

**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

	Page
Report of the Trustees	1 to 4
Report of the Independent Auditors	5 to 7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10 to 17
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:

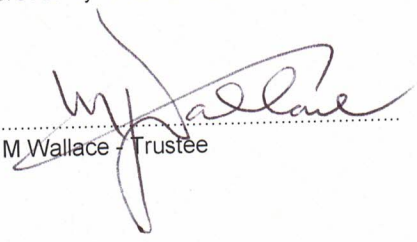
- i) Keep proper accounting records which disclose with reasonable accuracy at the time the financial position of the charity;
- ii) To prepare financial statements for each financial year which give a true and fair view of the state of the charity's affairs and of the surplus or deficit for the year,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



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

		2023 Unrestricted funds £	2022 Total funds £
	Notes		
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>9,809,037</u>	<u>9,827,983</u>


The notes form part of these financial statements

HORNCHURCH HOUSING TRUST

Balance Sheet 31 December 2023

		2023 Unrestricted funds £	2022 Total funds £
	Notes		
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	-	250

HORNCHURCH HOUSING TRUST

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

3. Investment income		2023	2022
		£	£
		30,959	94,444
Dividends receivable		<u>55</u>	<u>55</u>
Deposit account interest			
		<u>31,014</u>	<u>94,499</u>
4. Income from charitable activities		2023	2022
		£	£
	Activity		
Weekly maintenance & ancillary charges	Core Activities	351,332	308,928
Ground rents	Core Activities	<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)	Totals
	£	£	£
Core Activities	<u>290,257</u>	<u>22,965</u>	<u>313,222</u>
6. Support costs			
	Management	Finance	Totals
	£	£	£
Core Activities	<u>22,921</u>	<u>44</u>	<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
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		5,235	5,040
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	<u>9,817,647</u>
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	6,100
Fees payable to the charity's auditors for accountancy services	<u>2,000</u>	<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>-</u>	<u>-</u>	<u>-</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>-</u>	<u>13,809</u>	<u>286</u>	<u>40</u>	<u>14,135</u>
At 31 December 2023	<u>-</u>	<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	(194,939)
Revaluations	
	<u>1,332,186</u>
At 31 December 2023	
Net book value	1,332,186
At 31 December 2023	<u>1,332,186</u>
At 31 December 2022	<u>2,685,180</u>

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	<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)
TOTAL FUNDS	<u>383,921</u>	<u>(313,222)</u>	<u>(89,645)</u>	<u>(18,946)</u>

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
TOTAL FUNDS	<u>9,817,647</u>	<u>10,336</u>	<u>9,827,983</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	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>

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	55	55
Deposit account interest		
	31,014	94,499
Charitable activities	351,332	308,928
Weekly maintenance & ancillary charges	1,575	1,775
Ground rents		
	352,907	310,703
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	192,173
Total resources expended		
	70,699	213,279
Net income before gains and losses		
Realised recognised gains and losses	70,655	213,168
Carried forward		

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	(77,714)	-
Net (expenditure)/income	<u>(18,946)</u>	<u>10,336</u>