

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2022

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

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THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 APRIL 2022

Trustees

J D Bousfield
R Edwards
G A Liddle
A Lloyd (appointed 2 November 2021)
R J Shepherd (appointed 8 February 2022)

**Housing Corporation
number**

A2835

Charity registered number

255892

Principal office

Clerk to the Trustees
Elmhirst Parker LLP
The Abbey Yard
Selby
North Yorkshire
YO8 4PX

Independent auditor

BHP LLP
Chartered Accountants
Rievaulx House
1 St Mary's Court
Blossom Street
York
YO24 1AH

Bankers

HSBC Bank plc
Market Place
Selby
YO8 4PA

Santander
Bootle
Merseyside
L30 4GB

Barclays Bank
Market Place
Selby
YO8 4NX

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

TRUSTEES' REPORT

FOR THE YEAR ENDED 30 APRIL 2022

The Trustees present their report and the audited financial statements of the charity for the year ended 30 April 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Constitution and objectives

The Charity is governed by the Charity Commission Scheme dated 8 April 1975.

The Hospital of the Reverend William James Charity is a registered Housing Association, which consists of 20 residential flats together with a warden's flat.

In setting the objectives and planning the activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit. The charity works for the public benefit through its stated objectives of providing accommodation to needy persons who are resident in the parish of Cawood.

Trustees

J D Bousfield	A Lloyd
R Edwards	R J Shepherd
G A Liddle	

The trustees are appointed by the Feoffment Estate Non-Education Charity of Cawood.

Internal controls, governance and risk management

The charity is governed by a Board of Trustees. The Board exists to provide probity and governance to The Reverend William James Charity, set the strategic direction, ensure adherence to the Scheme, and provide advice and scrutiny. When appointing a new Trustee, the Trustees review their current skill set and appoint accordingly. Consideration is given to people from the local area and the church when making the appointment.

The charity is compliant with the HCA's Governance and Financial Viability Standard and has adopted the main principles and provisions of the National Housing Federation Excellence in Governance (February 2015) as its appropriate code under the HCA regulatory framework. This Code of Governance covers the principles by which the charity is constituted. It also records how decisions are taken, by whom and how the decisions taken are recorded communicated and implemented. The charity is a 'not for profit' organisation and all income goes into running the charity and the services delivered by it.

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity and are satisfied that systems and procedures are in place to mitigate our exposure to the major risks.

Results for the year

The charity has returned a surplus of £3,502 (2021: £10,099) from operating activities and, after adding net interest receivable of £16,888 (2021: £17,630), the loss on disposal of fixed assets of £1,090 (2021: £352) and the surplus on revaluation of investments of £26,235 (2021: £121,679), the net surplus for the year was £45,535 (2021: £149,056). The charity made net transfers to restricted funds of £7,138 (2021: £14,342).

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 APRIL 2022

Fixed Assets

The movements in tangible fixed assets are shown in notes 12 and 13 to the financial statements.

Reserves Policy

It is the policy of the charity to maintain revenue reserves at a level which equates to approximately three to six months' expenditure. Six months' expenditure equates to £40,000. The current level of free reserves is £566,915 (2021: £528,910). It should be noted that the free reserves are mainly tied up in investments which are being used to generate income to fund the operations of the charity.

Plans for future periods

To continue to provide accommodation to needy persons within the parish of Cawood.

Statement of Trustees' Responsibilities

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 & 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 period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP 2019 (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the 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.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Richard Shepherd

Signer ID: TMHZSOSOPX...

R J Shepherd

Date: 18/03/2024 GMT

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

We have audited the financial statements of The Hospital of the Reverend William James Charity (the 'charity') for the year ended 30 April 2022, which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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 30 April 2022, and of its incoming resources and application of resources, including its income and expenditure, 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 auditor 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 trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained with the trustees' report. 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.

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.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

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 trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the charity's 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 trustees' responsibilities statement, 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 liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

We have been appointed as auditor 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 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.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our commercial knowledge and experience of the sector;

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY (CONTINUED)

- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

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.

A further description of our responsibilities is available on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY (CONTINUED)

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.

BHP LLP

Signer ID: AV3MHV6Q7Z...

BHP LLP

Chartered Accountants
Rievaulx House
1 St Mary's Court
Blossom Street
York
YO24 1AH

Date: 18/03/2024 GMT

BHP LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 APRIL 2022

		Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	As restated Total funds 2021 £
	Note				
Income from:					
Charitable activities	5	72,324	-	72,324	73,563
Investments	6	25,472	-	25,472	26,287
Total income		97,796	-	97,796	99,850
Expenditure on:					
Charitable activities	7	68,338	10,158	78,496	72,473
Total expenditure		68,338	10,158	78,496	72,473
Net income/(expenditure) before net gains on investments		29,458	(10,158)	19,300	27,377
Net gains on investments	14,16	26,235	-	26,235	121,679
Net income/(expenditure)		55,693	(10,158)	45,535	149,056
Transfers between funds	21	(7,138)	7,138	-	-
Net movement in funds		48,555	(3,020)	45,535	149,056
Reconciliation of funds:					
Total funds brought forward as previously stated		647,183	221,222	868,405	716,092
Prior year adjustment	20	-	260,577	260,577	263,834
Total funds brought forward as restated		647,183	481,799	1,128,982	979,926
Net movement in funds		48,555	(3,020)	45,535	149,056
Total funds carried forward		695,738	478,779	1,174,517	1,128,982

The Statement of Financial Activities includes all gains and losses recognised in the year.

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

BALANCE SHEET
AS AT 30 APRIL 2022

	Note	2022 £	As restated 2021 £
Fixed assets			
Housing properties	12	377,441	367,826
Other tangible assets	13	8,702	11,024
Investments	14	607,340	571,175
		993,483	950,025
Current assets			
Debtors	15	14,345	7,518
Investments	16	242,446	238,624
Cash at bank and in hand	25	36,365	48,239
		293,156	294,381
Creditors: amounts falling due within one year	17	(32,833)	(35,244)
Net current assets		260,323	259,137
Total assets less current liabilities		1,253,806	1,209,162
Creditors: amounts falling due after more than one year	18	(79,289)	(80,180)
Total net assets		1,174,517	1,128,982
Charity funds			
Restricted funds	21	478,779	481,799
Unrestricted funds	21	695,738	647,183
Total funds		1,174,517	1,128,982

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

Richard Shepherd

Signer ID: TMHZSOSOPX...

R J Shepherd

Date: 18/03/2024 GMT

The notes on pages 11 to 30 form part of these financial statements.

THE HOSPITAL OF THE REVEREND WILLIAM JAMES CHARITY

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 APRIL 2022

	Note	2022 £	As restated 2021 £
Cash flows from operating activities			
Net cash provided by operating activities	24	7,587	24,224
Cash flows from investing activities			
Investment income		15,477	26,287
Purchase of tangible fixed assets		(20,382)	(12,438)
Purchase of investments		(13,752)	(14,608)
Net cash used in investing activities		(18,657)	(759)
Cash flows from financing activities			
Repayments of borrowing		(804)	(891)
Net cash used in financing activities		(804)	(891)
Change in cash and cash equivalents in the year		(11,874)	22,574
Cash and cash equivalents at the beginning of the year		48,239	25,665
Cash and cash equivalents at the end of the year	25	36,365	48,239

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

1. General information

The Hospital of the Reverend William James Charity is registered in England and Wales and is a registered housing association in the United Kingdom. The address of the registered office is given in the reference and administrative information on page 1 of these financial statements. The nature of the charity's operations and principle activities are that of a housing association. The association constitutes a public benefit entity as defined by FRS 102.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and 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 Charities SORP (FRS 102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling, which is the functional currency of the charity, and rounded to the nearest £.

The Hospital of the Reverend William James Charity meets the definition of a public benefit entity under FRS 102.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Charities that are registered providers of social housing prepare accounts under the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for Private Registered Providers of Social Housing in England 2019. However, there is an exception where the charity is an Almshouse and in that instance the charity would prepare accounts under 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).

Previously it was thought that this charity should prepare its accounts under the SORP for Social Housing Providers 2018 whereas during the year it has come to light that the accounts should be prepared under the SORP (FRS 102) for Charities (effective 1 January 2019). As a result of this the prior year figures have been restated, further details of which are given in note 20.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

2. Accounting policies (continued)

2.2 Going concern

As part of their assessment of the going concern basis of preparation, the trustees have considered the impact of the wider economy on the forecasted results for the years to 30 April 2025. The charity is confident that it has sufficient reserves to cover the current level of expenditure to 30 April 2025 and beyond.

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 in preparing the financial statements.

2.3 Income

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

2.4 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.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs. All expenditure is inclusive of irrecoverable VAT.

2.5 Investment income

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

Investment income is included when receivable by the charity.

2.6 Housing properties and depreciation

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

The charity separately identifies the major components which comprise its housing properties, and charges depreciation, so as to write-down the cost of each component to its estimated residual value, on a straight line basis, over its estimated useful economic life.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

2. Accounting policies (continued)

2.6 Housing properties and depreciation (continued)

The charity depreciates the major components of its housing properties at the following annual rates:

Roofs	-	70 years
Windows and external doors	-	30 years
Boilers and heating systems	-	15 years
Kitchens	-	20 years
Bathrooms	-	30 years
Ground works	-	100 years

2.7 Other tangible fixed assets and depreciation

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Equipment and fixtures	- 10% per annum straight line
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2.8 Investments

Fixed and current asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the statement of financial activities. Investment gains and losses are all dealt with through unrestricted funds and are used to fund the transfers in absolute terms to the cyclical maintenance and extraordinary repairs funds. Within the investment portfolio certain holdings have been earmarked as current investments in the event that they are required to fund repairs.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

2. Accounting policies (continued)

2.11 Prior year restatement

The cash flow statement has been amended in the prior year to show the repayment of the Housing Corporation loan as a financing transaction.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the statement of financial activities as a finance cost.

2.13 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results.

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.

4. Income and expenditure from social housing lettings

	2022 £	As restated 2021 £
Rents receivable excluding service charges	77,840	75,680
Rent losses arising from voids	(5,516)	(2,117)
	<hr/> 72,324	<hr/> 73,563
Direct property management costs	61,256	57,040
Administration costs	7,566	6,424
	<hr/> 68,822	<hr/> 63,464
<i>Operating surplus on social housing lettings</i>	<u>3,502</u>	<u>10,099</u>

Rent contributions at 30 April 2022 were £75 per week (2021: £73 per week).

At 30 April 2022, the charity had 20 supported housing residential flats available for use together with a wardens flat (2021: 20 units).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

5. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Social housing rental income	72,324	72,324	73,563
Total 2021	73,563	73,563	

6. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Quoted investment dividends	25,466	25,466	26,274
Bank interest	6	6	13
	25,472	25,472	26,287
Total 2021	26,287	26,287	

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

7. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	As restated Total 2021 £
Staff costs	1,928	-	1,928	1,950
Other employee costs	2,532	-	2,532	1,374
Estate costs	27,730	10,158	37,888	33,180
Office overheads	18,940	-	18,940	20,555
Other operating expenses	7,534	-	7,534	6,405
Loss on disposal of fixed assets	1,090	-	1,090	352
Interest payable	8,584	-	8,584	8,657
	<u>68,338</u>	<u>10,158</u>	<u>78,496</u>	<u>72,473</u>
Total 2021 as restated	<u>69,216</u>	<u>3,257</u>	<u>72,473</u>	

8. Analysis of expenditure by activities

	Direct property management 2022 £	Support costs 2022 £	Total funds 2022 £	As restated Total funds 2021 £
Employee costs	1,928	-	1,928	1,950
Other employee costs	2,532	-	2,532	1,374
Estate costs	37,888	-	37,888	33,180
Office overheads	18,908	32	18,940	20,555
Other operating expenses	-	7,534	7,534	6,405
Loss on disposal of fixed assets	-	1,090	1,090	352
Interest payable	-	8,584	8,584	8,657
	<u>61,256</u>	<u>17,240</u>	<u>78,496</u>	<u>72,473</u>
Total 2021 as restated	<u>57,040</u>	<u>15,433</u>	<u>72,473</u>	

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2022 £	As restated Total funds 2021 £
Warden - Staff costs	1,928	1,950
Warden - Telephone	100	123
Warden - Rates and water	1,027	971
Gardener	1,405	280
Insurance	1,981	1,924
Repairs and renewals	11,717	10,799
Lifeline telephone	639	683
Electricity and gas	323	327
Water and sewage rates	5,078	4,487
Utilities - empty properties	1,436	7
Alarm maintenance	4,413	3,294
Advertising	302	-
Depreciation	11,999	11,659
Administration fees	18,908	20,536
	<hr/> 61,256 <hr/>	<hr/> 57,040 <hr/>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

8. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2022 £	Total funds 2021 £
Interest payable	8,584	8,657
Bank charges	32	34
Sundry expenses	-	(15)
Audit fee	4,390	3,720
Accountancy fee	2,438	2,064
Professional fees	706	621
Loss on disposal of fixed asset	1,090	352
	<hr/> 17,240 <hr/>	<hr/> 15,433 <hr/>

9. Auditor's remuneration

	2022 £	2021 £
Fees payable to the charity's auditor for the audit of the charity's annual accounts	4,390	3,720
Fees payable to the charity's auditor in respect of:		
All non-audit services not included above	<hr/> 2,438 <hr/>	<hr/> 2,064 <hr/>

10. Staff costs

	2022 £	2021 £
Wages and salaries	1,928	1,950
Social security costs	-	-
Pension costs	-	-
	<hr/> 1,928 <hr/>	<hr/> 1,950 <hr/>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

10. Staff costs (continued)

The average number of persons employed by the charity during the year was as follows:

	2022 No.	2021 No.
Part-time employees	1	1

No employee received remuneration amounting to more than £60,000 in either year.

11. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 30 April 2022, no Trustee expenses have been incurred (2021 - £NIL).

12. Housing properties

	Total £
Cost	
At 1 May 2021	490,733
Additions	20,382
Disposals	(3,893)
At 30 April 2022	507,222
Depreciation	
At 1 May 2021	122,907
Charge for the year	9,677
On disposals	(2,803)
At 30 April 2022	129,781
Net book value	
At 30 April 2022	377,441
At 30 April 2021	367,826

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

13. Other tangible fixed assets

	Equipment and fixtures £
Cost	
At 1 May 2021	23,612
At 30 April 2022	<u>23,612</u>
Depreciation	
At 1 May 2021	12,588
Charge for the year	2,322
At 30 April 2022	<u>14,910</u>
Net book value	
At 30 April 2022	<u><u>8,702</u></u>
At 30 April 2021	<u><u>11,024</u></u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

14. Fixed asset investments

	Listed investments £
Valuation	
At 1 May 2021	571,175
Additions	13,752
Revaluations	22,413
	<hr/>
At 30 April 2022	607,340
	<hr/>
Net book value	
At 30 April 2022	607,340
	<hr/>
At 30 April 2021	571,175
	<hr/>

The historic cost of listed fixed asset investments at 30 April 2022 was £289,587 (2021: £275,836).

15. Debtors

	2022 £	2021 £
Rent arrears	2,043	4,058
Other debtors	9,995	-
Prepayments	2,307	3,460
	<hr/>	<hr/>
	14,345	7,518
	<hr/>	<hr/>

16. Current asset investments

	2022 £	2021 £
Market value at 1 May	238,624	199,753
Net unrealised gains/(losses)	3,822	38,871
	<hr/>	<hr/>
	242,446	238,624
	<hr/>	<hr/>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

16. Current asset investments (continued)

The historic cost of listed current asset investments at 30 April 2022 was £128,534 (2021: £128,534). The investment is held to fund the extraordinary and other repairs (see note 21).

17. Creditors: Amounts falling due within one year

	2022	As restated 2021
	£	£
The Housing Corporation loan (see note 19)	891	804
Rental income in advance	4,305	1,587
Accruals	27,637	32,853
	<u>32,833</u>	<u>35,244</u>

All the above debts are normal unsecured creditors payable on demand with no interest payable.

18. Creditors: Amounts falling due after more than one year

	2022	As restated 2021
	£	£
The Housing Corporation loan (see note 19)	<u>79,289</u>	<u>80,180</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

19. Debt analysis

	2022 £	2021 £
Within one year or on demand	891	804
	<hr/> 891	<hr/> 804
Between one to two years	989	891
Between two and five years	3,662	3,301
Over five years	74,638	75,988
	<hr/> 79,289	<hr/> 80,180
	<hr/> 80,180	<hr/> 80,984

Security

The Housing Property Finance loan is secured by fixed charges on individual properties.

Terms of repayment and interest rates

The Housing Property Finance loan is repayable by equal half yearly instalments of capital and interest of £4,694, the last instalment being due on 31 March 2045. The interest on the loan is charged at 10.625% on half yearly balances.

20. Prior year adjustments

Due to the accounts now being prepared under the Charities SORP (FRS 102), there has been a prior year adjustment in respect of The Housing Association Grant which relates to housing properties, which had been previously treated as deferred income and credited to the income and expenditure account over the estimated useful life of the properties. The prior year adjustment has released the deferred income into a restricted fund. The impact of this as at 30 April 2021 is to increase the net assets by £260,577 (2020: £263,834), decrease creditors within one year by £3,257 (2020: £3,257), decrease creditors due more than one year by £257,320 (2020: £260,577) and reduce the surplus in the year to 30 April 2021 by £3,257.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

21. Statement of funds

Statement of funds - current year

	As restated Balance at 1 May 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 30 April 2022 £
Unrestricted funds						
General funds	241,753	97,796	(68,338)	(7,138)	-	264,073
Investment revaluation reserve	405,430	-	-	-	26,235	431,665
	<u>647,183</u>	<u>97,796</u>	<u>(68,338)</u>	<u>(7,138)</u>	<u>26,235</u>	<u>695,738</u>
Restricted funds						
Capital fund	14,474	-	-	-	-	14,474
Cyclical maintenance reserve	126,060	-	(6,901)	17,080	-	136,239
Extraordinary repairs reserve	80,688	-	-	(9,942)	-	70,746
Housing property	260,577	-	(3,257)	-	-	257,320
	<u>481,799</u>	<u>-</u>	<u>(10,158)</u>	<u>7,138</u>	<u>-</u>	<u>478,779</u>
Total of funds	<u><u>1,128,982</u></u>	<u><u>97,796</u></u>	<u><u>(78,496)</u></u>	<u><u>-</u></u>	<u><u>26,235</u></u>	<u><u>1,174,517</u></u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

21. Statement of funds (continued)

Details of the material funds are given below:

Investment revaluation reserve

The difference between the fair value of investments and the historical cost carrying value is credited to the revaluation reserve.

Cyclical maintenance reserve

In accordance with the Trust Deed, the charity is required to maintain a cyclical maintenance fund for the purpose of providing for those items of ordinary maintenance and repair of the almshouses which recur at infrequent intervals. This is therefore a restricted fund.

Extraordinary repairs reserve

In accordance with the Trust Deed, the charity is required to maintain an extraordinary repair fund for the purposes of providing for the extraordinary repairs, improvement or rebuilding of the almshouses. This is therefore a restricted fund.

Housing property

Represents housing property funded by a grant received in 2002. The expenditure relates to depreciation on the property.

Transfers

Transfers represent the recommended annual contributions to the Cyclical Maintenance Reserve (£17,080) and the Extraordinary Repairs Reserve (£10,440) and the utilisation of the Extraordinary Repairs Reserve for fixed asset additions during the year (£20,382).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

21. Statement of funds (continued)

Statement of funds - prior year

	As restated Balance at 1 May 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	As restated Balance at 30 April 2021 £
Unrestricted funds						
General funds	220,338	99,850	(64,093)	(14,342)	-	241,753
Investment revaluation reserve	283,751	-	-	-	121,679	405,430
	<u>504,089</u>	<u>99,850</u>	<u>(64,093)</u>	<u>(14,342)</u>	<u>121,679</u>	<u>647,183</u>
Restricted funds						
Capital fund	14,474	-	-	-	-	14,474
Cyclical maintenance reserve	114,563	-	(5,123)	16,620	-	126,060
Extraordinary repairs reserve	82,966	-	-	(2,278)	-	80,688
Housing property	263,834	-	(3,257)	-	-	260,577
	<u>475,837</u>	<u>-</u>	<u>(8,380)</u>	<u>14,342</u>	<u>-</u>	<u>481,799</u>
Total of funds	<u>979,926</u>	<u>99,850</u>	<u>(72,473)</u>	<u>-</u>	<u>121,679</u>	<u>1,128,982</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

22. Summary of funds

Summary of funds - current year

	As restated Balance at 1 May 2021 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 30 April 2022 £
General funds	647,183	97,796	(68,338)	(7,138)	26,235	695,738
Restricted funds	481,799	-	(10,158)	7,138	-	478,779
	1,128,982	97,796	(78,496)	-	26,235	1,174,517

Summary of funds - prior year

	As restated Balance at 1 May 2020 £	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	As restated Balance at 30 April 2021 £
General funds	504,089	99,850	(64,093)	(14,342)	121,679	647,183
Restricted funds	475,837	-	(8,380)	14,342	-	481,799
	979,926	99,850	(72,473)	-	121,679	1,128,982

23. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Other tangible fixed assets	8,702	-	8,702
Housing properties	120,121	257,320	377,441
Fixed asset investments	607,340	-	607,340
Current assets	71,697	221,459	293,156
Creditors due within one year	(32,833)	-	(32,833)
Creditors due in more than one year	(79,289)	-	(79,289)
Total	695,738	478,779	1,174,517

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

23. Analysis of net assets between funds (continued)

Analysis of net assets between funds - prior year

	Unrestricted funds 2021 £	As restated Restricted funds 2021 £	As restated Total funds 2021 £
Other tangible fixed assets	11,024	-	11,024
Housing properties	107,249	260,577	367,826
Fixed asset investments	571,175	-	571,175
Current assets	73,159	221,222	294,381
Creditors due within one year	(35,244)	-	(35,244)
Creditors due in more than one year	(80,180)	-	(80,180)
Total As restated	647,183	481,799	1,128,982

24. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	As restated 2021 £
Net income for the year (as per Statement of Financial Activities)	45,535	149,056
Adjustments for:		
Depreciation charges	11,999	11,659
Gains on investments	(26,235)	(121,679)
Investment income	(25,472)	(26,287)
Loss on the sale of fixed assets	1,090	352
Decrease/(increase) in debtors	3,168	(416)
(Decrease)/increase in creditors	(2,498)	11,539
Net cash provided by operating activities	7,587	24,224

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2022

25. Analysis of cash and cash equivalents

	2022 £	2021 £
Barclays and HSBC current accounts	18,950	30,826
Barclays Cyclical Maintenance Fund	17,415	17,413
Total cash and cash equivalents	36,365	48,239

26. Analysis of changes in net debt

	At 1 May 2021 £	Cash flows £	At 30 April 2022 £
Cash at bank and in hand	48,239	(11,874)	36,365
Debt due within 1 year	(804)	(87)	(891)
Debt due after 1 year	(80,180)	891	(79,289)
Liquid investments	238,624	3,822	242,446
	205,879	(7,248)	198,631

27. Taxation

The charity is considered to pass the tests set out in Sch. 6, para. 1 of the Finance Act 2010 and therefore it meets the definition of a charity for UK income tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Income Tax Act 2007, Part 10 s521 – s537 or s. 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

28. Related party transactions

There were no related party transactions requiring disclosure in the current or previous year.