

Charity Commission

Trustees Annual report for the period 01 January 2021 to 31 December 2021

Nicholl & Daniel Homes

Charity no 249197

Charity Principal Address 35 Northumberland Road New Barnet Herts EN5 1EA

Names of the trustees

Councillor Sachin Rajput Chairman appointed by London Borough of Barnet

Councillor Golnara Bokaei Chairman appointed by London Borough of Barnet

Ann Saunders

Tom Durkin Hon Treasurer

Councillor John Hart appointed by London Borough of Barnet

Denise McLoughlin appointed by London Borough of Barnet

Bill Nicholson appointed by London Borough of Barnet

Structure governance and management

The charity operates under a Trust Deed and is managed by a 9 person Board of Trustees 5 of which are appointed by London Borough of Barnet and up to 4 are Co-optative volunteers. During 2021 there were only 2 Co-optative trustees as in the previous year 2 trustees died and due to Covid restrictions no new trustees were recruited.

Councillor Rajput was chairman from January 2021 to February 2021 with Councillor Bokaei taking over from the February meeting.

Structure governance and management

The Board is supported by Managing Agents who provide professional services and advice in the management of 16 Alms-houses situated in Hendon NW4 and Mill Hill NW7 both areas in the London Borough of Barnet. For the first 6 months of 2021 Fyfield Glyn of Edgware Middlesex were the agents but due to difficulties in their management of the properties in June 2021 a new agent was appointed. Tant Building Management of Barnet Hertfordshire a local firm took responsibility for property management.

Objectives and activities

The objective of the charity is the maintenance and management of alms-house accommodation for elderly persons. 16 units are made available for homeless persons over the age of 50 years living in the area of benefit. 6 of the units are in Mill hill London NW7 and applicants must reside in that area.

10 units are in Hendon London NW4 and residents must live in the area previously known as the Borough of Hendon. Both areas are now part of the wider London Borough of Barnet and if there are no applicants from the specific areas applicants from within the London Borough can be considered.

The charity provides accommodation to alleviate the specific homeless needs of elderly poor persons. The charity has no other purpose and has no grant making powers.

No staff are employed and no volunteers are appointed to provide services of any nature.

All applicants are required to complete a comprehensive application form ,are vetted by the Managing Agents and interviewed by the full Board of Trustees at special meetings prior to the five ordinary meetings held during the year.

Managing agents attend are submit reports to each ordinary meeting on the management of the properties the financial status of each resident. They also report on any major issues arising in respect to maintenance of the listed buildings and provide technical and financial advice to assist the trustees in determining courses of action as necessary.

Activity and achievements

During 2020 two residents died and because of the Covid pandemic the charity was not able to re-let the accommodation. In 2020 Fyfield Glyn closed its local office and effectively withdrew from providing services. Visits to residents stopped and as the office was closed residents were unable to pay weekly charges and arrears mounted. Fyfield Glyn were negligent in not informing the charity of either of these defaults other than in telephone meetings and later by Zoom in late 2020. The company also lost a major contract to which Nicholl & Daniel properties were allied and staff were transferred under TUPE rules. Difficulties ensued in separating the two entities.

In 2021 the difficulties continued and the trustees resolved to cancel the contract due to poor service and appointed a local firm Tant Building Management to retrieve the operation. In 2021 Tant BM have undertaken direct collection of weekly charges and reduction of arrears by making individual arrangements with residents. Two further residents have died and one disappeared leaving a substantial sums uncollectable. Also a car ran into an end alms-house and rendered it unusable for some months creating a void position. It has been necessary to write off some of the outstanding arrears arising from the deaths and because of the vacancies reduce anticipated income by voids. Receipts in 2021 were well below what should have been collectable but fortunately expenses were not substantial. Nevertheless the result was a deficit.

Financial Review

Until 2019 the charity had been able to set aside any surpluses arising and add these to investments as reserves for major work in future years.

In 2020 and 2021 deficits rather than surpluses arose but these were containable without recourse to drawing on investment funds. It is beneficial that no significant expenditures were planned during the pandemic years so investments were able to grow.

By tackling the arrears position left by the previous agents Tant BM are slowly reducing the values outstanding and they are active in trying to improve the lettings position although this is proving difficult as there appears to be few applicants not withstanding approaches made to Homeless Action in Barnet (HAB) churches and other institutions for recommendations.

The charity is fully dependent on the weekly charges from residents with marginal income arising from some cash minor deposits. Investments are held with Blackrock and are self-accumulating.

Declaration

The trustees declare that they have approved the trustees report above.

Tom Durkin Hon Treasurer

Registered no 249197

Management Account as at 31 December 2021

	£		£
Voids	18,902.00	Arrears b/f	22,148.35
Arrears W/o	8,206.27		
Received	53,446.50	Contributions due	78,720.00
Arrears c/f	20,313.58		
	<u>£100,868.35</u>		<u>£100,868.35</u>

		£			£
Premises	FG	Tant BM	Total	Received	53,446.50
Repairs mino	1,202.40	3,093.70	4,296.10	Insurance claim	3,149.60
Repairs Majo	0.00	18,065.00	18,065.00		
Cleaning	1,113.00	1,590.00	2,703.00		<u>56,596.10</u>
Windows	146.88	247.20	394.08		
Gardens	385.00	720.00	1,105.00		
Health&Safety		185.00	185.00		
Insurance clai	3,249.60		3,249.60		
Insurance	2,443.56		2,443.56		
Other	240.00		240.00		
Car crash	540.00		540.00		
Council Tax	342.99	3,051.55	3,394.54		
Gas/Electricity		638.72	638.72		
Admin		176.75	176.75		
Xmas/Hospitality		459.00	459.00		
Bank charges	55.07	0.00	55.07		
Fees	16,456.89	6,748.10	23,204.99		
	<u>26,175.39</u>	<u>34,975.02</u>	<u>61,150.41</u>		
		28,226.92	<u>61,150.41</u>	Deficit c/d	<u>4,554.31</u>
					<u>61,150.41</u>

	£		£
Managing Agent		Balance b/f	2,632.03
Deficit b/d	4,554.31	From Fyfield Glyn	5,770.59
Balance c/f	3,848.31		
	<u>8,402.62</u>		<u>8,402.62</u>

Nicholl & Daniel Homes**Registered no 249197**

Reveue Account 2021

	£		£
Premises costs	32,790.34	Contributions receive	53,446.50
Void costs	4,573.26		
Management expenses	23,204.99	Interest	
Almshouse Association fees	246.00	Perm Endowment/C	242.91
Administration	763.82	Deposit Account	0.76
Christmas	459.00	Insurance claim	3,149.60
	<u>62,037.41</u>	Transfer from FG	5,879.59
Charinco re-investment	4,815.33	Charinco	4,815.33
Surplus c/d	681.95		
	<u>£67,534.69</u>		<u>£67,534.69</u>
Accumulated Fund			
	£		£
		Balance b/fwd	14,776.18
		Surplus b/d	681.95
Balance c/fwd	15,458.13		
	<u>£15,458.13</u>		<u>£15,458.13</u>
Perrmanent Endowment	£		£
Balance c/fwd	80,000.00	Balance b/fwd	80,000.00
	<u>£80,000.00</u>		<u>£80,000.00</u>
Balance sheet as at 31 12 2021	£		£
Accumulated Fund	15,458.13	Permanent Endowme	80,000.00
		Charinco/inc shares	85,469.08
Investments	244,359.79	Charinco ERF	74,716.00
		Coif/NSB	4,174.71
		Deposit Account	7,594.45
		Current Account	4,015.37
		Managing agents.	3,848.31
	<u>£259,817.92</u>		<u>£259,817.92</u>

T Durkin

Hon Treasurer

15 June 2022



Independent Examiner's Report on the Accounts

Section A

Independent Examiner's Report

Report to the trustees/members of

Charity Name

NICHOLL AND DANIEL HOMES

On accounts for the year ended

311221

Charity no (if any)

249197

Set out on pages

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention (~~other than that disclosed below~~):

- (1) which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act;
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed

M. Wiffen

Date 04.10.2022

Name

MICHAEL PHILIP FRANKS WIFFEN

Relevant professional qualification(s) or body (if any)

CHARTERED INSTITUTE OF PUBLIC FINANCE AND ACCOUNTANCY.

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