

NINE OAKS HOUSING TRUST LIMITED

England & Wales · Charity number 260089

Details

Other names THE ABBEYFIELD (WINDERMERE) SOCIETY LIMITED

Status Registered

Legal form Charitable company

Company number [00959426](#)

Registered 1970-01-01

Register [View on the Charity Commission register](#)

Contact

Address Nine Oaks
Phoenix Way
Windermere
LA23 1BB

Phone 01539444436

Email nineoakshousing@gmail.com

Website nineoakshousing.co.uk

Activities

Objects: TO RELIEVE AGED, IMPOTENT AND POOR PEOPLE OF ALL CLASSES FOR THE ADVANCEMENT OF RELIGION AND OTHER CHARITABLE PURPOSES BENEFICIAL TO THE COMMUNITY.

Activities: Independent living for the elderly

Classification

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

Geography

- **Area of benefit:** WINDERMERE AND ELSEWHERE
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£242,083	£209,492	-	-
2024-03-31	£166,684	£181,140	-	-
2023-03-31	£160,963	£199,617	-	-
2022-03-31	£161,554	£137,225	-	-
2021-03-31	£161,554	£137,225	-	-

Trustees

Name	Role	Appointed
BRIAN GORDON WHITTAKER		2018-04-13
Carol Anne Slater		2025-02-13
Marina Anne Lord		2024-09-26
PETER JOHN BEESTON GRANGE		2020-10-13

NINE OAKS HOUSING TRUST LIMITED

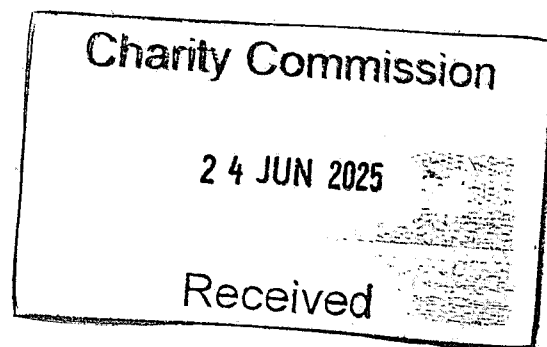
England & Wales - Charity number 260089

Accounts

NINE OAKS HOUSING TRUST LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025



**Waters and Atkinson
Chartered Accountants
Morecambe**

NINE OAKS HOUSING TRUST LIMITED

REPORT AND ACCOUNTS for the YEAR ENDED 31 MARCH 2025

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NINE OAKS HOUSING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION AS AT 31 MARCH 2025

INCORPORATED	In England on the 1 August 1969
REGISTERED AS CHARITY	On the 1 January 1970
COMPANY NUMBER	00959426
CHARITY NUMBER	260089
DIRECTORS	B Whittaker P Grange M Lord (appointed 26 September 2024) C Slater (appointed 13 February 2025)
REGISTERED OFFICE	Nine Oaks Phoenix Way Windermere Cumbria LA23 1BB
BANKERS	Barclays Bank PLC 3 Crescent Road Windermere Cumbria LA23 1EB
ACCOUNTANTS	Waters and Atkinson Chartered Accountants The Old Court House Clark Street Morecambe Lancashire LA4 5HR

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

Nine Oaks Housing Trust Limited was incorporated under the Companies Act 1948 to 1967 on the 1 August 1969 (Company number 959426) and is governed by the Memorandum and Articles of Association. The charitable company is limited by guarantee. The company is also registered with the Charities Commissioners (Charity number 260089). Its address is Nine Oaks, Phoenix Way, Windermere, Cumbria and the Directors during the year were:-

B Whittaker
P Grange
M Lord
C Slater

The Directors act on a voluntary basis and make up the governing body that adopt the policies and make the decisions on behalf of the charity. They meet at regular intervals to discuss the current and future progress of the charity's objectives.

Our Aims and objectives

Purposes and Aims

Our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

benefit the public by the provision of accommodation for lonely and elderly people.

The aim of our charity is to house such people who do not wish to stay in their own home and wish to have company in the form of a sheltered housing complex.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of this activity and the benefits they have brought to those groups of people we are set up to help. The review also helps us ensure our aim, objectives and activities remained focused on our stated purpose. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

How our activities deliver public benefit

Our main activity and who we try to help are described below. All our charitable activities focus on the provision of accommodation for lonely and elderly people and is undertaken to further our charitable purposes for the public benefit. The charity is a public benefit entity.

Who used and benefited from our services?

During the year, 22 studios/apartments were available for rent for both male and female residents that required our services. This is together with The Lodge and a single guest room.

Income from Residents Fees increased from £165,381 in 2024 to £240,764 in 2025. Overall costs were up from £184,824 in 2024 to £209,492 in 2025.

The directors remain satisfied with the financial position at the end of the year.

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

Recruitment and appointment of management committee

The directors of the Company are also the charity trustees for the purposes of charity law. New trustees/directors are appointed on the recommendation of the existing trustees/directors.

Skills and experience required at board level are assessed against the needs of the Company Strategy. Nominations of potential new directors are sought from existing members of the Board, utilising their community, business and other links. Nominated individuals are invited to attend at least one board meeting in an observer capacity. They are given a realistic assessment of the likely time commitment that will be involved. They are required to submit a resume of skills and experience that they would bring to the board on the basis of which the board decides whether to offer an appointment.

Risk Review

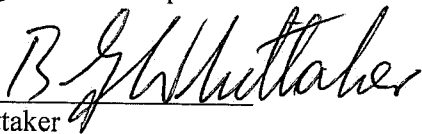
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Small company exemptions

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.



B Whittaker

On behalf of the Directors

Date - 13/6/2025

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NINE OAKS HOUSING TRUST LIMITED

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2025 which are set out on pages 2 to 6.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

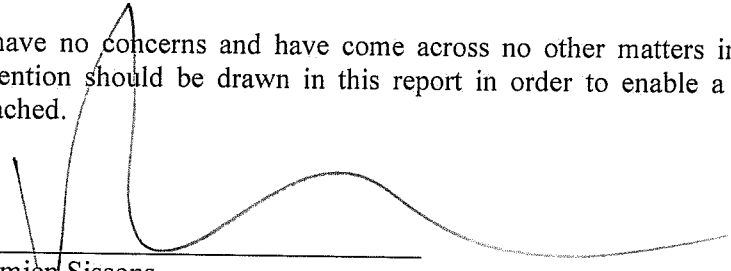
Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.



Damien Sissons
Chartered Accountant
Waters and Atkinson
The Old Court House
Clark Street
Morecambe
LA4 5HR

Date ..18/6/25.....

NINE OAKS HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025
(including income and expenditure account)

	<u>Notes</u>	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>Total</u> <u>Funds</u> <u>2025</u>	<u>Total</u> <u>Funds</u> <u>2024</u>
		£	£	£	£
Incoming and endowments from:					
Donations and legacies	2	-	-	-	-
Others		1080	-	1080	1080
Investments	3	239	-	239	223
Charitable activities	4	<u>240764</u>	<u>-</u>	<u>240764</u>	<u>165381</u>
Total income and endowments		<u>242083</u>	<u>-</u>	<u>242083</u>	<u>166684</u>
Expenditure					
Charitable activities	5	207968	-	207968	183360
Governance costs		<u>1524</u>	<u>-</u>	<u>1524</u>	<u>1464</u>
Total expenditure		<u>209492</u>	<u>-</u>	<u>209492</u>	<u>184824</u>
Net income/(expenditure)		32591	-	32591	(18140)
Transfers between funds		-	-	-	-
Net movement in funds		32591	-	32591	(18140)
Total funds brought forward		<u>344011</u>	<u>-</u>	<u>344011</u>	<u>362151</u>
Total funds carried forward	14	<u>376602</u>	<u>-</u>	<u>376602</u>	<u>344011</u>

NINE OAKS HOUSING TRUST LIMITED**BALANCE SHEET AS AT 31 MARCH 2025**

	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	8		388101		392497
Current assets					
Stocks	9		1000		1000
Debtors	10		4356		-
Cash at bank and in hand			<u>64217</u>		<u>34192</u>
			69573		35192
Creditors: amounts falling due within one year	11		<u>(24201)</u>		<u>(26807)</u>
Net current assets			<u>45372</u>		<u>8385</u>
Total assets less current liabilities			433473		400882
Creditors: amounts falling due after more than one year	12		<u>(56871)</u>		<u>(56871)</u>
Net assets			<u>376602</u>		<u>344011</u>
Funds					
Unrestricted funds	13		<u>376602</u>		<u>344011</u>

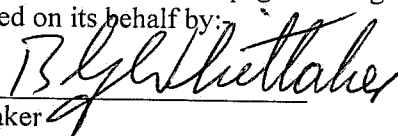
The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

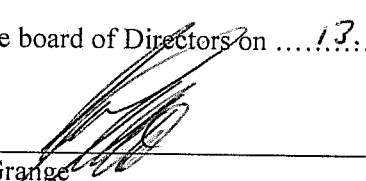
The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements on pages 4 to 6g were approved by the board of Directors on 13.06.25 and signed on its behalf by:


B Whittaker
Director


P Grange
Director

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025****1. Accounting policies****Accounting convention**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with:

The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The Financial Statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

Incoming resources**Turnover**

Turnover represents rental income receivable net of rent losses from voids and service charges receivable.

Donations and grants

Income from donations and grants, including capital grants, is included in incoming resources when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Interest receivable

Interest is included when receivable by the charity.

Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is directly attributable to specific activities and has been included in those cost categories.

Fixed assets

Building costs together with associated costs such as surveyors, architects and building regulations have all been capitalised.

Depreciation

- 1) Housing Land and Buildings
 - i) No depreciation is charged on land.
 - ii) Depreciation is not charged on that portion of the cost which has or which will, qualify for H.A.G. H.A.G. is, or will be, effectively recognised as depreciation.

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025****Depreciation (continued)**

- iii) The Board has not accounted for depreciation on its housing properties because the depreciation charge and accumulated depreciation are immaterial. The Board reviews annually the materiality of housing property depreciation.
- 2) Fixtures, Fittings and Equipment
Depreciation is charged at 20% per annum on the reducing balance basis.
- 3) General
A full year's depreciation charge is made on fixed assets in the year of purchase, and no charge is made in the year of disposal.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

Impairment

All properties are considered for impairment annually.

Stocks

Stocks represent the estimated value, at cost, of catering stocks held.

Corporation Tax and Value Added Tax (VAT)

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Fund accounting

Funds held by the charity are:

- Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

2. Voluntary income
Donations and grants

	Unrestricted	Restricted	2025	2024
	£	£	£	£
Sundry donations and legacies	—	—	—	—

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

3. Investment income	Unrestricted	Restricted	2025	2024
	£	£	£	£
Interest received	<u>239</u>	<u>-</u>	<u>239</u>	<u>223</u>
4. Incoming Resources From Activities to Further the Charity's Objects	Unrestricted	Restricted	2025	2024
	£	£	£	£
Social housing lettings:				
Net income from Social housing lettings	<u>240764</u>	<u>-</u>	<u>240764</u>	<u>165381</u>
5. Project costs	Social		2025	2024
	Housing	Governance	Total	Total
	£	£	£	£
Costs directly allocated to activities				
Staff costs	53838	-	53838	53168
Management charges	2115	-	2115	-
Food and housekeeping	13974	-	13974	14306
Council tax	4531	-	4531	4810
Water rates	6900	-	6900	4595
Heating and lighting	33966	-	33966	44419
Garden maintenance	7433	-	7433	9575
Day to day repairs	60469	-	60469	30851
Sundry expenses	3665	-	3665	2616
Bank loan interest	3570	-	3570	3672
Depreciation	<u>6946</u>	<u>-</u>	<u>6946</u>	<u>8682</u>
Total direct costs	<u>197407</u>	<u>-</u>	<u>197407</u>	<u>176694</u>
Support costs allocated to activities				
Stationery and postage	100	-	100	66
Advertising	648	-	648	479
Insurances	5102	-	5102	4971
Telephone	1245	-	1245	999
Bank charges	105	-	105	151
Legal and professional	3361	-	3361	-
Accountancy fees	<u>-</u>	<u>1524</u>	<u>1524</u>	<u>1464</u>
Total support costs	<u>10561</u>	<u>1524</u>	<u>12085</u>	<u>8130</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025**

6. Operating surplus/deficit	2025	2024
	£	£
Operating surplus/ deficit is stated after charging:		
Depreciation on owned assets	6946	8682
Accountancy	<u>1524</u>	<u>1464</u>
	<u>8470</u>	<u>10146</u>
7. Employee Remuneration	2025	2024
	£	£
Staff costs:		
Wages and salaries	46437	47391
Staff training	732	-
Pensions	76	-
Social security	<u>6593</u>	<u>5777</u>
	<u>53838</u>	<u>53168</u>

No employee earned £60,000 or more.

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

	2025	2024
	No.	No.
	4	4

The directors take no remuneration or expenses.

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

8. Tangible fixed assets	HAG Assisted Schemes	Fixtures, Fittings & Equipment	Total
	£	£	£
Cost			
At 1 April 2024	357768	310542	668310
Additions in year	-	2550	2550
At 31 March 2025	<u>357768</u>	<u>313092</u>	<u>670860</u>
Depreciation			
At 1 April 2024	-	275813	275813
Charge for the year	-	6946	6946
At 31 March 2025	<u>-</u>	<u>282759</u>	<u>282759</u>
Net book value			
At 31 March 2025	<u>357768</u>	<u>30333</u>	<u>388101</u>
At 31 March 2024	<u>357768</u>	<u>34729</u>	<u>392497</u>
9. Stocks		2025	2024
		£	£
Food and house-keeping		<u>1000</u>	<u>1000</u>
10. Debtors		2025	2024
		£	£
Amounts falling due within one year			
Prepayments		<u>4356</u>	<u>-</u>
11. Creditors: amounts falling due within one year		2025	2024
		£	£
Trade creditors		5962	11271
Accruals		1524	1464
PAYE		-	493
Residents deposits held		<u>16715</u>	<u>13579</u>
		<u>24201</u>	<u>26807</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

12. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans	<u>56871</u>	<u>56871</u>

13. Movement in funds

	At 1/4/24	Incoming Resources	Outgoing Resources	Transfers between funds	At 31/3/25
	£	£	£	£	£
Restricted funds:					
Total restricted funds	-	-	-	-	-
Unrestricted funds:					
General funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	-	<u>376602</u>
Total unrestricted funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	-	<u>376602</u>
Total funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	-	<u>376602</u>

14. Analysis of net assets between funds

	General Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	388101	-	388101
Net current assets	45372	-	45372
Creditors over 1 year	<u>(56871)</u>	-	<u>(56871)</u>
Net assets at 31 March 2025	<u>376602</u>	<u>-</u>	<u>376602</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS for the year ended 31 MARCH 2025****16. Housing property mortgage loans**

The mortgage loans are secured on the property Nine Oaks, Phoenix Way, Windermere by way of a mortgage debenture with Santander UK. The mortgage loan is interest only.

	2025	2024
	£	£
Under one year	-	-
Between one and two years	-	-
Over five years	<u>56871</u>	<u>56871</u>
	<u>56871</u>	<u>56871</u>

The total secured liabilities at 31 March 2025 are £56,871.

17. Share capital

The Society is limited by Guarantee and does not have Share Capital.

NINE OAKS HOUSING TRUST LIMITED

England & Wales - Charity number 260089

Accounts

NINE OAKS HOUSING TRUST LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

**Waters and Atkinson
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NINE OAKS HOUSING TRUST LIMITED

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B Whittaker
On behalf of the Directors

Date -

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NINE OAKS HOUSING TRUST LIMITED

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2024 which are set out on pages 2 to 6.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act;
or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Damien Sissons
Chartered Accountant
Waters and Atkinson
The Old Court House
Clark Street
Morecambe
LA4 5HR

Date

NINE OAKS HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024
(including income and expenditure account)

	<u>Notes</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2024</u>	<u>Total Funds 2023</u>
		£	£	£	£
Incoming and endowments from:					
Donations and legacies	2	-	-	-	-
Others		1080	-	1080	1940
Investments	3	223	-	223	115
Charitable activities	4	<u>165381</u>	<u>-</u>	<u>165381</u>	<u>158908</u>
Total income and endowments		<u>166684</u>	<u>-</u>	<u>166684</u>	<u>160963</u>
Expenditure					
Charitable activities	5	183360	-	183360	198213
Governance costs		<u>1464</u>	<u>-</u>	<u>1464</u>	<u>1404</u>
Total expenditure		<u>184824</u>	<u>-</u>	<u>184824</u>	<u>199617</u>
Net (expenditure)/income		(18140)	-	(18140)	(38654)
Transfers between funds		-	-	-	-
Net movement in funds		(18140)	-	(18140)	(38654)
Total funds brought forward		<u>362151</u>	<u>-</u>	<u>362151</u>	<u>400805</u>
Total funds carried forward	14	<u>344011</u>	<u>-</u>	<u>344011</u>	<u>362151</u>

NINE OAKS HOUSING TRUST LIMITED**BALANCE SHEET AS AT 31 MARCH 2024**

	Note	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	8		392497		388057
Current assets					
Stocks	9	1000		750	
Debtors	10	-		3351	
Cash at bank and in hand		<u>34192</u>		<u>45607</u>	
		35192		49708	
Creditors: amounts falling due within one year	11		<u>(26807)</u>		<u>(20743)</u>
Net current assets			<u>8385</u>		<u>28965</u>
Total assets less current liabilities			400882		417022
Creditors: amounts falling due after more than one year	12		<u>(56871)</u>		<u>(54871)</u>
Net assets			<u>344011</u>		<u>362151</u>
Funds					
Unrestricted funds	13		<u>344011</u>		<u>362151</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2024 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements on pages 4 to 6g were approved by the board of Directors on
and signed on its behalf by:-

B Whittaker
Director

P Grange
Director

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024****1. Accounting policies****Accounting convention**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with:

The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The Financial Statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

Incoming resources**Turnover**

Turnover represents rental income receivable net of rent losses from voids and service charges receivable.

Donations and grants

Income from donations and grants, including capital grants, is included in incoming resources when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Interest receivable

Interest is included when receivable by the charity.

Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is directly attributable to specific activities and has been included in those cost categories.

Fixed assets

Building costs together with associated costs such as surveyors, architects and building regulations have all been capitalised.

Depreciation

- 1) Housing Land and Buildings
 - i) No depreciation is charged on land.
 - ii) Depreciation is not charged on that portion of the cost which has or which will, qualify for H.A.G. H.A.G. is, or will be, effectively recognised as depreciation.

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024****Depreciation (continued)**

- iii) The Board has not accounted for depreciation on its housing properties because the depreciation charge and accumulated depreciation are immaterial. The Board reviews annually the materiality of housing property depreciation.
- 2) **Fixtures, Fittings and Equipment**
Depreciation is charged at 20% per annum on the reducing balance basis.
- 3) **General**
A full year's depreciation charge is made on fixed assets in the year of purchase, and no charge is made in the year of disposal.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

Impairment

All properties are considered for impairment annually.

Stocks

Stocks represent the estimated value, at cost, of catering stocks held.

Corporation Tax and Value Added Tax (VAT)

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Fund accounting

Funds held by the charity are:

- Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

2. Voluntary income**Donations and grants**

	Unrestricted	Restricted	2024	2023
	£	£	£	£
Sundry donations and legacies	—	—	—	—

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024

3. Investment income	Unrestricted	Restricted	2024	2023
	£	£	£	£
Interest received	<u>223</u>	<u>-</u>	<u>223</u>	<u>115</u>
4. Incoming Resources From Activities to Further the Charity's Objects	Unrestricted	Restricted	2024	2023
	£	£	£	£
Social housing lettings:				
Net income from Social housing lettings	<u>165381</u>	<u>-</u>	<u>165381</u>	<u>158908</u>
5. Project costs	Social	Governance	2024	2023
	£	£	£	£
Costs directly allocated to activities				
Staff costs	53168	-	53168	54616
Food and housekeeping	14306	-	14306	16964
Council tax	4810	-	4810	4104
Water rates	4595	-	4595	4947
Heating and lighting	44419	-	44419	51251
Garden maintenance	9575	-	9575	9764
Day to day repairs	30851	-	30851	36809
Sundry expenses	2616	-	2616	2519
Bank loan interest	3672	-	3672	2746
Depreciation	<u>8682</u>	<u>-</u>	<u>8682</u>	<u>7572</u>
Total direct costs	<u>176694</u>	<u>-</u>	<u>176694</u>	<u>191292</u>
Support costs allocated to activities				
Stationery and postage	66	-	66	122
Advertising	479	-	479	-
Insurances	4971	-	4971	4846
Telephone	999	-	999	1813
Bank charges	151	-	151	140
Accountancy fees	<u>-</u>	<u>1464</u>	<u>1464</u>	<u>1404</u>
Total support costs	<u>6666</u>	<u>1464</u>	<u>8130</u>	<u>8325</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024**

6. Operating deficit	2024	2023
	£	£
Operating deficit is stated after charging:		
Depreciation on owned assets	8682	7572
Accountancy	<u>1464</u>	<u>1404</u>
	<u>10146</u>	<u>8976</u>
 7. Employee Remuneration	 2024	 2023
	£	£
Staff costs:		
Wages and salaries	47391	48014
Social security	<u>5777</u>	<u>6602</u>
	<u>53168</u>	<u>54616</u>

No employee earned £60,000 or more.

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

	2024	2023
	No.	No.
	4	5

The directors take no remuneration or expenses.

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024

8. Tangible fixed assets	HAG Assisted Schemes	Fixtures, Fittings & Equipment	Total
	£	£	£
Cost			
At 1 April 2023	357768	297420	655188
Additions in year	-	<u>13122</u>	<u>13122</u>
At 31 March 2024	<u>357768</u>	<u>310542</u>	<u>668310</u>
Depreciation			
At 1 April 2023	-	267131	267131
Charge for the year	-	<u>8682</u>	<u>8682</u>
At 31 March 2024	<u>-</u>	<u>275813</u>	<u>275813</u>
Net book value			
At 31 March 2024	<u>357768</u>	<u>34729</u>	<u>392497</u>
At 31 March 2023	<u>357768</u>	<u>30289</u>	<u>388057</u>
9. Stocks		2024	2023
		£	£
Food and house-keeping		<u>1000</u>	<u>750</u>
10. Debtors		2024	2023
		£	£
Amounts falling due within one year			
Prepayments		<u>-</u>	<u>3351</u>
11. Creditors: amounts falling due within one year		2024	2023
		£	£
Bank loans and overdrafts		-	2764
Trade creditors		11271	7175
Accruals		1464	1404
PAYE		493	-
Residents deposits held		<u>13579</u>	<u>9400</u>
		<u>26807</u>	<u>20743</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024

12. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Bank loans	<u>56871</u>	<u>54871</u>

13. Movement in funds

	At 1/4/23	Incoming Resources	Outgoing Resources	Transfers between funds	At 31/3/24
	£	£	£	£	£
Restricted funds:	-	-	-	-	-
Total restricted funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unrestricted funds:					
General funds	<u>362151</u>	<u>166684</u>	<u>(184824)</u>	<u>-</u>	<u>344011</u>
Total unrestricted funds	<u>362151</u>	<u>166684</u>	<u>(184824)</u>	<u>-</u>	<u>344011</u>
Total funds	<u>362151</u>	<u>166684</u>	<u>(184824)</u>	<u>-</u>	<u>344011</u>

14. Analysis of net assets between funds

	General Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	392497	-	392497
Net current assets	8385	-	8385
Creditors over 1 year	<u>(56871)</u>	<u>-</u>	<u>(56871)</u>
Net assets at 31 March 2024	<u>344011</u>	<u>-</u>	<u>344011</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS for the year ended 31 MARCH 2024****16. Housing property mortgage loans**

The mortgage loans are secured on the property Nine Oaks, Phoenix Way, Windermere by way of a mortgage debenture with Santander UK. The mortgage loan is interest only.

	2024	2023
	£	£
Under one year	-	3000
Between one and two years	-	-
Over five years	<u>56871</u>	<u>54871</u>
	<u>56871</u>	<u>57871</u>

The total secured liabilities at 31 March 2024 are £56,871.

17. Share capital

The Society is limited by Guarantee and does not have Share Capital.

NINE OAKS HOUSING TRUST LIMITED

England & Wales - Charity number 260089

Accounts

NINE OAKS HOUSING TRUST LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

**Waters and Atkinson
Chartered Accountants
Morecambe**

NINE OAKS HOUSING TRUST LIMITED

REPORT AND ACCOUNTS for the YEAR ENDED 31 MARCH 2023

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Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
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NINE OAKS HOUSING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION AS AT 31 MARCH 2023

INCORPORATED In England on the 1 August 1969

REGISTERED AS CHARITY On the 1 January 1970

COMPANY NUMBER 00959426

CHARITY NUMBER 260089

DIRECTORS B Whittaker
P Grange

REGISTERED OFFICE Nine Oaks
Phoenix Way
Windermere
Cumbria
LA23 1BB

BANKERS Barclays Bank PLC
3 Crescent Road
Windermere
Cumbria
LA23 1EB

ACCOUNTANTS Waters and Atkinson
Chartered Accountants
The Old Court House
Clark Street
Morecambe
Lancashire
LA4 5HR

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023

Nine Oaks Housing Trust Limited was incorporated under the Companies Act 1948 to 1967 on the 1 August 1969 (Company number 959426) and is governed by the Memorandum and Articles of Association. The charitable company is limited by guarantee. The company is also registered with the Charities Commissioners (Charity number 260089). Its address is Nine Oaks, Phoenix Way, Windermere, Cumbria and the Directors during the year were:-

B Whittaker
P Grange

The Directors act on a voluntary basis and make up the governing body that adopt the policies and make the decisions on behalf of the charity. They meet at regular intervals to discuss the current and future progress of the charity's objectives.

Our Aims and objectives

Purposes and Aims

Our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

benefit the public by the provision of accommodation for lonely and elderly people.

The aim of our charity is to house such people who do not wish to stay in their own home and wish to have company in the form of a sheltered housing complex.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of this activity and the benefits they have brought to those groups of people we are set up to help. The review also helps us ensure our aim, objectives and activities remained focused on our stated purpose. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

How our activities deliver public benefit

Our main activity and who we try to help are described below. All our charitable activities focus on the provision of accommodation for lonely and elderly people and is undertaken to further our charitable purposes for the public benefit. The charity is a public benefit entity.

Who used and benefited from our services?

During the year, 22 studios/apartments were available for rent for both male and female residents that required our services. This is together with The Lodge and a single guest room.

Income from Residents Fees increased from £124,863 in 2022 to £158,908 in 2023. Overall costs were up from £118,650 in 2022 to £199,617 in 2023.

Despite the deficit this year, the directors remain satisfied with the financial position at the end of the year.

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023

Recruitment and appointment of management committee

The directors of the Company are also the charity trustees for the purposes of charity law. New trustees/directors are appointed on the recommendation of the existing trustees/directors.

Skills and experience required at board level are assessed against the needs of the Company Strategy. Nominations of potential new directors are sought from existing members of the Board, utilising their community, business and other links. Nominated individuals are invited to attend at least one board meeting in an observer capacity. They are given a realistic assessment of the likely time commitment that will be involved. They are required to submit a resume of skills and experience that they would bring to the board on the basis of which the board decides whether to offer an appointment.

Risk Review

The management committee has conducted its own review of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

Reserves Policy

The management committee has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets (“the free reserves”) held by the charity should be in the region of 6 months of the resources expended. At this level, the management committee feels that they would be able to continue the current activities of the charity in the event of a significant drop in income. It would obviously be necessary to consider how the income would be replaced or activities changed.

Small company exemptions

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

B Whittaker
On behalf of the Directors

Date -

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NINE OAKS HOUSING TRUST LIMITED

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2023 which are set out on pages 2 to 6.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act;
or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Damien Sissons
Chartered Accountant
Waters and Atkinson
The Old Court House
Clark Street
Morecambe
LA4 5HR

Date

NINE OAKS HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023
(including income and expenditure account)

	<u>Notes</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2023</u>	<u>Total Funds 2022</u>
		£	£	£	£
Incoming and endowments from:					
Donations and legacies	2	-	-	-	-
Others		1940	-	1940	1105
Investments	3	115	-	115	5
Government grants	5	-	-	-	3705
Charitable activities	4	<u>158908</u>	<u>-</u>	<u>158908</u>	<u>124863</u>
Total income and endowments		<u>160963</u>	<u>-</u>	<u>160963</u>	<u>129678</u>
Expenditure					
Charitable activities	6	198213	-	198213	117354
Governance costs		<u>1404</u>	<u>-</u>	<u>1404</u>	<u>1296</u>
Total expenditure		<u>199617</u>	<u>-</u>	<u>199617</u>	<u>118650</u>
Net (expenditure)/income		(38654)	-	(38654)	11028
Transfers between funds		-	-	-	-
Net movement in funds		(38654)	-	(38654)	11028
Total funds brought forward		<u>400805</u>	<u>-</u>	<u>400805</u>	<u>389777</u>
Total funds carried forward	14	<u>362151</u>	<u>-</u>	<u>362151</u>	<u>400805</u>

NINE OAKS HOUSING TRUST LIMITED**BALANCE SHEET AS AT 31 MARCH 2023**

	Note	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	9		388057		390656
Current assets					
Stocks	10	750		1500	
Debtors	11	3351		3546	
Cash at bank and in hand		<u>45607</u>		<u>101578</u>	
		49708		106624	
Creditors: amounts falling due within one year	12		<u>(20743)</u>		<u>(38819)</u>
Net current assets			<u>28965</u>		<u>67805</u>
Total assets less current liabilities			417022		458461
Creditors: amounts falling due after more than one year	13		<u>(54871)</u>		<u>(57656)</u>
Net assets			<u>362151</u>		<u>400805</u>
Funds					
Unrestricted funds	14		<u>362151</u>		<u>400805</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements on pages 4 to 6g were approved by the board of Directors on
and signed on its behalf by:-

B Whittaker
Director

Peter Grange
Director

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023

1. Accounting policies

Accounting convention

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with:

The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The Financial Statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

Incoming resources

Turnover

Turnover represents rental income receivable net of rent losses from voids and service charges receivable.

Donations and grants

Income from donations and grants, including capital grants, is included in incoming resources when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Interest receivable

Interest is included when receivable by the charity.

Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is directly attributable to specific activities and has been included in those cost categories.

Fixed assets

Building costs together with associated costs such as surveyors, architects and building regulations have all been capitalised.

Depreciation

- 1) Housing Land and Buildings
 - i) No depreciation is charged on land.
 - ii) Depreciation is not charged on that portion of the cost which has or which will, qualify for H.A.G. H.A.G. is, or will be, effectively recognised as depreciation.

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023****Depreciation (continued)**

- iii) The Board has not accounted for depreciation on its housing properties because the depreciation charge and accumulated depreciation are immaterial. The Board reviews annually the materiality of housing property depreciation.
- 2) Fixtures, Fittings and Equipment
Depreciation is charged at 20% per annum on the reducing balance basis.
- 3) General
A full year's depreciation charge is made on fixed assets in the year of purchase, and no charge is made in the year of disposal.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

Impairment

All properties are considered for impairment annually.

Stocks

Stocks represent the estimated value, at cost, of catering stocks held.

Corporation Tax and Value Added Tax (VAT)

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Fund accounting

Funds held by the charity are:

- Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

2. Voluntary income**Donations and grants**

	Unrestricted	Restricted	2023	2022
	£	£	£	£
Sundry donations and legacies	—	—	—	—

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023

3. Investment income	Unrestricted	Restricted	2023	2022
	£	£	£	£
Interest received	<u>115</u>	<u>-</u>	<u>115</u>	<u>5</u>
4. Incoming Resources From Activities to Further the Charity's Objects	Unrestricted	Restricted	2023	2022
	£	£	£	£
Social housing lettings:				
Net income from Social housing lettings	<u>158908</u>	<u>-</u>	<u>158908</u>	<u>124863</u>
5. Government grants	Unrestricted	Restricted	2023	2022
	£	£	£	£
Job retention scheme	<u>-</u>	<u>-</u>	<u>-</u>	<u>3705</u>
6. Project costs	Social		2023	2022
	Housing	Governance	Total	Total
	£	£	£	£
Costs directly allocated to activities				
Staff costs	54616	-	54616	53282
Food and housekeeping	16964	-	16964	13752
Council tax	4104	-	4104	(16183)
Water rates	4947	-	4947	523
Heating and lighting	51251	-	51251	20819
Garden maintenance	9764	-	9764	8510
Day to day repairs	36809	-	36809	18012
Sundry expenses	2519	-	2519	1936
Bank loan interest	2746	-	2746	2133
Depreciation	<u>7572</u>	<u>-</u>	<u>7572</u>	<u>7972</u>
Total direct costs	<u>191292</u>	<u>-</u>	<u>191292</u>	<u>110756</u>
Support costs allocated to activities				
Stationery and postage	122	-	122	130
Advertising	-	-	-	947
Insurances	4846	-	4846	3738
Telephone	1813	-	1813	1683
Bank charges	140	-	140	100
Accountancy fees	<u>-</u>	<u>1404</u>	<u>1404</u>	<u>1296</u>
Total support costs	<u>6921</u>	<u>1404</u>	<u>8325</u>	<u>7894</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023**

7. Operating deficit/surplus	2023	2022
	£	£
Operating deficit/surplus is stated after charging:		
Depreciation on owned assets	7572	7972
Accountancy	<u>1404</u>	<u>1296</u>
	<u>8976</u>	<u>9268</u>
 8. Employee Remuneration	 2023	 2022
	£	£
Staff costs:		
Wages and salaries	48014	47655
Social security	<u>6602</u>	<u>5627</u>
	<u>54616</u>	<u>53282</u>

No employee earned £60,000 or more.

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

	2023	2022
	No.	No.
	5	5

The directors take no remuneration or expenses.

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023

9. Tangible fixed assets	HAG Assisted Schemes	Fixtures, Fittings & Equipment	Total
	£	£	£
Cost			
At 1 April 2021	357768	292448	650216
Additions in year	-	4972	4972
At 31 March 2022	<u>357768</u>	<u>297420</u>	<u>655188</u>
Depreciation			
At 1 April 2021	-	259559	259559
Charge for the year	-	7572	7572
At 31 March 2022	<u>-</u>	<u>267131</u>	<u>267131</u>
Net book value			
At 31 March 2023	<u>357768</u>	<u>30289</u>	<u>388057</u>
At 31 March 2022	<u>357768</u>	<u>32888</u>	<u>390656</u>
10. Stocks		2023	2022
		£	£
Food and house-keeping		<u>750</u>	<u>1500</u>
11. Debtors		2023	2022
		£	£
Amounts falling due within one year			
Prepayments		<u>3351</u>	<u>3546</u>
12. Creditors: amounts falling due within one year		2023	2022
		£	£
Bank loans and overdrafts		2764	3000
Trade creditors		7175	23768
Accruals		1404	1296
Residents deposits held		<u>9400</u>	<u>10755</u>
		<u>20743</u>	<u>38819</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023

13. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans	<u>54871</u>	<u>57656</u>

14. Movement in funds

	At 1/4/22	Incoming Resources	Outgoing Resources	Transfers between funds	At 31/3/23
	£	£	£	£	£
Restricted funds:	-	-	-	-	-
Total restricted funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unrestricted funds:					
General funds	<u>400805</u>	<u>160963</u>	<u>(199617)</u>	-	<u>362151</u>
Total unrestricted funds	<u>400805</u>	<u>160963</u>	<u>(199617)</u>	-	<u>362151</u>
Total funds	<u>400805</u>	<u>160963</u>	<u>(199617)</u>	<u>-</u>	<u>362151</u>

15. Analysis of net assets between funds

	General Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	388057	-	388057
Net current assets	28965	-	28965
Creditors over 1 year	<u>(54871)</u>	-	<u>(54871)</u>
Net assets at 31 March 2023	<u>362151</u>	<u>-</u>	<u>362151</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS for the year ended 31 MARCH 2023****16. Housing property mortgage loans**

The mortgage loans are secured on the property Nine Oaks, Phoenix Way, Windermere by way of a mortgage debenture with Santander UK. The interest rate is variable.

	2023	2022
	£	£
Under one year	3000	3000
Between one and two years	2736	700
Over five years	<u>52135</u>	<u>56956</u>
	<u>57871</u>	<u>60656</u>

The total secured liabilities at 31 March 2023 are £57,871.

17. Share capital

The Society is limited by Guarantee and does not have Share Capital.

NINE OAKS HOUSING TRUST LIMITED

England & Wales - Charity number 260089

Accounts

Company Number 00959426

NINE OAKS HOUSING TRUST LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2022

**Waters and Atkinson
Chartered Accountants
Morecambe**

NINE OAKS HOUSING TRUST LIMITED

REPORT AND ACCOUNTS for the YEAR ENDED 31 MARCH 2022

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NINE OAKS HOUSING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION AS AT 31 MARCH 2022

INCORPORATED In England on the 1 August 1969

REGISTERED AS CHARITY On the 1 January 1970

COMPANY NUMBER 00959426

CHARITY NUMBER 260089

DIRECTORS
N Steadman
A Jarvis
B Whittaker
P Grange

REGISTERED OFFICE
Nine Oaks
Phoenix Way
Windermere
Cumbria
LA23 1BB

BANKERS
Barclays Bank PLC
3 Crescent Road
Windermere
Cumbria
LA23 1EB

ACCOUNTANTS
Waters and Atkinson
Chartered Accountants
The Old Court House
Clark Street
Morecambe
Lancashire
LA4 5HR

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

Nine Oaks Housing Trust Limited was incorporated under the Companies Act 1948 to 1967 on the 1 August 1969 (Company number 959426) and is governed by the Memorandum and Articles of Association. The charitable company is limited by guarantee. The company is also registered with the Charities Commissioners (Charity number 260089). Its address is Nine Oaks, Phoenix Way, Windermere, Cumbria and the Directors during the year were:-

N Steadman – retired June 2021
A Jarvis – retired November 2021
B Whittaker
P Grange

The Directors act on a voluntary basis and make up the governing body that adopt the policies and make the decisions on behalf of the charity. They meet at regular intervals to discuss the current and future progress of the charity's objectives.

Our Aims and objectives

Purposes and Aims

Our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

benefit the public by the provision of accommodation for lonely and elderly people.

The aim of our charity is to house such people who do not wish to stay in their own home and wish to have company in the form of a sheltered housing complex.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of this activity and the benefits they have brought to those groups of people we are set up to help. The review also helps us ensure our aim, objectives and activities remained focused on our stated purpose. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

How our activities deliver public benefit

Our main activity and who we try to help are described below. All our charitable activities focus on the provision of accommodation for lonely and elderly people and is undertaken to further our charitable purposes for the public benefit. The charity is a public benefit entity.

Who used and benefited from our services?

During the year, 22 studios/apartments were available for rent for both male and female residents that required our services. This is together with The Lodge and a single guest room.

Income from Residents Fees decreased from £159,594 in 2021 to £124,863 in 2022. Overall costs were down from £137,225 in 2021 to £118,650 in 2022.

The directors remain satisfied with the financial position at the end of the year.

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

Recruitment and appointment of management committee

The directors of the Company are also the charity trustees for the purposes of charity law. New trustees/directors are appointed on the recommendation of the existing trustees/directors.

Skills and experience required at board level are assessed against the needs of the Company Strategy. Nominations of potential new directors are sought from existing members of the Board, utilising their community, business and other links. Nominated individuals are invited to attend at least one board meeting in an observer capacity. They are given a realistic assessment of the likely time commitment that will be involved. They are required to submit a resume of skills and experience that they would bring to the board on the basis of which the board decides whether to offer an appointment.

Risk Review

The management committee has conducted its own review of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

Reserves Policy

The management committee has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets ("the free reserves") held by the charity should be in the region of 6 months of the resources expended. At this level, the management committee feels that they would be able to continue the current activities of the charity in the event of a significant drop in income. It would obviously be necessary to consider how the income would be replaced or activities changed.

Small company exemptions

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

B Whitaker

On behalf of the Directors

Date - 28/6/22

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NINE OAKS HOUSING TRUST LIMITED

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 2 to 6.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Damien Sissons
Chartered Accountant
Waters and Atkinson
The Old Court House
Clark Street
Morecambe
LA4 5HR

Date

NINE OAKS HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022
(including income and expenditure account)

	<u>Notes</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2022</u>	<u>Total Funds 2021</u>
		£	£	£	£
Incoming and endowments from:					
Donations and legacies	2	-	-	-	860
Others		1105	-	1105	1080
Investments	3	5	-	5	20
Government grants	5	3705	-	3705	-
Charitable activities	4	<u>124863</u>	<u>-</u>	<u>124863</u>	<u>159594</u>
Total income and endowments		<u>129678</u>	<u>-</u>	<u>129678</u>	<u>161554</u>
Expenditure					
Charitable activities	6	117354	-	117354	135989
Governance costs		<u>1296</u>	<u>-</u>	<u>1296</u>	<u>1236</u>
Total expenditure		<u>118650</u>	<u>-</u>	<u>118650</u>	<u>137225</u>
Net income		11028	-	11028	24329
Transfers between funds		-	-	-	-
Net movement in funds		11028	-	11028	24329
Total funds brought forward		<u>389777</u>	<u>-</u>	<u>389777</u>	<u>365448</u>
Total funds carried forward	14	<u>400805</u>	<u>-</u>	<u>400805</u>	<u>389777</u>

NINE OAKS HOUSING TRUST LIMITED**BALANCE SHEET AS AT 31 MARCH 2022**

	Note	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	9		390656		370042
Current assets					
Stocks	10	1500		1500	
Debtors	11	3546		2555	
Cash at bank and in hand		<u>101578</u>		<u>100975</u>	
		106624		105030	
Creditors: amounts falling due within one year	12	<u>(38819)</u>		<u>(24732)</u>	
Net current assets			<u>67805</u>		<u>80298</u>
Total assets less current liabilities			458461		450340
Creditors: amounts falling due after more than one year	13		<u>(57656)</u>		<u>(60563)</u>
Net assets			<u>400805</u>		<u>389777</u>
Funds					
Unrestricted funds	14		<u>400805</u>		<u>389777</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements on pages 4 to 6g were approved by the board of Directors on *28 JUNE 2022* and signed on its behalf by:

Director

Director

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

1. Accounting policies

Accounting convention

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with:

The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The Financial Statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

Incoming resources

Turnover

Turnover represents rental income receivable net of rent losses from voids and service charges receivable.

Donations and grants

Income from donations and grants, including capital grants, is included in incoming resources when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Interest receivable

Interest is included when receivable by the charity.

Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is directly attributable to specific activities and has been included in those cost categories.

Fixed assets

Building costs together with associated costs such as surveyors, architects and building regulations have all been capitalised.

Depreciation

- 1) Housing Land and Buildings
 - i) No depreciation is charged on land.
 - ii) Depreciation is not charged on that portion of the cost which has or which will, qualify for H.A.G. H.A.G. is, or will be, effectively recognised as depreciation.

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022****Depreciation (continued)**

- iii) The Board has not accounted for depreciation on its housing properties because the depreciation charge and accumulated depreciation are immaterial. The Board reviews annually the materiality of housing property depreciation.
- 2) **Fixtures, Fittings and Equipment**
Depreciation is charged at 20% per annum on the reducing balance basis.
- 3) **General**
A full year's depreciation charge is made on fixed assets in the year of purchase, and no charge is made in the year of disposal.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

Impairment

All properties are considered for impairment annually.

Stocks

Stocks represent the estimated value, at cost, of catering stocks held.

Corporation Tax and Value Added Tax (VAT)

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Fund accounting

Funds held by the charity are:

- Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

2. Voluntary income
Donations and grants

	Unrestricted	Restricted	2022	2021
	£	£	£	£
Sundry donations and legacies	—	—	—	<u>860</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

3. Investment income

	Unrestricted	Restricted	2022	2021
	£	£	£	£
Interest received	<u>5</u>	<u>-</u>	<u>5</u>	<u>20</u>

4. Incoming Resources From Activities to Further the Charity's Objects

	Unrestricted	Restricted	2022	2021
	£	£	£	£
Social housing lettings:				
Net income from Social housing lettings	<u>124863</u>	<u>-</u>	<u>124863</u>	<u>159594</u>

5. Government grants

	Unrestricted	Restricted	2022	2021
	£	£	£	£
Job retention scheme	<u>3705</u>	<u>-</u>	<u>3705</u>	<u>-</u>

6. Project costs

	Social Housing	Governance	2022 Total	2021 Total
	£	£	£	£
Costs directly allocated to activities				
Staff costs	53282	-	53282	59525
Food and housekeeping	13752	-	13752	19867
Council tax	(16183)	-	(16183)	5169
Water rates	523	-	523	3724
Heating and lighting	20819	-	20819	23545
Garden maintenance	8510	-	8510	1367
Day to day repairs	18012	-	18012	12083
Sundry expenses	1936	-	1936	403
Bank loan interest	2133	-	2133	2236
Depreciation	<u>7972</u>	<u>-</u>	<u>7972</u>	<u>3068</u>
Total direct costs	<u>110756</u>	<u>-</u>	<u>110756</u>	<u>130987</u>
Support costs allocated to activities				
Stationery and postage	130	-	130	115
Advertising	947	-	947	157
Insurances	3738	-	3738	3045
Telephone	1683	-	1683	1609
Bank charges	100	-	100	76
Accountancy fees	<u>-</u>	<u>1296</u>	<u>1296</u>	<u>1236</u>
Total support costs	<u>6598</u>	<u>1296</u>	<u>7894</u>	<u>6238</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022**

7. Operating surplus	2022	2021
	£	£
Operating surplus is stated after charging:		
Depreciation on owned assets	7972	3068
Accountancy	<u>1296</u>	<u>1236</u>
	<u>9268</u>	<u>4304</u>

8. Employee Remuneration	2022	2021
	£	£
Staff costs:		
Wages and salaries	47655	53016
Social security	<u>5627</u>	<u>6509</u>
	<u>53282</u>	<u>59525</u>

No employee earned £60,000 or more.

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

	2022	2021
	No.	No.
	5	6

The directors take no remuneration or expenses.

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

9. Tangible fixed assets	HAG Assisted Schemes	Fixtures, Fittings & Equipment	Total
	£	£	£
Cost			
At 1 April 2021	357768	263861	621629
Additions in year	-	28586	28586
At 31 March 2022	<u>357768</u>	<u>292447</u>	<u>650215</u>
Depreciation			
At 1 April 2021	-	251587	251587
Charge for the year	-	7972	7972
At 31 March 2022	<u>-</u>	<u>259559</u>	<u>259559</u>
Net book value			
At 31 March 2022	<u>357768</u>	<u>32888</u>	<u>390656</u>
At 31 March 2021	<u>357768</u>	<u>12274</u>	<u>370042</u>
10. Stocks		2022	2021
		£	£
Food and house-keeping		<u>1500</u>	<u>1500</u>
11. Debtors		2022	2021
		£	£
Amounts falling due within one year			
Prepayments		<u>3546</u>	<u>2555</u>
12. Creditors: amounts falling due within one year		2022	2021
		£	£
Bank loans and overdrafts		3000	3000
Trade creditors		23768	10051
Accruals		1296	1236
Residents deposits held		<u>10755</u>	<u>10445</u>
		<u>38819</u>	<u>24732</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

13. Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans	<u>57656</u>	<u>60563</u>

14. Movement in funds

	At 1/4/21	Incoming Resources	Outgoing Resources	Transfers between funds	At 31/3/22
	£	£	£	£	£
Restricted funds:					
Total restricted funds	—	—	—	—	—
Unrestricted funds:					
General funds	<u>389777</u>	<u>129678</u>	<u>(118650)</u>	—	<u>400805</u>
Total unrestricted funds	<u>389777</u>	<u>129678</u>	<u>(118650)</u>	—	<u>400805</u>
Total funds	<u>389777</u>	<u>129678</u>	<u>(118650)</u>	—	<u>400805</u>

15. Analysis of net assets between funds

	General Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	390656	-	390656
Net current assets	67805	-	67805
Creditors over 1 year	<u>(57656)</u>	—	<u>(57656)</u>
Net assets at 31 March 2022	<u>400805</u>	—	<u>400805</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS for the year ended 31 MARCH 2022****16. Housing property mortgage loans**

The mortgage loans are secured on the property Nine Oaks, Phoenix Way, Windermere by way of a mortgage debenture with Santander UK. The interest rate is variable.

	2022	2021
	£	£
Under one year	3000	3000
Between one and two years	700	3500
Over five years	<u>56956</u>	<u>57063</u>
	<u>60656</u>	<u>63563</u>

The total secured liabilities at 31 March 2022 are £60,656.

17. Share capital

The Society is limited by Guarantee and does not have Share Capital.

NINE OAKS HOUSING TRUST LIMITED

England & Wales - Charity number 260089

Accounts

NINE OAKS HOUSING TRUST LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2021

**Waters and Atkinson
Chartered Accountants
Morecambe**

NINE OAKS HOUSING TRUST LIMITED

REPORT AND ACCOUNTS for the YEAR ENDED 31 MARCH 2021

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NINE OAKS HOUSING TRUST LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION AS AT 31 MARCH 2021

INCORPORATED In England on the 1 August 1969

REGISTERED AS CHARITY On the 1 January 1970

COMPANY NUMBER 00959426

CHARITY NUMBER 260089

DIRECTORS
N Steadman
A Jarvis
B Whittaker
P Grange

REGISTERED OFFICE
Nine Oaks
Phoenix Way
Windermere
Cumbria
LA23 1BB

BANKERS
Barclays Bank PLC
3 Crescent Road
Windermere
Cumbria
LA23 1EB

ACCOUNTANTS
Waters and Atkinson
Chartered Accountants
The Old Court House
Clark Street
Morecambe
Lancashire
LA4 5HR

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021

Nine Oaks Housing Trust Limited was incorporated under the Companies Act 1948 to 1967 on the 1 August 1969 (Company number 959426) and is governed by the Memorandum and Articles of Association. The charitable company is limited by guarantee. The company is also registered with the Charities Commissioners (Charity number 260089). Its address is Nine Oaks, Phoenix Way, Windermere, Cumbria and the Directors during the year were:-

N Steadman
A Jarvis
B Whittaker
P Grange – Appointed 13.10.2020

The Directors act on a voluntary basis and make up the governing body that adopt the policies and make the decisions on behalf of the charity. They meet at regular intervals to discuss the current and future progress of the charity's objectives.

Our Aims and objectives

Purposes and Aims

Our charity's purposes as set out in the objects contained in the company's memorandum of association are to:

benefit the public by the provision of accommodation for lonely and elderly people.

The aim of our charity is to house such people who do not wish to stay in their own home and wish to have company in the form of a sheltered housing complex.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of this activity and the benefits they have brought to those groups of people we are set up to help. The review also helps us ensure our aim, objectives and activities remained focused on our stated purpose. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

How our activities deliver public benefit

Our main activity and who we try to help are described below. All our charitable activities focus on the provision of accommodation for lonely and elderly people and is undertaken to further our charitable purposes for the public benefit. The charity is a public benefit entity.

Who used and benefited from our services?

During the year, 22 studios/apartments were available for rent for both male and female residents that required our services. This is together with The Lodge and a single guest room.

Income from Residents Fees decreased from £181,405 in 2020 to £159,594 in 2021. Overall costs were down from £151,992 in 2020 to £137,225 in 2021.

The directors remain satisfied with the financial position at the end of the year.

NINE OAKS HOUSING TRUST LIMITED

DIRECTORS ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021

Recruitment and appointment of management committee

The directors of the Company are also the charity trustees for the purposes of charity law. New trustees/directors are appointed on the recommendation of the existing trustees/directors.

Skills and experience required at board level are assessed against the needs of the Company Strategy. Nominations of potential new directors are sought from existing members of the Board, utilising their community, business and other links. Nominated individuals are invited to attend at least one board meeting in an observer capacity. They are given a realistic assessment of the likely time commitment that will be involved. They are required to submit a resume of skills and experience that they would bring to the board on the basis of which the board decides whether to offer an appointment.

Risk Review

The management committee has conducted its own review of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent quality of delivery for all operational aspects of the charitable company. These procedures are periodically reviewed to ensure that they still meet the needs of the charity.

Reserves Policy

The management committee has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets (“the free reserves”) held by the charity should be in the region of 6 months of the resources expended. At this level, the management committee feels that they would be able to continue the current activities of the charity in the event of a significant drop in income. It would obviously be necessary to consider how the income would be replaced or activities changed.

Small company exemptions

This report is prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

B Whittaker
On behalf of the Directors

Date -

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF NINE OAKS HOUSING TRUST LIMITED

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2021 which are set out on pages 2 to 6.

Responsibilities and basis of report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no 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 company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Damien Sissons
Chartered Accountant
Waters and Atkinson
The Old Court House
Clark Street
Morecambe
LA4 5HR

Date

NINE OAKS HOUSING TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021
(including income and expenditure account)

	<u>Notes</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2021</u>	<u>Total Funds 2020</u>
		£	£	£	£
Incoming and endowments from:					
Donations and legacies	2	860	-	860	1363
Others		1080	-	1080	1240
Investments	3	20	-	20	60
Charitable activities	4	<u>159594</u>	<u>-</u>	<u>159594</u>	<u>181405</u>
Total income and endowments		<u>161554</u>	<u>-</u>	<u>161554</u>	<u>184068</u>
Expenditure					
Charitable activities	5	135989	-	135989	150792
Governance costs		<u>1236</u>	<u>-</u>	<u>1236</u>	<u>1200</u>
Total expenditure		<u>137225</u>	<u>-</u>	<u>137225</u>	<u>151992</u>
Net income		24329	-	24329	32076
Transfers between funds		-	-	-	-
Net movement in funds		24329	-	24329	32076
Total funds brought forward		<u>365448</u>	<u>-</u>	<u>365448</u>	<u>333372</u>
Total funds carried forward	13	<u>389777</u>	<u>-</u>	<u>389777</u>	<u>365448</u>

NINE OAKS HOUSING TRUST LIMITED
BALANCE SHEET AS AT 31 MARCH 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	8		370042		373110
Current assets					
Stocks	9	1500		1600	
Debtors	10	2555		12438	
Cash at bank and in hand		<u>100975</u>		<u>64940</u>	
		105030		78978	
Creditors: amounts falling due within one year	11	<u>(24732)</u>		<u>(23236)</u>	
Net current assets			<u>80298</u>		<u>55742</u>
Total assets less current liabilities			450340		428852
Creditors: amounts falling due after more than one year	12		<u>(60563)</u>		<u>(63404)</u>
Net assets			<u>389777</u>		<u>365448</u>
Funds					
Unrestricted funds	13		<u>389777</u>		<u>365448</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements on pages 4 to 6g were approved by the board of Directors on
and signed on its behalf by:-

Director

Director

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021

1. Accounting policies

Accounting convention

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with:

The Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The Financial Statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

Incoming resources

Turnover

Turnover represents rental income receivable net of rent losses from voids and service charges receivable.

Donations and grants

Income from donations and grants, including capital grants, is included in incoming resources when these are receivable, except as follows:

- When donors specify that donations and grants given to the charity must be used in future accounting periods, the income is deferred until those periods.
- When donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use have been met.

When donors specify that donations and grants, including capital grants, are for particular restricted purposes, which do not amount to preconditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

Interest receivable

Interest is included when receivable by the charity.

Resources expended

Resources expended are included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered. Expenditure is directly attributable to specific activities and has been included in those cost categories.

Fixed assets

Building costs together with associated costs such as surveyors, architects and building regulations have all been capitalised.

Depreciation

- 1) Housing Land and Buildings
 - i) No depreciation is charged on land.
 - ii) Depreciation is not charged on that portion of the cost which has or which will, qualify for H.A.G. H.A.G. is, or will be, effectively recognised as depreciation.

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021****Depreciation (continued)**

- iii) The Board has not accounted for depreciation on its housing properties because the depreciation charge and accumulated depreciation are immaterial. The Board reviews annually the materiality of housing property depreciation.
- 2) Fixtures, Fittings and Equipment
Depreciation is charged at 20% per annum on the reducing balance basis.
- 3) General
A full year's depreciation charge is made on fixed assets in the year of purchase, and no charge is made in the year of disposal.

Works to Existing Housing Properties

Expenditure on housing properties which results in an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned, are also capitalised but under a category separate from the property.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.

Impairment

All properties are considered for impairment annually.

Stocks

Stocks represent the estimated value, at cost, of catering stocks held.

Corporation Tax and Value Added Tax (VAT)

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Fund accounting

Funds held by the charity are:

- Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the directors.

2. Voluntary income**Donations and grants**

	Unrestricted	Restricted	2021	2020
	£	£	£	£
Sundry donations and legacies	<u>860</u>	<u>-</u>	<u>860</u>	<u>1363</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021

3. Investment income	Unrestricted	Restricted	2021	2020
	£	£	£	£
Interest received	<u>20</u>	<u>-</u>	<u>20</u>	<u>60</u>
4. Incoming Resources From Activities to Further the Charity's Objects	Unrestricted	Restricted	2021	2020
	£	£	£	£
Social housing lettings:				
Net income from Social housing lettings	<u>159594</u>	<u>-</u>	<u>159594</u>	<u>181405</u>
5. Project costs	Social		2021	2020
	Housing	Governance	Total	Total
	£	£	£	£
Costs directly allocated to activities				
Staff costs	59525	-	59525	65843
Food and housekeeping	19867	-	19867	23770
Council tax	5169	-	5169	5193
Water rates	3724	-	3724	215
Heating and lighting	23545	-	23545	28119
Garden maintenance	1367	-	1367	721
Day to day repairs	12083	-	12083	13508
Sundry expenses	403	-	403	1498
Bank loan interest	2236	-	2236	2792
Depreciation	<u>3068</u>	<u>-</u>	<u>3068</u>	<u>3835</u>
Total direct costs	<u>130987</u>	<u>-</u>	<u>130987</u>	<u>145494</u>
Support costs allocated to activities				
Stationery and postage	115	-	115	44
Advertising	157	-	157	420
Insurances	3045	-	3045	2793
Telephone	1609	-	1609	1470
Bank charges	76	-	76	92
Professional fees	-	-	-	479
Accountancy fees	<u>-</u>	<u>1236</u>	<u>1236</u>	<u>1200</u>
Total support costs	<u>5002</u>	<u>1236</u>	<u>6238</u>	<u>6498</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021**

6. Operating surplus	2021	2020
	£	£
Operating surplus is stated after charging:		
Depreciation on owned assets	3068	3835
Accountancy	<u>1236</u>	<u>1200</u>
	<u>4304</u>	<u>5035</u>
 7. Employee Remuneration	 2021	 2020
	£	£
Staff costs:		
Wages and salaries	53016	58535
Social security	<u>6509</u>	<u>7308</u>
	<u>59525</u>	<u>65843</u>

No employee earned £60,000 or more.

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

	2021	2020
	No.	No.
	6	6

The directors take no remuneration or expenses.

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021

8. Tangible fixed assets	HAG Assisted Schemes	Fixtures, Fittings & Equipment	Total
	£	£	£
Cost			
At 1 April 2020	357768	263861	621629
Additions in year	-	-	-
At 31 March 2021	<u>357768</u>	<u>263861</u>	<u>621629</u>
Depreciation			
At 1 April 2020	-	248519	248519
Charge for the year	-	3068	3068
At 31 March 2021	<u>-</u>	<u>251587</u>	<u>251587</u>
Net book value			
At 31 March 2021	<u>357768</u>	<u>12274</u>	<u>370042</u>
At 31 March 2020	<u>357768</u>	<u>15342</u>	<u>373110</u>
9. Stocks		2021	2020
		£	£
Food and house-keeping		<u>1500</u>	<u>1600</u>
10. Debtors		2021	2020
		£	£
Amounts falling due within one year			
Prepayments		2555	2192
Other debtors		-	10246
		<u>2555</u>	<u>12438</u>
11. Creditors: amounts falling due within one year		2021	2020
		£	£
Bank loans and overdrafts		3000	3000
Trade creditors		10051	7341
Accruals		1236	1200
Residents deposits held		<u>10445</u>	<u>11695</u>
		<u>24732</u>	<u>23236</u>

NINE OAKS HOUSING TRUST LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021

12. Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Bank loans	<u>60563</u>	<u>63404</u>

13. Movement in funds

	At 1/4/20	Incoming Resources	Outgoing Resources	Transfers between funds	At 31/3/21
	£	£	£	£	£
Restricted funds:	-	-	-	-	-
Total restricted funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unrestricted funds:					
General funds	<u>365448</u>	<u>161554</u>	<u>(137225)</u>	-	<u>389777</u>
Total unrestricted funds	<u>365448</u>	<u>161554</u>	<u>(137225)</u>	-	<u>389777</u>
Total funds	<u>365448</u>	<u>161554</u>	<u>(137225)</u>	<u>-</u>	<u>389777</u>

14. Analysis of net assets between funds

	General Funds	Restricted Funds	Total Funds
	£	£	£
Tangible fixed assets	370042	-	370042
Net current assets	80298	-	80298
Creditors over 1 year	<u>(60563)</u>	-	<u>(60563)</u>
Net assets at 31 March 2021	<u>389777</u>	<u>-</u>	<u>389777</u>

NINE OAKS HOUSING TRUST LIMITED**NOTES TO THE ACCOUNTS for the year ended 31 MARCH 2021****16. Housing property mortgage loans**

The mortgage loans are secured on the property Nine Oaks, Phoenix Way, Windermere by way of a mortgage debenture with Santander UK. The interest rate is variable.

	2021	2020
	£	£
Under one year	3000	3000
Between one and two years	3500	3500
Between two and five years	8000	8000
After five years	<u>49063</u>	<u>51904</u>
	<u>63563</u>	<u>66404</u>

The total secured liabilities at 31 March 2021 are £63,563.

17. Share capital

The Society is limited by Guarantee and does not have Share Capital.