

HORNCHURCH HOUSING TRUST

England & Wales · Charity number 247236

Details

Other names	HORNCHURCH UNITED CHARITIES, HORNCHURCH UNITED CHARITY
Status	Registered
Legal form	Other
Registered	1971-07-20
Register	View on the Charity Commission register

Contact

Address	33 Skeales Court Sunrise Avenue Hornchurch Essex RM12 4YA
Phone	01708477799
Email	hornchurchhousing@btconnect.com
Website	http://www.hornchurchhousingtrust.org.uk/

Activities

Objects: ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSIONERS) HAVE RESIDED IN THE AREA OF THE PARISH OH HORNCHURCH AS CONSTITUTED ON 1 JUNE 1932 FOR NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF APPOINTMENT. IF ON THE OCCASION OF A VACANCY THERE ARE NO SUITABLE APPLICANTS HAVING THE RESIDENTIAL QUALIFICATIONS AFORESAID THE TRUSTEES MAY APPOINT A PERSON OTHERWISE QUALIFIED WHO IS RESIDENT IN THE LONDON BOROUGH OF HAVERING AT THE TIME OF APPOINTMENT

Activities: Provision of sheltered accommodation for elderly people who live within the borough.

Classification

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

Geography

- **Area of benefit:** PARISH OF HORNCHURCH AS CONSTITUTED ON 1ST JUNE 1932
- Havering

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£469,313	£237,062	-	-
2023-12-31	£383,921	£313,222	-	-
2022-12-31	£405,452	£192,173	-	-
2021-12-31	£335,037	£255,263	-	-
2020-12-31	£290,828	£263,762	-	-

Trustees

Name	Role	Appointed
CAROL MARGARET SMITH		2015-10-31
Colin Nigel Robertson Smith		2024-03-14
Melvin Wallace		2019-03-08
PETER SALISBURY		2021-03-31
Rev KEN WYLIE		2020-09-17
SPENCER BRIAN SEATON		2023-06-06

Linked charities

- HENRY AND JANE APPLETON (CONSOLIDATED CHARITIES) (247236-1)
- SIBELL SKEALE (247236-10)
- THE WRIGHT ALMSHOUSES (247236-11)
- JOHN BOURNE (CONSOLIDATED CHARITIES) (247236-2)
- CONSOLIDATED BREAD CHARITIES AND POOR'S GIFT (CONSOLIDATED CHARITIES) (247236-3)
- THOMAS MASHITER (CONSOLIDATED CHARITIES) (247236-4)
- JOHN MASSU (CONSOLIDATED CHARITIES) (247236-5)
- WILLIAM OAKLEY (CONSOLIDATED CHARITIES) (247236-6)
- JOHN PENNANT (CONSOLIDATED CHARITIES) (247236-7)
- ANTHONY RAME (CONSOLIDATED CHARITIES) (247236-8)
- WILLIAM HIGGS FOR LOANS (247236-9)

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 247236

Accounts

Charity registration number 247236 (England and Wales)

HORNCHURCH HOUSING TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

HORNCHURCH HOUSING TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	John Wood Colin Smith Spencer Seaton Peter Salisbury Rev Ken Wylie Melvin Wallace Carol Smith	(Appointed 14 March 2024) (Appointed 14 March 2024)
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Charity number (England and Wales)	247236
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Auditor	M J Bushell Audit LLP Ground Floor Kings House 101-135 Kings Road Brentwood Essex CM14 4DR
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Investment advisors	Brewin Dolphin Ltd 12 Smithfield Street London EC1A 9BD Ruffer LLP 80 Victoria Street London SW1E 5JL M & G Investment 10 Fenchurch Avenue London EC3M 5AG
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HORNCHURCH HOUSING TRUST

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HORNCHURCH HOUSING TRUST

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The principal activity of the charity is providing sheltered accommodation to elderly people who live within the Borough.

The overall objective of the charity therefore is to provide accommodation and welfare for poor and elderly persons, allowing them to remain a member of their community when they can no longer afford to reside there.

Hornchurch Housing Trust at the end of the financial year hold 48 dwellings across the Borough, with 3 new properties purchased in the financial year. These will all be used to meet the charity's objective in continuing to provide sheltered accommodation to those in the community in financial need.

Skeales Court, Sunrise Avenue, Hornchurch

Skeales Court was built in 1974 and features 30 one-bedroom flats and is a two-storey building. The building is accessible with stair lifts to all first floor flats. The site also offers the community many amenities including a communal garden, lounge and laundry room. There are plenty of social activities which include exercise classes, church services, chiropody services and bingo. The offices of the clerk are onsite and a warden is resident, and Careline alarms are fitted in all flats.

The Trust, Hacton Lane, Hornchurch

The Trust consists of a block of 5 purpose-built one-bedroom bungalows which reside opposite the Havering-Managed William Tansley-Smith House. This allows the residents to share the amenities of the House, including their laundry room and lounge, as well as take part in their social events and activities. There is a bus stop very close nearby the complex, with local shops a few hundred metres away. The manager of Skeales Court is available on call to assist with any queries, and Careline alarms are fitted in each bungalow.

Wolseley Road, Romford

There are 4 maisonettes on this site with the ground floor being one-bedroom properties, and the upper floor being two-bedroom. Each maisonette has a private garden and can take part in the activities at Skeales Court due to there being none onsite. The Skeales Court manager is also available on call to assist with residents' queries, and the Careline alarm service is used. A bus stop is nearby, being around a quarter of a mile away, and the town centre is a mile away from the site.

Airfield Estate/ Elm Park Ward, Hornchurch

There are a total of 9 dwellings, 6 are houses and 3 are flats. The charity ensures that as and when the property is vacant, required refurbishments will be carried out on the premises to ensure that they remain a high standard.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

In order to achieve the objectives of the charity, the quality of the properties are reviewed via surveys, with refurbishments carried out on the premises once vacated. This ensures that each property remains in order and of a good standard for the community.

HORNCHURCH HOUSING TRUST

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Financial review

Hornchurch Housing Trust have had a healthy financial year, with total funds at 31 December 2024 increasing from £9,809,037 to £10,102,399. This is due to charity having a surplus of funds of £293,362 in the year, compared with a deficit of £18,946 in 2023.

Reserves policy

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to around six month's expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in incoming resources, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

Investment policy

The charity utilises Ruffer LLP, RBC Brewin Dolphin and M&G Investments to manage their investment portfolios. The investments are all regulated by The Financial Conduct Authority, ensuring professionalism in financial markets and regulatory protection.

Factors likely to affect future financial performance

Future plans

The charity intends to continue providing sheltered accommodation to the community, and ensure that maintenance and ancillary fees cover the day-to-day running costs and future refurbishments.

In the longer term, the charity plans to purchase a couple more properties to house additional persons in financial need and achieve their objectives further.

Economic climate

The charity needs to consider the impact of the economic climate on their operations. Since Covid-19 and Brexit, construction and refurbishments costs have increased following an increase in the cost of materials. In the event of an economic downturn, Hornchurch Housing Trust is in a stable position to continue operations as normal, and have assets readily available to liquidate to cover unexpected or rising costs.

Covid-19

The charity was among many organisations impacted by the Covid-19 outbreak, which greatly affected day-to-day operations. It has been noted that necessary measures were undertaken during the outbreak including closure of sites to protect the residents, as well as the team. Contingency plans were formed early to be able to manage a similar situation quickly and effectively, and utilise their healthy cash reserves to progress during the economic decline.

Structure, governance and management

The charity is controlled by its governing document and a deed of trust.

Hornchurch Housing Trust was constituted in its present form in 1991, formerly known as Hornchurch United Charities. The earliest recognition of the charity was Appleton's Almshouses, founded in 1586 and established in the Parish of Hornchurch. The trust is registered with the Charity Commission.

The trustees who served during the year and up to the date of signature of the financial statements were:

John Wood	(Appointed 14 March 2024)
Colin Smith	(Appointed 14 March 2024)
Spencer Seaton	
Peter Salisbury	
Jeremy Evans	(Resigned 2 March 2025)
Rev Ken Wylie	
Melvin Wallace	
John Mylod	(Deceased 28 February 2025)
Carol Smith	

HORNCHURCH HOUSING TRUST

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

Recruitment and appointment of trustees

Each trustee serves for a four year term but is eligible for re-appointment.

None of the trustees has any beneficial interest in the company. All of the trustees are not permitted to receive any remunerations for their services to the Trust.

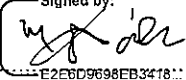
Organisational structure

The board of trustees ensure that a meeting is held quarterly to discuss the daily operations of the charity, future plans and evaluate their investment portfolio position.

Relationship with related parties

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice.

The trustees' report was approved by the Board of Trustees.

Signed by:


.....E2E5D9698EB34181..

Melvin Wallace

Trustee

Date: 15 October 2025
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HORNCHURCH HOUSING TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

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

The law applicable to charities in England and Wales 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 year.

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 operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

HORNCHURCH HOUSING TRUST

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HORNCHURCH HOUSING TRUST

Opinion

We have audited the financial statements of Hornchurch Housing Trust (the 'charity') for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
 - sufficient accounting records have not been kept; or
 - the financial statements are not in agreement with the accounting records; or
 - we have not received all the information and explanations we require for our audit.
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HORNCHURCH HOUSING TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF HORNCHURCH HOUSING TRUST

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Management override of controls

- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

Non compliance with laws and regulations

- Enquiry of management, those charged with governance and the entity's solicitors (or in-house legal team) around actual and potential litigation and claims.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

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

HORNCHURCH HOUSING TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF HORNCHURCH HOUSING TRUST

M J Bushell.

Corné von Wielligh ACA

For and on behalf of M J Bushell Audit LLP, Statutory Auditor

Chartered Accountants

Ground Floor

Kings House

101-135 Kings Road

Brentwood

Essex

CM14 4DR

Date:**29-10-2025**

M J Bushell Audit LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HORNCHURCH HOUSING TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Charitable activities	3	447,005	352,907
Investments	4	22,308	30,971
Total income		<u>469,313</u>	<u>383,878</u>
Expenditure on:			
Raising funds	5	5,392	-
Charitable activities	6	231,670	313,179
Total expenditure		<u>237,062</u>	<u>313,179</u>
Net gains/(losses) on investments	11	<u>61,111</u>	<u>(89,645)</u>
Net income/(expenditure) and movement in funds		293,362	(18,946)
Reconciliation of funds:			
Fund balances at 1 January 2024		<u>9,809,037</u>	<u>9,827,983</u>
Fund balances at 31 December 2024		<u>10,102,399</u>	<u>9,809,037</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

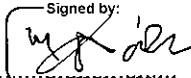
HORNCHURCH HOUSING TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	13		7,863,278		7,093,624
Investment property	14		568,000		568,000
Investments	15		1,644,927		2,067,692
			<u>10,076,205</u>		<u>9,729,316</u>
Current assets					
Debtors	16	9,864		2,822	
Cash at bank and in hand		30,278		92,714	
			<u>40,142</u>		<u>95,536</u>
Creditors: amounts falling due within one year	17	(13,948)		(15,815)	
Net current assets			<u>26,194</u>		<u>79,721</u>
Total assets less current liabilities			<u>10,102,399</u>		<u>9,809,037</u>
The funds of the charity					
Unrestricted funds	19		10,102,399		9,809,037
			<u>10,102,399</u>		<u>9,809,037</u>

The financial statements were approved by the trustees on 15 October 2025

Signed by:

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 Melvin Wallace
 Trustee

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Hornchurch Housing Trust is a charity which provides sheltered accommodation for elderly people who live within the borough.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	See note below
Improvements to property	Straight line over 20 years
Fixtures and fittings	Straight line at 20%
Computers	15% on reducing balance

Freehold properties are not depreciated within the financial statements. The trustees are of the opinion that in order to demonstrate a true and fair view of the properties and their value, a departure should be made from FRS102 to represent the true value of the assets and the maintenance regularly carried out.

To confirm that the value of properties represent a fair view, an impairment review is performed during our audit fieldwork testing.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Transaction costs are expensed as incurred. Changes in fair value are recognised in other recognised gains and losses except to the extent that a gain reverses a loss previously recognised in net income expenditure, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in net income/(expenditure) for the year.

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Charitable activities		
Weekly maintenance & ancillary charges	445,230	351,332
Ground rents	1,775	1,575
	<u>447,005</u>	<u>352,907</u>

4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Dividends receivable	21,890	30,960
Interest receivable	418	11
	<u>22,308</u>	<u>30,971</u>

5 Expenditure on raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Fundraising and publicity		
Cost of goods donated	993	-
Management fees	4,399	-
Total costs	<u>5,392</u>	<u>-</u>

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

6 Expenditure on charitable activities

	Charitable activities 2024 £	Charitable activities 2023 £
Direct costs		
Staff costs	55,876	64,190
Repairs & maintenance	120,828	190,453
Insurance	5,388	4,751
Property utilities	14,605	10,858
Accountancy fees	11,412	8,640
Helpline service	3,205	2,866
Advertising	228	8,500
	<u>211,542</u>	<u>290,258</u>
Share of support and governance costs (see note 7)		
Support	20,128	22,921
	<u>231,670</u>	<u>313,179</u>
Analysis by fund		
Unrestricted funds	<u>231,670</u>	<u>313,179</u>

7 Support costs allocated to activities

	2024 £	2023 £
Office costs	1,248	3,125
Gifts & benevolence	2,500	4,463
Legal and professional	(439)	-
Sundries	64	437
Subscriptions	783	761
Depreciation	14,066	14,135
Travel & subsistence	115	-
Entertaining	139	-
Resident welfare	1,616	-
Governance costs	36	-
	<u>20,128</u>	<u>22,921</u>
Analysed between:		
Charitable activities	<u>20,128</u>	<u>22,921</u>

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

8	Net movement in funds	2024	2023
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the audit of the charity's financial statements	7,920	8,100
	Depreciation of owned tangible fixed assets	14,066	14,135
		<u> </u>	<u> </u>

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
	2	2
	<u> </u>	<u> </u>

Employment costs

	2024	2023
	£	£
Wages and salaries	58,912	57,209
Social security costs	(4,846)	5,235
Other pension costs	1,810	1,746
	<u> </u>	<u> </u>
	55,876	64,190
	<u> </u>	<u> </u>

There were no employees whose annual remuneration was more than £60,000.

11 Gains and losses on investments

	Unrestricted	Unrestricted
	funds	funds
	2024	2023
	£	£
Gains/(losses) arising on:		
Revaluation of investments	61,111	(11,931)
Revaluation of investment properties	-	(77,714)
	<u> </u>	<u> </u>
	61,111	(89,645)
	<u> </u>	<u> </u>

12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

13 Tangible fixed assets

	Freehold land and buildings	Improvements to property	Fixtures and fittings	Computers	Total
	£	£	£	£	£
Cost					
At 1 January 2024	6,871,211	276,176	157,203	833	7,305,423
Additions	783,719	-	-	-	783,719
At 31 December 2024	7,654,930	276,176	157,203	833	8,089,142
Depreciation and impairment					
At 1 January 2024	-	55,095	156,057	646	211,798
Depreciation charged in the year	-	13,809	229	28	14,066
At 31 December 2024	-	68,904	156,286	674	225,864
Carrying amount					
At 31 December 2024	7,654,930	207,272	917	159	7,863,278
At 31 December 2023	6,871,208	221,083	1,146	187	7,093,624

14 Investment property

	2024 £
Fair value	
At 1 January 2024 and 31 December 2024	568,000

The fair value of the investment property has been arrived at on the basis of a valuation carried out in October 2024 by Andrew Charter & Co Chartered Surveyors, who are not connected with the charity. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

15 Fixed asset investments

	Listed investments	Unlisted investments	Total
	£	£	£
Cost or valuation			
At 1 January 2024	1,332,186	735,506	2,067,692
Additions	24,234	21,890	46,124
Valuation changes	45,142	15,969	61,111
Disposals	(250,000)	(280,000)	(530,000)
At 31 December 2024	1,151,562	493,365	1,644,927
Carrying amount			
At 31 December 2024	1,151,562	493,365	1,644,927
At 31 December 2023	1,332,186	735,506	2,067,692

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

16 Debtors		
	2024	2023
	£	£
Amounts falling due within one year:		
Other debtors	6,349	-
Prepayments and accrued income	3,515	2,822
	<u>9,864</u>	<u>2,822</u>
	<u><u>9,864</u></u>	<u><u>2,822</u></u>
17 Creditors: amounts falling due within one year		
	2024	2023
	£	£
Other taxation and social security	-	5,234
Trade creditors	5,665	2,273
Accruals and deferred income	8,283	8,308
	<u>13,948</u>	<u>15,815</u>
	<u><u>13,948</u></u>	<u><u>15,815</u></u>
18 Retirement benefit schemes		
	2024	2023
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	1,810	1,746
	<u>1,810</u>	<u>1,746</u>
	<u><u>1,810</u></u>	<u><u>1,746</u></u>

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

19 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	<u>9,809,037</u>	<u>469,313</u>	<u>(237,062)</u>	<u>61,111</u>	<u>10,102,399</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	<u>9,827,983</u>	<u>383,878</u>	<u>(313,179)</u>	<u>(89,645)</u>	<u>9,809,037</u>
	<u><u>9,827,983</u></u>	<u><u>383,878</u></u>	<u><u>(313,179)</u></u>	<u><u>(89,645)</u></u>	<u><u>9,809,037</u></u>

HORNCHURCH HOUSING TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

20 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 247236

Accounts

**Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2023
for
HORNCHURCH HOUSING TRUST**

Cooper Parry Group Limited
Statutory Auditor
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

HORNCHURCH HOUSING TRUST

**Contents of the Financial Statements
for the year ended 31 December 2023**

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Detailed Statement of Financial Activities	18 to 19

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of 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 2019).

Objectives and activities

The overall objective of the charity is to provide accommodation for poor persons of good character and have resided in the Borough of Havering for at least two years.

Hornchurch Housing Trust offers 45 modern self-contained dwellings on four sites in the borough of Havering. At the end of 2023 Hornchurch Housing Trust had purchased 6 new properties on the Airfield Estate in Hornchurch.

Skeales Court, Sunrise Avenue, Hornchurch

Built in 1975 with 30 one bedroom flats over two floors with stair lifts to the first floor. Amenities for residents include a recreation room, kitchen and purpose built laundry room, with a secluded garden. The offices of the clerk and of the warden are on-site. A frequent bus service passes the complex.

The Trust, Hacton Lane, Hornchurch

This site comprises five one bedroom bungalows. The residents have the benefit of sharing the amenities of the adjoining council owned Wm Tansley Smith House, which is a sheltered complex and has a large sunny garden, a recreation room and laundry. The 193 bus services to Hornchurch, Romford and The Queen's Hospital passes the complex.

Wolseley Road, Romford

Here there are four maisonettes in a single block and the two at first floor level are accessed via steep stairs, which makes them suitable only for more active and independent persons. Frequent bus services are available nearby.

Airfield Estate, Hornchurch

At this site there are 6 dwellings of which 5 are houses, and one is a maisonette.

As vacancies occur the units are refurbished as necessary.

Public Benefit

The Trustees have paid due regard to the Charity Commission Guidance on Public Benefit in deciding what activities the charity undertakes. All activities undertaken by Hornchurch Housing Trust are focussed on our charitable purposes.

Achievement and performance

The charity maintains all of its properties and their grounds in good order, making them a pleasant place for our residents.

Financial review

Investment policy and objectives

The results for the year are set out in the attached accounts. The total funds at 31 December 2023 were £9,809,037 compared with £9,827,983 at 31 December 2022. Total expenditure during the year was £313,222 compared with total expenditure of £192,146 during the year ended 31 December 2022.

Investment Policy

The charity utilises Ruffer LLP, M & G Investments and Brewin Dolphin Limited to manage its investment portfolio which includes both fixed interest units and equities. The investment managers are all regulated by The Financial Conduct Authority and are required to ensure that such investments provide an adequate yield, whilst respecting the ethical principles deemed appropriate by the charity.

Reserves Policy

The trustees have decided that the amount of 'free' reserves (ie unrestricted reserves not designated as tangible assets) held by the charity should be maintained at a level equal to the approximate running costs of the charity for a six month period. This is assumed to be £100,000. However the charity is currently pooling resources with the view to expanding the number of properties it owns.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

Future plans

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It still remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. In the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust was, like all organisations, affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We closely monitored the crisis, and having formed contingency plans early and left significant cash in the organisation following a good year, the trust was well placed to see out the crisis and to progress strongly as the economy continues to recover.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. Six properties have been purchased since the year end. Trustees will take the appropriate expert advice before making any investments / strategic decisions.

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of nine trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. An operations manager has been appointed by the trustees to manage its day to day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

Reference and administrative details

Registered Charity number

247236

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2023

Trustees

Cllr C Smith
Mr J Wood (appointed 13.3.2024)
Mr J Mylod
Mr M Wallace
Mr P J Salisbury
Rev K A Wylie
Mr J R Evans
Mr S Seaton (appointed 11.5.2023)

Auditors

Cooper Parry Group Limited
Statutory Auditor
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

The audit business of Haines Watts LLP was acquired by Cooper Parry Group Limited on 14 November 2023. Haines Watts LLP has resigned as auditor and Cooper Parry Group Limited has been appointed in its place.

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2023

Statement of trustees' responsibilities - continued

Under the Charities Act 1993, the Trustees are required to:

i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;

ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

* select suitable accounting policies and then apply them consistently;

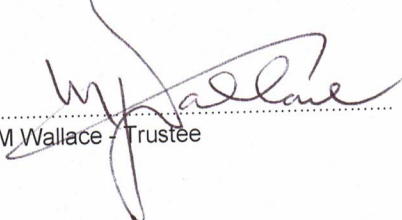
* make judgements and estimates that are reasonable and prudent;

* state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.

* prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 order of the board of trustees on 5/11/24 and signed on its behalf by:


.....
Mr M Wallace - Trustee

Report of the Independent Auditors to the Trustees of Hornchurch Housing Trust

Opinion

We have audited the financial statements of Hornchurch Housing Trust (the 'charity') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors to the Trustees of Hornchurch Housing Trust

Our responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and the sector in which it operates. We determined that the most significant are those that relate to the reporting framework, the Charities SORP (FRS 102) and the Charities Act 2011.

We understood how the charity is complying with those legal and regulatory frameworks by making enquires of the management and those responsible for governance. We corroborated our enquiries through our review of Board minutes.

We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. The primary responsibility for the prevention and detection of irregularities including fraud rests with both those charged with governance of the entity and management.

Our audit procedures in relation to fraud included but were not limited to:

- identifying and gaining an understanding of the internal controls management has in place to prevent and detect fraud;
- understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
- discussing the risks of fraud amongst the engagement team;
- assessing the significant estimates and judgements in the financial statements for possible manipulation or management bias;
- identifying and testing journal entries, in particular any journals indicating large or unusual transactions based on our understanding of the charity;
- assessing the extent of compliance with the relevant laws and regulations.

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

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Use of our report

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

Cooper Parry Group Limited

Jane Wills (Senior Statutory Auditor)
for and on behalf of Cooper Parry Group Limited
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

Date: 02/12/2024

HORNCHURCH HOUSING TRUST

Statement of Financial Activities
for the year ended 31 December 2023

	Notes	2023 Unrestricted funds £	2022 Total funds £
Income and endowments from			
Donations and legacies	2	-	250
Charitable activities	4	352,907	310,703
Core Activities			
Investment income	3	<u>31,014</u>	<u>94,499</u>
Total		<u>383,921</u>	<u>405,452</u>
Expenditure on			
Charitable activities	5	<u>313,222</u>	<u>192,173</u>
Core Activities			
Net gains/(losses) on investments		<u>(89,645)</u>	<u>(202,943)</u>
NET INCOME/(EXPENDITURE)		(18,946)	10,336
Reconciliation of funds			
Total funds brought forward		<u>9,827,983</u>	<u>9,817,647</u>
Total funds carried forward		<u><u>9,809,037</u></u>	<u><u>9,827,983</u></u>

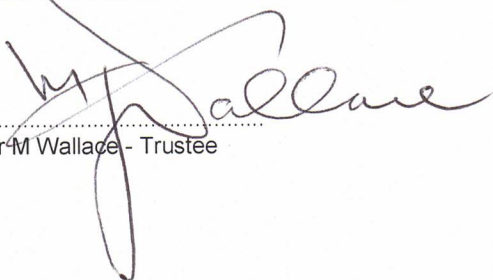
The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

**Balance Sheet
31 December 2023**

	Notes	2023 Unrestricted funds £	2022 Total funds £
Fixed assets			
Tangible assets	11	7,093,625	5,471,552
Investments			
Investments	12	2,067,693	3,575,070
Investment property	13	<u>568,000</u>	<u>645,000</u>
		9,729,318	9,691,622
Current assets			
Debtors	14	2,822	3,687
Cash at bank and in hand		<u>92,714</u>	<u>144,990</u>
		95,536	148,677
Creditors			
Amounts falling due within one year	15	<u>(15,817)</u>	<u>(12,316)</u>
Net current assets		<u>79,719</u>	<u>136,361</u>
Total assets less current liabilities		<u>9,809,037</u>	9,827,983
NET ASSETS		<u>9,809,037</u>	<u>9,827,983</u>
Funds	16		
Unrestricted funds		<u>9,809,037</u>	<u>9,827,983</u>
Total funds		<u>9,809,037</u>	<u>9,827,983</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:



 Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements for the year ended 31 December 2023

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. Based on these assessments, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Critical accounting judgements and key sources of estimation uncertainty

Land and buildings are stated at fair value based on the valuation performed by an independent professional valuer, with recent experience in the location and category of property valued. The valuer used observable market prices adjusted as necessary for any difference in the future, location or condition of the specific asset. However, due to the uncertainty in comparable information available and future market conditions, there is a degree of uncertainty in this judgement.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations, gifts and legacies are recorded as income in the year that they are received.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- Straight line over 20 years
Fixtures and fittings	- 20% on cost
Computer equipment	- 15% on reducing balance

Freehold properties operated by the trust are not depreciated. This represents a departure from FRS102 which requires property to be depreciated as they have a limited life. The directors are however of the opinion that the adoption of this policy is necessary to give a true and fair view of the financial statements due to the high level of maintenance being performed in all properties. These values are retained subject to the requirement to test assets for impairment in accordance with FRS102.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2023

1. Accounting policies - continued

Tangible fixed assets

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

2. Donations and legacies

	2023	2022
	£	£
Donated services and facilities	<u>-</u>	<u>250</u>

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2023**

3.	Investment income	2023	2022
		£	£
	Dividends receivable	30,959	94,444
	Deposit account interest	<u>55</u>	<u>55</u>
		<u>31,014</u>	<u>94,499</u>
4.	Income from charitable activities	2023	2022
		£	£
	Weekly maintenance & ancillary charges	351,332	308,928
	Ground rents	<u>1,575</u>	<u>1,775</u>
		<u>352,907</u>	<u>310,703</u>
5.	Charitable activities costs		
		Direct Costs	Support costs (see note 6)
		£	£
	Core Activities	<u>290,257</u>	<u>22,965</u>
			Totals
			£
			<u>313,222</u>
6.	Support costs		
		Management	Finance
		£	£
	Core Activities	<u>22,921</u>	<u>44</u>
			Totals
			£
			<u>22,965</u>
7.	Trustees' remuneration and benefits		
	Trustees' remuneration and benefits for the year ended 31 December 2023 were £nil (2022: £nil).		
	Trustees' expenses		
	Trustees' expenses for the year ended 31 December 2023 were £nil (2022 - £nil).		
8.	Staff costs		
	The average monthly number of employees during the year was as follows:		
		2023	2022
		2	2
	Administration	<u>2</u>	<u>2</u>
	No employees received emoluments in excess of £60,000.		
	During the year, total staff costs were:		
		2023	2022
		£	£
	Gross wages	57,208	53,561
	Social security costs	<u>5,235</u>	<u>5,040</u>
	Other pension costs	<u>1,746</u>	<u>1,524</u>
		<u>64,189</u>	<u>60,125</u>

HORNCHURCH HOUSING TRUST
Notes to the Financial Statements - continued
for the year ended 31 December 2023

9.	Comparatives for the statement of financial activities	Unrestricted funds £
	Income and endowments from	
	Donations and legacies	250
	Charitable activities	
	Core Activities	310,703
	Investment income	<u>94,499</u>
	Total	<u>405,452</u>
	Expenditure on	
	Charitable activities	
	Core Activities	<u>192,173</u>
	Net gains/(losses) on investments	<u>(202,943)</u>
	NET INCOME	10,336
	Reconciliation of funds	
	Total funds brought forward	9,817,647
	Total funds carried forward	<u><u>9,827,983</u></u>
10.	Auditors' remuneration	
		2023 £
		2022 £
	Fees payable to the charity's auditors for audit of the charity's financial statements	6,100
	Fees payable to the charity's auditors for accountancy services	<u>2,660</u>
		<u><u>8,100</u></u>
		<u><u>8,760</u></u>

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2023**

11. Tangible fixed assets

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost or valuation					
At 1 January 2023	5,235,000	276,176	157,203	834	5,669,213
Additions	<u>1,636,208</u>	-	-	-	<u>1,636,208</u>
At 31 December 2023	<u>6,871,208</u>	<u>276,176</u>	<u>157,203</u>	<u>834</u>	<u>7,305,421</u>
Depreciation					
At 1 January 2023	-	41,284	155,771	606	197,661
Charge for year	-	<u>13,809</u>	<u>286</u>	<u>40</u>	<u>14,135</u>
At 31 December 2023	-	<u>55,093</u>	<u>156,057</u>	<u>646</u>	<u>211,796</u>
Net book value					
At 31 December 2023	<u>6,871,208</u>	<u>221,083</u>	<u>1,146</u>	<u>188</u>	<u>7,093,625</u>
At 31 December 2022	<u>5,235,000</u>	<u>234,892</u>	<u>1,432</u>	<u>228</u>	<u>5,471,552</u>

Cost or valuation at 31 December 2023 is represented by:

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Valuation in 2020	4,626,095	-	-	-	4,626,095
Cost	<u>2,245,113</u>	<u>276,176</u>	<u>157,203</u>	<u>834</u>	<u>2,679,326</u>
	<u>6,871,208</u>	<u>276,176</u>	<u>157,203</u>	<u>834</u>	<u>7,305,421</u>

12. Fixed asset investments

	2023 £	2022 £
Listed investments	1,332,186	2,685,180
Other	<u>735,507</u>	<u>889,890</u>
	<u>2,067,693</u>	<u>3,575,070</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2023

12. Fixed asset investments - continued

Additional information as follows:

	Listed investments
	£
Market value	2,685,180
At 1 January 2023	1,531,068
Additions	(2,689,123)
Disposals	<u>(194,939)</u>
Revaluations	
	<u>1,332,186</u>
At 31 December 2023	
Net book value	<u>1,332,186</u>
At 31 December 2023	
	<u>2,685,180</u>
At 31 December 2022	

There were no investment assets outside the UK.

Cost or valuation at 31 December 2023 is represented by:

	Listed investments
	£
Valuation in 2022	(194,939)
Cost	<u>1,527,125</u>
	<u>1,332,186</u>

Investments (neither listed nor unlisted) were as follows:

	2023	2022
	£	£
Other investments	889,890	882,913
Additions	-	32,827
Disposals	(200,000)	-
Revaluations	<u>45,617</u>	<u>(25,850)</u>
	<u>735,507</u>	<u>889,890</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2023

13. Investment property	£
Fair value	645,000
At 1 January 2023	<u>(77,000)</u>
Revaluation	
At 31 December 2023	<u>568,000</u>
Net book value	568,000
At 31 December 2023	<u>568,000</u>
At 31 December 2022	<u>645,000</u>

The investment property above was revalued at fair value in the year by an external appraiser, Andrew Chater & Co Chartered Surveyors. Fair value was determined by taking into account comparable evidence and current market conditions.

Fair value at 31 December 2023 is represented by:

	£
Valuation in 2022	645,000
Valuation in 2023	<u>(77,000)</u>
	<u>568,000</u>

14. Debtors: amounts falling due within one year	2023	2022
	£	£
Prepayments and accrued income	<u>2,822</u>	<u>3,687</u>

15. Creditors: amounts falling due within one year	2023	2022
	£	£
Trade creditors	1,075	2,973
Taxation and social security	5,234	-
Other creditors	<u>9,508</u>	<u>9,343</u>
	<u>15,817</u>	<u>12,316</u>

16. Movement in funds		Net movement in funds	At
	At 1.1.23	£	31.12.23
	£	£	£
Unrestricted funds			
General fund	9,827,983	(18,946)	9,809,037
	<u>9,827,983</u>	<u>(18,946)</u>	<u>9,809,037</u>
TOTAL FUNDS			
	<u>9,827,983</u>	<u>(18,946)</u>	<u>9,809,037</u>

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2023**

16. Movement in funds - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	383,921	(313,222)	(89,645)	(18,946)
	<u>383,921</u>	<u>(313,222)</u>	<u>(89,645)</u>	<u>(18,946)</u>
TOTAL FUNDS				

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	9,817,647	10,336	9,827,983
	<u>9,817,647</u>	<u>10,336</u>	<u>9,827,983</u>
TOTAL FUNDS			

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	405,452	(192,173)	(202,943)	10,336
	<u>405,452</u>	<u>(192,173)</u>	<u>(202,943)</u>	<u>10,336</u>
TOTAL FUNDS				

Unrestricted funds include fair value reserve of £4,784,099 (2022: £4,979,038)

17. Related party disclosures

There were no related party transactions for the year ended 31 December 2023.

HORNCHURCH HOUSING TRUST
Detailed Statement of Financial Activities
for the year ended 31 December 2023

	2023 £	2022 £
Income and endowments		
Donations and legacies	-	250
Donated services and facilities		
Investment income	30,959	94,444
Dividends receivable	<u>55</u>	<u>55</u>
Deposit account interest		
	31,014	94,499
Charitable activities	351,332	308,928
Weekly maintenance & ancillary charges	<u>1,575</u>	<u>1,775</u>
Ground rents		
	352,907	<u>310,703</u>
Total incoming resources	383,921	405,452
 Expenditure		
Charitable activities	190,452	66,413
Repairs and maintenance	4,751	4,018
Insurance	10,858	10,116
Property utilities	8,640	8,760
Accountancy	2,866	2,746
Helpline service	64,190	55,429
Personnel cost	8,500	9,409
Cost of generating funds		
	290,257	156,891
Support costs		
Management	3,125	3,683
Office costs	4,463	4,376
Gifts and benevolence	-	10,165
Legal and consultancy	437	492
Sundries	761	873
Subscriptions	14,135	15,582
Depreciation		
	22,921	35,171
Finance	44	111
Bank charges		
	313,222	<u>192,173</u>
Total resources expended		
Net income before gains and losses	70,699	213,279
Realised recognised gains and losses		
Carried forward	70,655	213,168

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST
Detailed Statement of Financial Activities
for the year ended 31 December 2023

	2023	2022
	£	£
Realised recognised gains and losses		
Brought forward	70,655	213,168
Net gains/(losses) on investments	(11,931)	(202,943)
Realised gains/(losses) on investment property	<u>(77,714)</u>	<u>-</u>
Net (expenditure)/income	<u>(18,946)</u>	<u>10,336</u>

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 247236

Accounts

**Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2022
for
HORNCHURCH HOUSING TRUST**

Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

HORNCHURCH HOUSING TRUST

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for the year ended 31 December 2022

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HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of 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 2019).

Objectives and activities

The overall objective of the charity is to provide accommodation for poor persons of good character and have resided in the Borough of Havering for at least two years.

Hornchurch Housing Trust offers 39 modern self-contained dwellings on three sites in the borough of Havering.

Skeales Court, Sunrise Avenue, Hornchurch

Built in 1975 with 30 one bedroom flats over two floors with stair lifts to the first floor. Amenities for residents include a recreation room, kitchen and purpose built laundry room, with a secluded garden. The offices of the clerk and of the warden are on-site. A frequent bus service passes the complex.

The Trust, Hacton Lane, Hornchurch

This site comprises five one bedroom bungalows. The residents have the benefit of sharing the amenities of the adjoining council owned Wm Tansley Smith House, which is a sheltered complex and has a large sunny garden, a recreation room and laundry. The 193 bus services to Hornchurch, Romford and The Queen's Hospital passes the complex.

Wolseley Road, Romford

Here there are four maisonettes in a single block and the two at first floor level are accessed via steep stairs, which makes them suitable only for more active and independent persons. Frequent bus services are available nearby.

As vacancies occur the units are refurbished as necessary.

Public Benefit

The Trustees have paid due regard to the Charity Commission Guidance on Public Benefit in deciding what activities the charity undertakes. All activities undertaken by Hornchurch Housing Trust are focussed on our charitable purposes.

Achievement and performance

The charity maintains all of its properties and their grounds in good order, making them a pleasant place for our residents.

Financial review

Investment policy and objectives

The results for the year are set out in the attached accounts. The total funds at 31 December 2022 were £9,827,954 compared with £9,817,647 at 31 December 2021. Total expenditure during the year was £192,146 compared with total expenditure of £255,263 during the year ended 31 December 2021.

Investment Policy

The charity utilises Ruffer LLP, M & G Investments and Brewin Dolphin Limited to manage its investment portfolio which includes both fixed interest units and equities. The investment managers are all regulated by The Financial Conduct Authority and are required to ensure that such investments provide an adequate yield, whilst respecting the ethical principles deemed appropriate by the charity.

Reserves Policy

The trustees have decided that the amount of 'free' reserves (ie unrestricted reserves not designated as tangible assets) held by the charity should be maintained at a level equal to the approximate running costs of the charity for a six month period. This is assumed to be £100,000. However the charity is currently pooling resources with the view to expanding the number of properties it owns.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

Future plans

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It still remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. In the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust was, like all organisations, affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We closely monitored the crisis, and having formed contingency plans early and left significant cash in the organisation following a good year, the trust was well placed to see out the crisis and to progress strongly as the economy continues to recover.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. One property has been purchased since the year end. Trustees will take the appropriate expert advice before making any investments / strategic decisions.

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of seven trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. A clerk has been appointed by the trustees to manage its day to day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

Reference and administrative details

Registered Charity number

247236

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2022

Trustees

Cllr C Smith
Mr J Mylod
Mr L N Dodin
Mr M Wallace
Mr P J Salisbury
Rev K A Wylie
Mr J R Evans

Auditors

Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2022

Statement of trustees' responsibilities - continued

Under the Charities Act 1993, the Trustees are required to:

- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 order of the board of trustees on 3rd July 2023 and signed on its behalf by:


.....
Mr M Wallace - Trustee

Report of the Independent Auditors to the Trustees of Hornchurch Housing Trust

Opinion

We have audited the financial statements of Hornchurch Housing Trust (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Report of the Independent Auditors to the Trustees of Hornchurch Housing Trust

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and the sector in which it operates. We determined that the most significant are those that relate to the reporting framework, the Charities SORP (FRS 102) and the Charities Act 2011.

We understood how the charity is complying with those legal and regulatory frameworks by making enquires of the management and those responsible for governance. We corroborated our enquiries through our review of Board minutes.

We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. The primary responsibility for the prevention and detection of irregularities including fraud rests with both those charged with governance of the entity and management.

Our audit procedures in relation to fraud included but were not limited to:

- identifying and gaining an understanding of the internal controls management has in place to prevent and detect fraud;
- understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
- discussing the risks of fraud amongst the engagement team;
- assessing the significant estimates and judgements in the financial statements for possible manipulation or management bias;
- identifying and testing journal entries, in particular any journals indicating large or unusual transactions based on our understanding of the charity;
- assessing the extent of compliance with the relevant laws and regulations.

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

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Use of our report

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

Haines Watts Essex LLP

Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

Date:

HORNCHURCH HOUSING TRUST

Statement of Financial Activities
for the year ended 31 December 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
Income and endowments from			
Donations and legacies		250	-
Charitable activities			
Core Activities		310,703	270,155
Investment income	2	94,499	64,882
Total		405,452	335,037
Expenditure on			
Charitable activities			
Core Activities		192,173	255,263
Net gains/(losses) on investments		(202,943)	342,370
NET INCOME		10,336	422,144
Reconciliation of funds			
Total funds brought forward		9,817,647	9,395,503
Total funds carried forward		9,827,983	9,817,647

HORNCHURCH HOUSING TRUST

Balance Sheet
31 December 2022

	Notes	2022 Unrestricted funds £	2021 Total funds £
Fixed assets			
Tangible assets	7	5,471,552	5,436,824
Investments			
Investments	8	3,575,070	3,700,293
Investment property	9	645,000	645,000
		<u>9,691,622</u>	<u>9,782,117</u>
Current assets			
Debtors	10	3,687	2,140
Cash at bank and in hand		144,990	53,458
		<u>148,677</u>	<u>55,598</u>
Creditors			
Amounts falling due within one year	11	(12,316)	(20,068)
Net current assets		<u>136,361</u>	<u>35,530</u>
Total assets less current liabilities		<u>9,827,983</u>	<u>9,817,647</u>
NET ASSETS		<u>9,827,983</u>	<u>9,817,647</u>
Funds			
Unrestricted funds	12	9,827,983	9,817,647
Total funds		<u>9,827,983</u>	<u>9,817,647</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 3rd July 2023 and were signed on its behalf by:


Mr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements for the year ended 31 December 2022

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. Based on these assessments, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- Straight line over 20 years
Fixtures and fittings	- 20% on cost
Computer equipment	- 15% on reducing balance

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2022

1. Accounting policies - continued

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

2. Investment income

	2022	2021
	£	£
Dividends receivable	94,444	64,851
Deposit account interest	55	31
	<u>94,499</u>	<u>64,882</u>

3. Trustees' remuneration and benefits

Trustees' remuneration and benefits for the year ended 31 December 2022 were £nil (2021: £nil).

Trustees' expenses

Trustees' expenses for the year ended 31 December 2022 were £nil (2021 - £nil).

4. Staff costs

The average monthly number of employees during the year was as follows:

	2022	2021
Administration	2	3
	<u>2</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2022

5. Comparatives for the statement of financial activities

	Unrestricted funds £
Income and endowments from	
Charitable activities	
Core Activities	270,155
Investment income	64,882
Total	<u>335,037</u>
Expenditure on	
Charitable activities	
Core Activities	<u>255,263</u>
Net gains on investments	<u>342,370</u>
NET INCOME	422,144
Reconciliation of funds	
Total funds brought forward	9,395,503
Total funds carried forward	<u><u>9,817,647</u></u>

6. Auditors' remuneration

	2022 £	2021 £
Fees payable to the charity's auditors for audit of the charity's financial statements	6,100	5,700
Fees payable to the charity's auditors for accountancy services	2,660	2,100
	<u>8,760</u>	<u>7,800</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2022

7. Tangible fixed assets

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost or valuation					
At 1 January 2022	5,235,000	225,867	157,203	834	5,618,904
Additions	-	50,309	-	-	50,309
At 31 December 2022	5,235,000	276,176	157,203	834	5,669,213
Depreciation					
At 1 January 2022	-	26,100	155,414	566	182,080
Charge for year	-	15,184	357	40	15,581
At 31 December 2022	-	41,284	155,771	606	197,661
Net book value					
At 31 December 2022	5,235,000	234,892	1,432	228	5,471,552
At 31 December 2021	5,235,000	199,767	1,789	268	5,436,824

Cost or valuation at 31 December 2022 is represented by:

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Valuation in 2020	4,626,095	-	-	-	4,626,095
Cost	608,905	276,176	157,203	834	1,043,118
	5,235,000	276,176	157,203	834	5,669,213

8. Fixed asset investments

	2022 £	2021 £
Improvements to property Shares	2,685,180	2,817,380
Other	889,890	882,913
	3,575,070	3,700,293

Additional information as follows:

	Listed investments £
Market value	
At 1 January 2022	2,817,380
Additions	155,336
Disposals	(100,369)
Revaluations	(187,167)
At 31 December 2022	2,685,180
Net book value	
At 31 December 2022	2,685,180
At 31 December 2021	2,817,380

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2022

8. Fixed asset investments - continued

There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed investments
	£
Valuation in 2022	500,957
Cost	2,184,223
	<u>2,685,180</u>

Investments (neither listed nor unlisted) were as follows:

	2022	2021
	£	£
Other investments	882,913	768,679
Additions	32,827	37,599
Revaluations	(25,850)	76,635
	<u>889,890</u>	<u>882,913</u>

9. Investment property

Fair value

At 1 January 2022

and 31 December 2022

£

645,000

Net book value

At 31 December 2022

645,000

At 31 December 2021

645,000

The fair value of investment property is based on a valuation by an independent professionally qualified valuer who has recent experience in the location and class of the investment property being valued.

10. Debtors: amounts falling due within one year

	2022	2021
	£	£
Prepayments and accrued income	3,687	2,140
	<u>3,687</u>	<u>2,140</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2022

11. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	2,973	4,064
Taxation and social security	-	763
Other creditors	9,343	15,241
	<u>12,316</u>	<u>20,068</u>

12. Movement in funds

	At 1.1.22	Net movement in funds	At 31.12.22
	£	£	£
Unrestricted funds			
General fund	9,817,647	10,336	9,827,983
TOTAL FUNDS	<u>9,817,647</u>	<u>10,336</u>	<u>9,827,983</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	405,452	(192,173)	(202,943)	10,336
TOTAL FUNDS	<u>405,452</u>	<u>(192,173)</u>	<u>(202,943)</u>	<u>10,336</u>

Comparatives for movement in funds

	At 1.1.21	Net movement in funds	At 31.12.21
	£	£	£
Unrestricted funds			
General fund	9,395,503	422,144	9,817,647
TOTAL FUNDS	<u>9,395,503</u>	<u>422,144</u>	<u>9,817,647</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	335,037	(255,263)	342,370	422,144
TOTAL FUNDS	<u>335,037</u>	<u>(255,263)</u>	<u>342,370</u>	<u>422,144</u>

Unrestricted funds include fair value reserve of £4,979,038 (2021: £5,167,928)

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2022

13. Related party disclosures

During the previous year consultancy work was undertaken by B Marjoram, former Interim Director of Housing for the London Borough of Havering (LBH), in connection with facilitating the provision of services by LBH under the terms of a Corporate Services Agreement and a Housing Agreement. The total cost of these services during the year to 31 December 2022 was £nil (2021:£33,453).

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2022

	2022 £	2021 £
Income and endowments		
Donations and legacies		
Donated services and facilities	250	-
Investment income		
Dividends receivable	94,444	64,851
Deposit account interest	55	31
	<u>94,499</u>	<u>64,882</u>
Charitable activities		
Weekly maintenance & ancillary charges	308,928	268,305
Ground rents	1,775	1,850
	<u>310,703</u>	<u>270,155</u>
Total incoming resources	405,452	335,037
Expenditure		
Charitable activities		
Repairs and maintenance	66,413	86,214
Insurance	4,018	4,876
Property utilities	10,116	7,901
Accountancy	8,760	7,800
Helpline service	2,746	2,633
Personnel cost	55,429	63,860
Cost of generating funds	9,409	9,287
	<u>156,891</u>	<u>182,571</u>
Support costs		
Management		
Office costs	3,683	2,586
Gifts and benevolence	4,376	2,809
Legal and consultancy	10,165	55,512
Sundries	492	213
Subscriptions	873	555
Depreciation	15,582	10,916
	<u>35,171</u>	<u>72,591</u>
Finance		
Bank charges	111	101
Total resources expended	192,173	255,263
Net income before gains and losses	213,279	79,774
Realised recognised gains and losses		
Carried forward	213,168	79,673

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST
Detailed Statement of Financial Activities
for the year ended 31 December 2022

	2022	2021
	£	£
Realised recognised gains and losses		
Brought forward	213,168	79,673
Net gains/(losses) on investments	(202,943)	<u>342,370</u>
Net income	<u>10,336</u>	<u>422,144</u>

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 247236

Accounts

Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2021
for
HORNCHURCH HOUSING TRUST

Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

HORNCHURCH HOUSING TRUST

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for the year ended 31 December 2021

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Detailed Statement of Financial Activities	16

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of 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 2019).

Objectives and activities

The overall objective of the charity is to provide accommodation for poor persons of good character and have resided in the Borough of Havering for at least two years.

Hornchurch Housing Trust offers 39 modern self-contained dwellings on three sites in the borough of Havering.

Skeales Court, Sunrise Avenue, Hornchurch

Built in 1975 with 30 one bedroom flats over two floors with stair lifts to the first floor. Amenities for residents include a recreation room, kitchen and purpose built laundry room, with a secluded garden. The offices of the clerk and of the warden are on-site. A frequent bus service passes the complex.

The Trust, Hacton Lane, Hornchurch

This site comprises five one bedroom bungalows. The residents have the benefit of sharing the amenities of the adjoining council owned Wm Tansley Smith House, which is a sheltered complex and has a large sunny garden, a recreation room and laundry. The 193 bus services to Hornchurch, Romford and The Queen's Hospital passes the complex.

Wolseley Road, Romford

Here there are four maisonettes in a single block and the two at first floor level are accessed via steep stairs, which makes them suitable only for more active and independent persons. Frequent bus services are available nearby.

As vacancies occur the units are refurbished as necessary.

Public Benefit

The Trustees have paid due regard to the Charity Commission Guidance on Public Benefit in deciding what activities the charity undertakes. All activities undertaken by Hornchurch Housing Trust are focussed on our charitable purposes.

Achievement and performance

The charity maintains all of its properties and their grounds in good order, making them a pleasant place for our residents.

Financial review

Investment policy and objectives

The results for the year are set out in the attached accounts. The total funds at 31 December 2021 were £9,8,17,647 compared with £9,395,503 at 31 December 2020. Total expenditure during the year was £255,263 compared with total expenditure of £263,762 during the year ended 31 December 2020.

Investment Policy

The charity utilises Ruffer LLP, M & G Investments and Brewin Dolphin Limited to manage its investment portfolio which includes both fixed interest units and equities. The investment managers are all regulated by The Financial Conduct Authority and are required to ensure that such investments provide an adequate yield, whilst respecting the ethical principles deemed appropriate by the charity.

Reserves Policy

The trustees have decided that the amount of 'free' reserves (ie unrestricted reserves not designated as tangible assets) held by the charity should be maintained at a level equal to the approximate running costs of the charity for a six month period. This is assumed to be £100,000. However the charity is currently pooling resources with the view to expanding the number of properties it owns.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2021

Future plans

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. The outlook for the coming year was encouraging prior to the Covid-19 outbreak, however, in the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust has, like all organisations, been affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We continue to closely monitor the crisis, however, having formed contingency plans early and left significant cash in the organisation following a good year, the trust is well placed to see out the crisis and progress strongly as the economy recovers.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. Trustees will be taking appropriate expert advice before making any investments / strategic decisions

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of seven trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch. The remaining six are appointed by the Council of the London Borough of Havering.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. A clerk has been appointed by the trustees to manage its day to day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

Reference and administrative details

Registered Charity number

247236

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2021

Trustees

Miss C Smith
Mr J Chapman (resigned 31/3/2021)
Cllr D White (resigned 31/3/2021)
Mr J Mylod
Mr L N Dodin
Cllr M Wallace
Mr P J Salisbury Trustee (appointed 31/3/2021)
Rev K A Wylie Trustee
Mr J R Evans Trustee (appointed 31/3/2021)

Auditors

Ian Gorsuch
Chartered Accountant
Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

HORNCHURCH HOUSING TRUST

Report of the Trustees
for the year ended 31 December 2021

Statement of trustees' responsibilities - continued

Under the Charities Act 1993, the Trustees are required to:

- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 order of the board of trustees on 27 October 2022 and signed on its behalf by:

Cllr M Wallace - Trustee

Opinion

We have audited the financial statements of Hornchurch Housing Trust (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and the sector in which it operates. We determined that the most significant are those that relate to the reporting framework, the Charities SORP (FRS 102) and the Charities Act 2011.

We understood how the charity is complying with those legal and regulatory frameworks by making enquires of the management and those responsible for governance. We corroborated our enquiries through our review of Board minutes.

We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. The primary responsibility for the prevention and detection of irregularities including fraud rests with both those charged with governance of the entity and management.

Our audit procedures in relation to fraud included but were not limited to:

- identifying and gaining an understanding of the internal controls management has in place to prevent and detect fraud;
- understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
- discussing the risks of fraud amongst the engagement team;
- assessing the significant estimates and judgements in the financial statements for possible manipulation or management bias;
- identifying and testing journal entries, in particular any journals indicating large or unusual transactions based on our understanding of the charity;
- assessing the extent of compliance with the relevant laws and regulations.

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

Use of our report

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

Haines Watts Essex LLP
Juniper House
Warley Hill Business Park
The Drive
Brentwood
Essex
CM13 3BE

31 October 2022

HORNCHURCH HOUSING TRUST

Statement of Financial Activities
for the year ended 31 December 2021

		2021	2020
		Unrestricted	Total funds
		funds	£
	Notes	£	£
Income and endowments from Charitable activities			
Core Activities		270,155	239,314
Investment income	2	64,882	51,514
Total		<u>335,037</u>	<u>290,828</u>
Expenditure on Charitable activities			
Core Activities		255,263	263,762
Net gains on investments		342,370	553,232
NET INCOME		422,144	580,298
Other recognised gains/(losses)			
Gains on revaluation of fixed assets		-	350,000
Net movement in funds		422,144	930,298
Reconciliation of funds			
Total funds brought forward		9,395,503	8,465,205
Total funds carried forward		<u><u>9,817,647</u></u>	<u><u>9,395,503</u></u>

The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

Balance Sheet
31 December 2021

		2021	2020
		Unrestricted	Total funds
	Notes	funds	£
		£	£
Fixed assets			
Tangible assets	7	5,436,824	5,356,672
Investments			
Investments	8	3,700,293	3,200,211
Investment property	9	645,000	645,000
		<u>9,782,117</u>	<u>9,201,883</u>
Current assets			
Debtors	10	2,140	2,701
Cash at bank and in hand		53,458	227,223
		<u>55,598</u>	<u>229,924</u>
Creditors			
Amounts falling due within one year	11	(20,068)	(36,304)
		<u>35,530</u>	<u>193,620</u>
Net current assets		<u>35,530</u>	<u>193,620</u>
Total assets less current liabilities		<u>9,817,647</u>	<u>9,395,503</u>
NET ASSETS		<u>9,817,647</u>	<u>9,395,503</u>
Funds			
Unrestricted funds	12	9,817,647	9,395,503
Total funds		<u>9,817,647</u>	<u>9,395,503</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 October 2022 and were signed on its behalf by:

Cllr M Wallace - Trustee

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. Based on these assessments, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- Straight line over 20 years
Fixtures and fittings	- 20% on cost
Computer equipment	- 15% on reducing balance

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2021

1. Accounting policies - continued

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

2. Investment income

	2021	2020
	£	£
Dividends receivable	64,851	48,115
Deposit account interest	31	3,399
	<u>64,882</u>	<u>51,514</u>

3. Trustees' remuneration and benefits

Trustees' remuneration and benefits for the year ended 31 December 2021 were £nil (2020: £nil).

Trustees' expenses

Trustees' expenses for the year ended 31 December 2021 were £nil (2020 - £nil)

4. Staff costs

The average monthly number of employees during the year was as follows:

	2021	2020
Administration	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2021

5. Comparatives for the statement of financial activities

	Unrestricted funds £
Income and endowments from Charitable activities	
Core Activities	239,314
Investment income	51,514
Total	<u>290,828</u>
Expenditure on Charitable activities	
Core Activities	263,762
Net gains on investments	553,232
NET INCOME	<u>580,298</u>
Other recognised gains/(losses)	
Gains on revaluation of fixed assets	350,000
Net movement in funds	<u>930,298</u>
Reconciliation of funds	
Total funds brought forward	8,465,205
Total funds carried forward	<u><u>9,395,503</u></u>

6. Auditors' remuneration

	2021 £	2020 £
Fees payable to the charity's auditors for audit of the charity's financial statements	5,750	5,350
Fees payable to the charity's auditors for accountancy services	2,100	2,000
	<u>7,800</u>	<u>7,350</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2021

7. Tangible fixed assets

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost					
At 1 January 2021	5,235,000	134,798	157,203	834	5,527,835
Additions	-	91,069	-	-	91,069
At 31 December 2021	5,235,000	225,867	157,203	834	5,618,904
Depreciation					
At 1 January 2021	-	17,049	153,596	518	171,163
Charge for year	-	9,051	1,818	48	10,917
At 31 December 2021	-	26,100	155,414	566	182,080
Net book value					
At 31 December 2021	5,235,000	199,767	1,789	268	5,436,824
At 31 December 2020	5,235,000	117,749	3,607	316	5,356,672

8. Fixed asset investments

	2021 £	2020 £
Shares	2,817,380	2,431,532
Other	882,913	768,679
	3,700,293	3,200,211

Additional information as follows:

	Listed investments £
Market value	
At 1 January 2021	2,431,532
Additions	259,165
Disposals	(140,654)
Revaluations	267,337
At 31 December 2021	2,817,380
Net book value	
At 31 December 2021	2,817,380
At 31 December 2020	2,431,532

There were no investment assets outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Listed investments £
Valuation in 2021	689,846
Cost	2,127,534
	2,817,380

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2021

8. Fixed asset investments - continued

Investments (neither listed nor unlisted) were as follows:

	2021	2020
	£	£
Other investments	768,679	773,474
Additions	37,599	41,434
Revaluations	76,635	(46,229)
	<u>882,913</u>	<u>768,679</u>

9. Investment property

	£
Fair value	
At 1 January 2021 and 31 December 2021	<u>645,000</u>
Net book value	
At 31 December 2021	<u>645,000</u>
At 31 December 2020	<u>645,000</u>

The fair value of investment property is based on a valuation by an independent professionally qualified valuer who has recent experience in the location and class of the investment property being valued.

10. Debtors: amounts falling due within one year

	2021	2020
	£	£
Prepayments and accrued income	<u>2,140</u>	<u>2,701</u>

11. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	4,064	18,865
Taxation and social security	763	-
Other creditors	15,241	17,439
	<u>20,068</u>	<u>36,304</u>

12. Movement in funds

	At 1/1/21	Net movement	At
	£	in funds	31/12/21
		£	£
Unrestricted funds			
General fund	9,395,503	422,144	9,817,647
	<u>9,395,503</u>	<u>422,144</u>	<u>9,817,647</u>
TOTAL FUNDS	<u>9,395,503</u>	<u>422,144</u>	<u>9,817,647</u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued
for the year ended 31 December 2021

12. Movement in funds - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	335,037	(255,263)	342,370	422,144
TOTAL FUNDS	<u>335,037</u>	<u>(255,263)</u>	<u>342,370</u>	<u>422,144</u>

Comparatives for movement in funds

	At 1/1/20 £	Net movement in funds £	At 31/12/20 £
Unrestricted funds			
General fund	8,465,205	930,298	9,395,503
TOTAL FUNDS	<u>8,465,205</u>	<u>930,298</u>	<u>9,395,503</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	290,828	(263,762)	903,232	930,298
TOTAL FUNDS	<u>290,828</u>	<u>(263,762)</u>	<u>903,232</u>	<u>930,298</u>

13. Related party disclosures

During the year consultancy work was undertaken by B Marjoram, former Interim Director of Housing for the London Borough of Housing (LBH), in connection with facilitating the provision of services by LBH under the terms of a Corporate Services Agreement and a Housing Agreement. The total cost of these services during the year to 31 December 2021 was £33,453 (2020:£77,526).

HORNCHURCH HOUSING TRUST

Detailed Statement of Financial Activities
for the year ended 31 December 2021

	2021 £	2020 £
Income and endowments		
Investment income		
Dividends receivable	64,851	48,115
Deposit account interest	31	3,399
	<u>64,882</u>	<u>51,514</u>
Charitable activities		
Weekly maintenance & ancillary charges	268,305	237,539
Ground rents	1,850	1,775
	<u>270,155</u>	<u>239,314</u>
Total incoming resources	335,037	290,828
Expenditure		
Charitable activities		
Repairs and maintenance	86,214	46,950
Insurance	4,876	5,029
Property utilities	7,901	9,041
Accountancy	7,800	7,350
Helpline service	2,633	2,567
Personnel cost	63,860	49,674
Cost of generating funds	9,287	7,365
	<u>182,571</u>	<u>127,976</u>
Support costs		
Management		
Office costs	2,586	4,141
Gifts and benevolence	2,809	2,687
Legal and consultancy	55,512	117,162
Sundries	213	228
Subscriptions	555	622
Depreciation	10,916	10,888
	<u>72,591</u>	<u>135,728</u>
Finance		
Bank charges	101	58
	<u>101</u>	<u>58</u>
Total resources expended	<u>255,263</u>	<u>263,762</u>
Net income before gains and losses	79,774	27,066
Realised recognised gains and losses		
Net gains/(losses) on investments	342,370	553,232
	<u>342,370</u>	<u>553,232</u>
Net income	<u><u>422,144</u></u>	<u><u>580,298</u></u>

HORNCHURCH HOUSING TRUST

England & Wales - Charity number 247236

Accounts

**Report of the Trustees and
Audited Financial Statements
for the Year Ended 31 December 2020
for
HORNCHURCH HOUSING TRUST**

**Haines Watts Essex LLP
Coopers House
65a Wingletye Lane
Hornchurch
Essex
RM11 3AT**

HORNCHURCH HOUSING TRUST

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HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of 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 2019).

Objectives and activities

The overall objective of the charity is to provide accommodation for poor persons of good character and have resided in the Borough of Havering for at least two years.

Hornchurch Housing Trust offers 39 modern self-contained dwellings on three sites in the borough of Havering.

Skeales Court, Sunrise Avenue, Hornchurch

Built in 1975 with 30 one bedroom flats over two floors with stair lifts to the first floor. Amenities for residents include a recreation room, kitchen and purpose built laundry room, with a secluded garden. The offices of the clerk and of the warden are on-site. A frequent bus service passes the complex.

The Trust, Hacton Lane, Hornchurch

This site comprises five one bedroom bungalows. The residents have the benefit of sharing the amenities of the adjoining council owned Wm Tansley Smith House, which is a sheltered complex and has a large sunny garden, a recreation room and laundry. The 193 bus services to Hornchurch, Romford and The Queen's Hospital passes the complex.

Wolseley Road, Romford

Here there are four maisonettes in a single block and the two at first floor level are accessed via steep stairs, which makes them suitable only for more active and independent persons. Frequent bus services are available nearby.

As vacancies occur the units are refurbished as necessary.

Public Benefit

The Trustees have paid due regard to the Charity Commission Guidance on Public Benefit in deciding what activities the charity undertakes. All activities undertaken by Hornchurch Housing Trust are focussed on our charitable purposes.

Achievement and performance

The charity maintains all of its properties and their grounds in good order, making them a pleasant place for our residents.

Financial review

Investment policy and objectives

The results for the year are set out in the attached accounts. The total funds at 31 December 2020 were £9,395,503 compared with £8,465,205 at 31 December 2019. Total expenditure during the year was £263,762 compared with total expenditure of £126,948 during the year ended 31 December 2019.

Investment Policy

The charity utilises Ruffer LLP, M & G Investments and Brewin Dolphin Limited to manage its investment portfolio which includes both fixed interest units and equities. The investment managers are all regulated by The Financial Conduct Authority and are required to ensure that such investments provide an adequate yield, whilst respecting the ethical principles deemed appropriate by the charity.

Reserves Policy

The trustees have decided that the amount of 'free' reserves (ie unrestricted reserves not designated as tangible assets) held by the charity should be maintained at a level equal to the approximate running costs of the charity for a six month period. This is assumed to be £100,000. However the charity is currently pooling resources with the view to expanding the number of properties it owns.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2020

Future plans

In the short term the Charity's priority is to continue providing accommodation and other facilities to a high standard. This implies the continued maintenance and improvement of our properties and the facilities we offer to our residents.

Further to this the charity would like to expand the number of properties it owns in order to further its work and increase the provision of accommodation currently offered.

Political Uncertainty

It remains to be seen what the impact, if any, Brexit will have on the construction market and the trust specifically. The outlook for the coming year was encouraging prior to the Covid-19 outbreak, however, in the event of any economic downturn the trust is well placed to operate as normal due to efficient financial controls, a strong balance sheet and healthy cash reserves.

Covid-19

The trust has, like all organisations, been affected by the Covid-19 outbreak. Decisive measures were swiftly undertaken, including closure of sites to protect our team, residents and other stakeholders. We continue to closely monitor the crisis, however, having formed contingency plans early and left significant cash in the organisation following a good year, the trust is well placed to see out the crisis and progress strongly as the economy recovers.

The trust is looking at possible new business models to ensure compliancy and management of risk, which if progressed, will result in review of the structure.

Future Development

Although the commercial new-build, refurbishment and fit-out market remains competitive and uncertain following the Covid-19 outbreak, by actively managing risk across all areas of the trust, it is well placed to meet the day to day running needs.

The board is looking at potential investment/property purchase options to extend its current portfolio, as well as possible investment in its existing stock. Trustees will be taking appropriate expert advice before making any investments / strategic decisions

Structure, governance and management

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Hornchurch Housing Trust is an amalgamation of many ancient charities, the earliest being Appleton's Almshouses founded in 1586. The current version of the governing document was introduced on 15 February 1991 and amended by special resolution on 18 May 1995. The trust is a registered charity with the Charity Commission.

Appointment of trustees

The trust deed makes provision for the appointment of seven trustees, one of whom by virtue of his office will be the incumbent vicar of St Andrews Parish Church, Hornchurch. The remaining six are appointed by the Council of the London Borough of Havering.

Organisation

The board of trustees administers the charity and meets regularly to discuss the running of the charity. A clerk has been appointed by the trustees to manage its day to day operations under the supervision of the chairman and deputy chairman.

Related Parties and Connected Organisations

The charity has no link with "Related Parties" as defined by the Statement of Recommended Practice and has not combined with any other organisation in the pursuit of its charitable objectives.

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2020

Reference and administrative details

Registered Charity number
247236

Principal address

33 Skeales Court
Sunrise Avenue
Hornchurch
Essex
RM12 4YA

Trustees

Miss C Smith
Mr J Chapman
Cllr D White
Mr J Mylod
Mr L N Dodin
Cllr M Wallace
Mr P J Salisbury (appointed 31.3.2021)
Rev K A Wylie Trustee (appointed 17.9.2020)
Mr J R Evans (appointed 31.3.2021)

Auditors

Ian Gorsuch
Chartered Accountant
Haines Watts Essex LLP
Coopers House
65a Wingletye Lane
Hornchurch
Essex
RM11 3AT

Investment Managers

Brewin Dolphin Ltd
12 Smithfield Street
London
EC1A 9BD

Ruffer LLP
80 Victoria Street
London
SW1E 5JL

M & G Investment
PO Box 9038
Chelmsford
CM99 2XF

Statement of trustees' responsibilities

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

HORNCHURCH HOUSING TRUST

Report of the Trustees for the year ended 31 December 2020

Statement of trustees' responsibilities - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- 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 which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They 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.

Under the Charities Act 1993, the Trustees are required to:

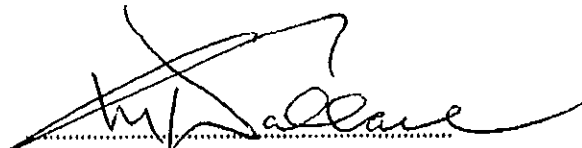
- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year, and comply with the regulations made by the secretary of state.

In preparing those financial statements the trustees are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements and whether the financial statements have been prepared in accordance with the statement of recommended practice, 'Accounting and Reporting by Charities' issued by the Charity Commission.
- * prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 order of the board of trustees on 27 MAY 2021 and signed on its behalf by:



Cllr M Wallace - Trustee

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Opinion

We have audited the financial statements of Hornchurch Housing Trust (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

However, not all future events or conditions can be predicted. The COVID-19 viral pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the company's trade, customers, suppliers and wider economy. The trustees' view on the impact of COVID-19 is disclosed in note 1 to the financial statements.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

We obtained an understanding of the legal and regulatory frameworks that are applicable to the charity and the sector in which it operates. We determined that the most significant are those that relate to the reporting framework, the Charities SORP (FRS 102) and the Charities Act 2011.

We understood how the charity is complying with those legal and regulatory frameworks by making enquires of the management and those responsible for governance. We corroborated our enquiries through our review of Board minutes.

We assessed the susceptibility of the charity's financial statements to material misstatement, including how fraud might occur. The primary responsibility for the prevention and detection of irregularities including fraud rests with both those charged with governance of the entity and management.

Our audit procedures in relation to fraud included but were not limited to:

- identifying and gaining an understanding of the internal controls management has in place to prevent and detect fraud;
- understanding how those charged with governance considered and addressed the potential for override of controls or other inappropriate influence over the financial reporting process;
- discussing the risks of fraud amongst the engagement team;
- assessing the significant estimates and judgements in the financial statements for possible manipulation or management bias;
- identifying and testing journal entries, in particular any journals indicating large or unusual transactions based on our understanding of the charity;
- assessing the extent of compliance with the relevant laws and regulations.

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

**Report of the Independent Auditors to the Trustees of
Hornchurch Housing Trust**

Use of our report

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

Haines Watts Essex LLP
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Coopers House
65a Wingletye Lane
Hornchurch
Essex
RM11 3AT



Date: 12 July 2021

HORNCHURCH HOUSING TRUST

Statement of Financial Activities for the year ended 31 December 2020

		2020 Unrestricted funds £	2019 Total funds £
Income and endowments from			
Charitable activities			
Core Activities		239,314	199,043
Investment Income	2	51,514	141,338
Total		290,828	340,381
Expenditure on			
Charitable activities			
Core Activities		263,762	126,948
Net gains on investments		553,232	266,205
NET INCOME		580,298	479,638
Other recognised gains/(losses)			
Gains on revaluation of fixed assets		350,000	-
Net movement in funds		930,298	479,638
Reconciliation of funds			
Total funds brought forward		8,465,205	7,985,567
Total funds carried forward		9,395,503	8,465,205

The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

**Balance Sheet
31 December 2020**

	Notes	2020 Unrestricted funds £	2019 Total funds £
Fixed assets			
Tangible assets	6	5,356,672	4,994,334
Investments			
Investments	7	3,200,211	2,751,840
Investment property	8	645,000	150,750
		<u>9,201,883</u>	<u>7,896,924</u>
Current assets			
Debtors	9	2,701	1,755
Cash at bank and in hand		227,223	580,096
		<u>229,924</u>	<u>581,851</u>
Creditors			
Amounts falling due within one year	10	(36,304)	(13,570)
		<u>193,620</u>	<u>568,281</u>
Net current assets		<u>9,395,503</u>	<u>8,465,205</u>
Total assets less current liabilities		<u>9,395,503</u>	<u>8,465,205</u>
NET ASSETS		<u>9,395,503</u>	<u>8,465,205</u>
Funds	11		
Unrestricted funds		9,395,503	8,465,205
Total funds		<u>9,395,503</u>	<u>8,465,205</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
Cllr M Wallace - Trustee

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements for the year ended 31 December 2020

1. Accounting policies

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees have undertaken measures in response to the COVID-19 pandemic and implemented early contingency plans to ensure sufficient cash resources are available to the charity.

The trustees have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment with regard to going concern. In particular, in response to the COVID-19 pandemic, the trustees have tested their cash flow analysis to take into account the impact on their business of possible scenarios brought on by the impact of COVID-19, alongside the measures that they can take to mitigate the impact. Based on these assessments, given the measures that could be undertaken to mitigate the current adverse conditions, and the current resources available, the trustees have concluded that they can continue to adopt the going concern basis in preparing the annual report and account.

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation of cost

Costs of a direct nature have been grouped and allocated directly to the activities to which they relate.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- Straight line over 20 years
Fixtures and fittings	- 20% on cost
Computer equipment	- 15% on reducing balance

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2020

1. Accounting policies - continued

Tangible fixed assets

Investments

Investments are stated at fair value. The mid-market valuation is included at the balance sheet date and the gain or loss is taken to the Statement of Financial Activities.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

As a charity, Hornchurch Housing Trust is exempt from tax on income and gains falling within Section 505 of the Taxes Act 1998 or S256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Unrestricted funds include a revaluation reserve representing the restatement of investment assets at market value.

Designated funds are unrestricted funds "ring fenced" by the Management Committee for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank.

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2020**

2.	Investment income	2020	2019
		£	£
	Dividends receivable	48,115	68,885
	Deposit account interest	3,399	4,983
	Other investment income	-	67,350
		<u>51,514</u>	<u>141,218</u>
3.	Trustees' remuneration and benefits		
	Trustees' expenses		
	The trustees' expenses paid for the year ended 31 December 2020 were £nil (2019 - £43)		
4.	Comparatives for the statement of financial activities		Unrestricted funds
			£
	Income and endowments from Charitable activities		
	Core Activities		199,043
	Investment income		<u>141,338</u>
	Total		340,381
	Expenditure on Charitable activities		
	Core Activities		126,948
	Net gains on investments		<u>266,205</u>
	NET INCOME		479,638
	Reconciliation of funds		
	Total funds brought forward		7,985,567
	Total funds carried forward		<u><u>8,465,205</u></u>

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2020**

5. Auditors' remuneration

	2020 £	2019 £
Fees payable to the charity's auditors for audit of the charity's financial statements	5,350	5,350
Fees payable to the charity's auditors for accountancy services	2,000	2,000
	7,350	7,350

6. Tangible fixed assets

	Freehold property £	Improvements to property £	Fixtures and fittings £	Computer equipment £	Totals £
Cost or valuation					
At 1 January 2020	4,885,000	111,535	157,203	834	5,154,572
Additions	-	23,226	-	-	23,226
Revaluations	350,000	-	-	-	350,000
	5,235,000	134,761	157,203	834	5,527,798
Depreciation					
At 1 January 2020	-	10,889	148,886	463	160,238
Charge for year	-	6,123	4,710	55	10,888
	-	17,012	153,596	518	171,126
Net book value					
At 31 December 2020	5,235,000	117,749	3,607	316	5,356,672
At 31 December 2019	4,885,000	100,646	8,317	371	4,994,334

7. Fixed asset investments

	2020 £	2019 £
Shares	2,431,532	1,978,366
Other	768,679	773,474
	3,200,211	2,751,840

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2020

7. Fixed asset investments - continued

Additional information as follows:

	Listed investments £
Market value	
At 1 January 2020	1,978,366
Additions	446,733
Disposals	(98,778)
Revaluations	105,211
	2,431,532
At 31 December 2020	2,431,532
Net book value	
At 31 December 2020	2,431,532
At 31 December 2019	1,978,366

There were no investment assets outside the UK.

Investments (neither listed nor unlisted) were as follows:

	2020 £	2019 £
Other investments	773,474	644,144
Additions	41,434	40,003
Revaluations	(46,229)	89,327
	768,679	773,474

8. Investment property

	£
Fair value	
At 1 January 2020	150,750
Revaluation	494,250
	645,000
At 31 December 2020	645,000
Net book value	
At 31 December 2020	645,000
At 31 December 2019	150,750

The fair value of investment property is based on a valuation by an independent professionally qualified valuer who has recent experience in the location and class of the investment property being valued.

HORNCHURCH HOUSING TRUST

**Notes to the Financial Statements - continued
for the year ended 31 December 2020**

9. Debtors: amounts falling due within one year

	2020	2019
	£	£
Prepayments and accrued income	<u>2,701</u>	<u>1,755</u>

10. Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	18,865	2,381
Other creditors	<u>17,439</u>	<u>11,189</u>
	<u><u>36,304</u></u>	<u><u>13,570</u></u>

11. Movement in funds

	At 1.1.20	Net movement in funds	At 31.12.20
	£	£	£
Unrestricted funds			
General fund	8,465,205	930,298	9,395,503
	<u>8,465,205</u>	<u>930,298</u>	<u>9,395,503</u>
TOTAL FUNDS	<u><u>8,465,205</u></u>	<u><u>930,298</u></u>	<u><u>9,395,503</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	290,828	(263,762)	903,232	930,298
	<u>290,828</u>	<u>(263,762)</u>	<u>903,232</u>	<u>930,298</u>
TOTAL FUNDS	<u><u>290,828</u></u>	<u><u>(263,762)</u></u>	<u><u>903,232</u></u>	<u><u>930,298</u></u>

Comparatives for movement in funds

	At 1.1.19	Net movement in funds	At 31.12.19
	£	£	£
Unrestricted funds			
General fund	7,985,567	479,638	8,465,205
	<u>7,985,567</u>	<u>479,638</u>	<u>8,465,205</u>
TOTAL FUNDS	<u><u>7,985,567</u></u>	<u><u>479,638</u></u>	<u><u>8,465,205</u></u>

HORNCHURCH HOUSING TRUST

Notes to the Financial Statements - continued for the year ended 31 December 2020

11. Movement in funds - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	340,381	(126,948)	266,205	479,638
TOTAL FUNDS	<u>340,381</u>	<u>(126,948)</u>	<u>266,205</u>	<u>479,638</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	7,985,567	1,409,936	9,395,503
TOTAL FUNDS	<u>7,985,567</u>	<u>1,409,936</u>	<u>9,395,503</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	631,209	(390,710)	1,169,437	1,409,936
TOTAL FUNDS	<u>631,209</u>	<u>(390,710)</u>	<u>1,169,437</u>	<u>1,409,936</u>

12. Related party disclosures

During the year consultancy work was undertaken by B Marjoram, former Interim Director of Housing for the London Borough of Housing (LBH), in connection with facilitating the provision of services by LBH under the terms of a Corporate Services Agreement and a Housing Agreement. The total cost of these services during the year to 31 December 2020 was £77,526.

HORNCHURCH HOUSING TRUST

**Detailed Statement of Financial Activities
for the year ended 31 December 2020**

	2020 £	2019 £
Income and endowments		
Investment income		
Dividends receivable	48,115	68,885
Donations received	-	120
Deposit account interest	3,399	4,983
Other investment income	-	67,350
	51,514	141,338
Charitable activities		
Weekly maintenance & ancillary charges	237,539	197,225
Ground rents	1,775	1,818
	239,314	199,043
Total incoming resources	290,828	340,381
Expenditure		
Charitable activities		
Repairs and maintenance	46,950	32,773
Insurance	5,029	3,524
Property utilities	9,041	7,847
Accountancy	7,350	9,352
Helpline service	2,567	2,505
Personnel cost	49,674	45,335
Cost of generating funds	7,365	9,296
	127,976	110,632
Support costs		
Management		
Office costs	4,141	1,512
Gifts and benevolence	2,687	3,377
Trustees' expenses	-	43
Legal and professional	117,162	791
Sundries	228	869
Subscriptions	622	654
Depreciation	10,888	9,059
	135,728	16,305
Finance		
Bank charges	58	-

This page does not form part of the statutory financial statements

HORNCHURCH HOUSING TRUST

**Detailed Statement of Financial Activities
for the year ended 31 December 2020**

	2020 £	2019 £
Finance		
Other		
Telephone	-	11
Total resources expended	<u>263,762</u>	<u>126,948</u>
Net income before gains and losses	27,000	213,433
Realised recognised gains and losses		
Net gains/(losses) on investments	<u>553,232</u>	<u>266,205</u>
Net income	<u><u>580,298</u></u>	<u><u>479,638</u></u>

This page does not form part of the statutory financial statements