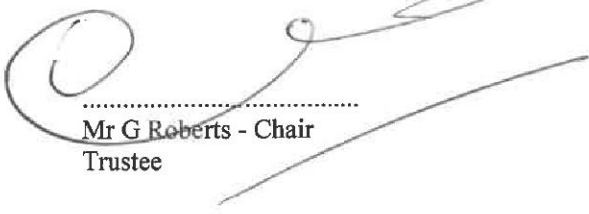
- Financial
- Health and safety
- Security
- Legislation
- Accidents

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 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.

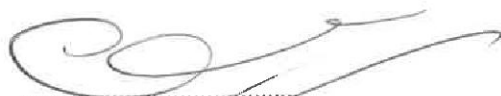
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial 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
Total Income		<u>163,731</u>	<u>163,731</u>
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>
	Note	Unrestricted £	Total 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
Total Income		<u>160,217</u>	<u>160,217</u>
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>

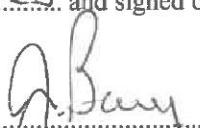
All of the charity's activities derive from continuing operations during the above two periods.

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
	<u>200</u>	<u>200</u>	<u>1,500</u>

3 Income from charitable activities

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

4 Investment income

	Total 2022 £	Total 2021 £
Interest receivable and similar income;		
Interest receivable on bank deposits	<u>417</u>	<u>125</u>

Heaton Place Charitable Trust

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

5 Expenditure on charitable activities

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

10 Debtors

	2022 £	2021 £
Prepayments	456	365
Other debtors	<u>-</u>	<u>265</u>
	<u>456</u>	<u>630</u>

11 Cash and cash equivalents

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

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>850,950</u>	<u>163,731</u>	<u>(112,485)</u>	<u>902,196</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>828,771</u>	<u>160,217</u>	<u>(138,037)</u>	<u>850,951</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	<u>(7,746)</u>	<u>(7,746)</u>
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	<u>(7,679)</u>	<u>(7,679)</u>
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	-
	<u>200</u>	<u>1,500</u>
<i>Charitable activities</i>		
Rental income	159,110	154,372
Laundry charges	3,853	4,220
	<u>162,963</u>	<u>158,592</u>
<i>Investment income</i>		
Bank interest	417	125
	<u>417</u>	<u>125</u>
<i>Other income</i>		
Other income	151	-
	<u>151</u>	<u>-</u>
<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)	-
	<u>(112,485)</u>	<u>(138,037)</u>

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