

**Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 31 December 2022  
for  
J.B. Willows Working Men's Cottages**

Marshall & Co  
Chartered Accountants  
& Chartered Tax Advisers  
The Bloc  
Springfield Way  
Anlaby  
Kingston upon Hull  
East Yorkshire  
HU10 6RJ

**Contents of the Financial Statements**  
for the year ended 31 December 2022

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## **Reference and Administrative Details**

for the year ended 31 December 2022

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<b>TRUSTEES</b>	HEY Smile Foundation
<b>PRINCIPAL ADDRESS</b>	61 Queens Gardens Hull East Yorkshire HU1 3AE
<b>REGISTERED CHARITY NUMBER</b>	249183
<b>INDEPENDENT EXAMINER</b>	Marshall & Co Chartered Accountants & Chartered Tax Advisers The Bloc Springfield Way Anlaby Kingston upon Hull East Yorkshire HU10 6RJ
<b>BANKERS</b>	Santander 6-8 King Edward Street Hull HU1 3SS

## **Report of the Trustees**

**for the year ended 31 December 2022**

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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).

During 2022, our focus remained very similar to that of previous years, namely keeping our tenants and buildings safe.

We continued our approach of safe access to properties to carry out reactive works as well as a limited amount of planned and preventative maintenance. Alongside this, two significant pieces of work were carried out including our largest individual property refurbishment to date. This work, carried out with local contractor Hobson & Porter, sets the standard for the works going forward and in particular the investment we make into void properties before they are let to the next deserving tenant. The turnover of tenants remains low.

Our relationship with property agents Lime Properties continued to work well. Their network of trades provides trusted and vetted tradespeople and allows us to benchmark and compare costs for the larger pieces of work. Our on-site caretaker plays a key role in this process, logging jobs and meeting contractors which takes the worry away from our tenants, many of who are in their 70s, 80s and beyond with our eldest still thriving independently beyond 100 years of age.

Looking forward to 2023, our focus will be on developing an estates strategy with an emphasis on increasing the rental income of properties whilst supporting our tenants and ensuring they are not adversely affected by this. Due to rising repair and maintenance costs, this will be necessary to allow us to maintain the high standards of accommodation without compromise.

J B Willows Working Men's Cottages sits within the HEY Smile Foundation Resources Committee which brings together four Trustees with the support of the Smile CEO and Head of Department. Reports from this committee are forwarded to the agenda of the HEY Smile Foundation Trustee board each quarter.

### **OBJECTIVES AND ACTIVITIES**

#### **Objectives and aims**

Objectives and aims

It is the current intention of J B Willows to in the next 12 months;

- Ensure the properties remain in good order
- That new lettings continue to ensure the properties fulfil a charitable objective while returning sufficient income to stay sustainable
- To continue to provide an onsite link to the Trustee via an onsite caretaker residing in one of the homes
- To ensure we have an annual maintenance schedule and budget and are accessing funding to make the properties more energy efficient
- To develop a three-year strategic plan for JB Willows 2023/2026
- To enhance communication with the tenants, linking them in to wider HEY Smile projects to support their health and wellbeing.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing document**

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

#### **Organisational structure**

Due to the value of works to properties in 2022, the reserves account previously held was closed to allow the charity's reserves to be invested into property improvements. This has reaped rewards in the property valuation carried out in late 2022 however this means there is no current reserves policy in place.

We currently hold funds for JB Willows in one the rental account which provided the monthly operational costs and received in the rental income from our properties. This is reviewed bi-monthly by the JB Willows committee and quarterly by the HEY Smile Foundation trustees.

## **Report of the Trustees**

**for the year ended 31 December 2022**

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### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Decision making**

All maintenance requests are directed via the onsite caretaker and if works are more than remedial and or above £500, three quotes are requested in partnership with the current property agency. In the last financial year, all requests for maintenance were fulfilled, and a longer-term plan is being reviewed regarding planned and preventative maintenance to each property.

We have also registered with TPAS, and all annual safety checks and legislative requirements are managed through our current property agency.

Approved by order of the board of trustees on 28 September 2023 and signed on its behalf by:

HEY Smile Foundation - Trustee

# **Independent Examiner's Report to the Trustees of J.B. Willows Working Men's Cottages**

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## **Independent examiner's report to the trustees of J.B. Willows Working Men's Cottages**

I report to the charity trustees on my examination of the accounts of J.B. Willows Working Men's Cottages (the Trust) for the year ended 31 December 2022.

### **Responsibilities and basis of report**

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

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

### **Independent examiner's statement**

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

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

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

David Marshall FCA

Marshall & Co  
Chartered Accountants  
& Chartered Tax Advisers  
The Bloc  
Springfield Way  
Anlaby  
Kingston upon Hull  
East Yorkshire  
HU10 6RJ

29 September 2023

## J.B. Willows Working Men's Cottages

### Statement of Financial Activities

for the year ended 31 December 2022

		2022 Unrestricted fund £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Investment income	2	44,637	44,299
<b>EXPENDITURE ON</b>			
Raising funds	3	80,674	58,412
Other		3,202	3,202
<b>Total</b>		83,876	61,614
<b>NET INCOME/(EXPENDITURE)</b>		(39,239)	(17,315)
<b>Other recognised gains/(losses)</b>			
Gains on revaluation of fixed assets		827,000	-
<b>Net movement in funds</b>		787,761	(17,315)
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		1,367,448	1,384,763
<b>TOTAL FUNDS CARRIED FORWARD</b>		2,155,209	1,367,448

The notes form part of these financial statements

## J.B. Willows Working Men's Cottages

### Balance Sheet

31 December 2022

		2022 Unrestricted fund £	2021 Total funds £
<b>FIXED ASSETS</b>	Notes		
Tangible assets	5	2,117,000	1,290,000
<b>CURRENT ASSETS</b>			
Debtors	6	5,345	-
Cash at bank		35,924	84,660
		<u>41,269</u>	<u>84,660</u>
<b>CREDITORS</b>			
Amounts falling due within one year	7	(3,060)	(7,212)
<b>NET CURRENT ASSETS</b>		<u>38,209</u>	<u>77,448</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,155,209</u>	<u>1,367,448</u>
<b>NET ASSETS</b>		<u>2,155,209</u>	<u>1,367,448</u>
<b>FUNDS</b>	8		
Unrestricted funds		2,155,209	1,367,448
<b>TOTAL FUNDS</b>		<u>2,155,209</u>	<u>1,367,448</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 September 2023 and were signed on its behalf by:

HEY Smile Foundation - Trustee

The notes form part of these financial statements



## **Notes to the Financial Statements**

for the year ended 31 December 2022

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### **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, as modified by the revaluation of certain assets.

#### **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.

#### **Tangible fixed assets**

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

Freehold property                      -    not provided

#### **Taxation**

The charity is exempt from tax on its charitable activities.

#### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

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.

### **2. INVESTMENT INCOME**

	2022	2021
	£	£
Rents received	44,637	42,993
Deposit account interest	-	1,306
	<u>44,637</u>	<u>44,299</u>

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

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**3. RAISING FUNDS**

**Investment management costs**

	2022	2021
	£	£
Support costs	<u>80,674</u>	<u>58,412</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

**5. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST OR VALUATION</b>	
At 1 January 2022	1,290,000
Revaluations	827,000
	<u>2,117,000</u>
At 31 December 2022	
	<u>2,117,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>2,117,000</u>
At 31 December 2021	<u>1,290,000</u>

Cost or valuation at 31 December 2022 is represented by:

	Freehold property £
Valuation in 2018	1,283,963
Valuation in 2022	827,000
Cost	6,037
	<u>2,117,000</u>

Freehold land and buildings were valued on open market basis on 3 November 2022 by Garness Jones.

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

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

	2022 £	2021 £
Other debtors	5,345	-
	<u>5,345</u>	<u>-</u>

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

	2022 £	2021 £
Trade creditors	2,160	6,312
Other creditors	900	900
	<u>3,060</u>	<u>7,212</u>

**8. MOVEMENT IN FUNDS**

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
<b>Unrestricted funds</b>			
General fund	1,367,448	787,761	2,155,209
	<u>1,367,448</u>	<u>787,761</u>	<u>2,155,209</u>
<b>TOTAL FUNDS</b>	<u>1,367,448</u>	<u>787,761</u>	<u>2,155,209</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	44,637	(83,876)	827,000	787,761
	<u>44,637</u>	<u>(83,876)</u>	<u>827,000</u>	<u>787,761</u>
<b>TOTAL FUNDS</b>	<u>44,637</u>	<u>(83,876)</u>	<u>827,000</u>	<u>787,761</u>

**Comparatives for movement in funds**

	At 1/1/21 £	Net movement in funds £	At 31/12/21 £
<b>Unrestricted funds</b>			
General fund	1,384,763	(17,315)	1,367,448
	<u>1,384,763</u>	<u>(17,315)</u>	<u>1,367,448</u>
<b>TOTAL FUNDS</b>	<u>1,384,763</u>	<u>(17,315)</u>	<u>1,367,448</u>

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

**8. MOVEMENT IN FUNDS - continued**

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

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	44,299	(61,614)	(17,315)
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>44,299</u>	<u>(61,614)</u>	<u>(17,315)</u>

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

	At 1/1/21 £	Net movement in funds £	At 31/12/22 £
<b>Unrestricted funds</b>			
General fund	1,384,763	770,446	2,155,209
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,384,763</u>	<u>770,446</u>	<u>2,155,209</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 £
<b>Unrestricted funds</b>				
General fund	88,936	(145,490)	827,000	770,446
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>88,936</u>	<u>(145,490)</u>	<u>827,000</u>	<u>770,446</u>

**9. RELATED PARTY DISCLOSURES**

The HEY Smile Foundation provides operational management administration assistance.

## J.B. Willows Working Men's Cottages

### Detailed Statement of Financial Activities

for the year ended 31 December 2022

	2022 £	2021 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	44,637	42,993
Deposit account interest	-	1,306
	<u>44,637</u>	<u>44,299</u>
<b>Total incoming resources</b>	44,637	44,299
<b>EXPENDITURE</b>		
<b>Other</b>		
Wages	3,202	3,202
<b>Support costs</b>		
<b>Management</b>		
Rates and water	1,257	964
Insurance	4,053	3,909
Light and heat	286	127
Management fees	14,890	14,864
	<u>20,486</u>	<u>19,864</u>
<b>Finance</b>		
Bank charges	116	108
<b>Information technology</b>		
Repairs and renewals	54,399	36,905
<b>Other</b>		
Subscriptions	453	455
<b>Governance costs</b>		
Accountancy and legal fees	5,220	1,080
	<u>83,876</u>	<u>61,614</u>
<b>Total resources expended</b>	83,876	61,614
<b>Net expenditure</b>	<u>(39,239)</u>	<u>(17,315)</u>

This page does not form part of the statutory financial statements