

**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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**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.

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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 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.

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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>
		£	£	£	£
<b>Incoming and endowments from:</b>					
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>
<b>Total income and endowments</b>		<u>160963</u>	<u>-</u>	<u>160963</u>	<u>129678</u>
<b>Expenditure</b>					
Charitable activities	6	198213	-	198213	117354
Governance costs		<u>1404</u>	<u>-</u>	<u>1404</u>	<u>1296</u>
<b>Total expenditure</b>		<u>199617</u>	<u>-</u>	<u>199617</u>	<u>118650</u>
<b>Net (expenditure)/income</b>		(38654)	-	(38654)	11028
<b>Transfers between funds</b>		-	-	-	-
<b>Net movement in funds</b>		(38654)	-	(38654)	11028
<b>Total funds brought forward</b>		<u>400805</u>	<u>-</u>	<u>400805</u>	<u>389777</u>
<b>Total funds carried forward</b>	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 £
<b>Fixed assets</b>			
Tangible assets	9	388057	390656
<b>Current assets</b>			
Stocks	10	750	1500
Debtors	11	3351	3546
Cash at bank and in hand		<u>45607</u>	<u>101578</u>
		49708	106624
<b>Creditors: amounts falling due within one year</b>	12	<u>(20743)</u>	<u>(38819)</u>
<b>Net current assets</b>		<u>28965</u>	<u>67805</u>
<b>Total assets less current liabilities</b>		417022	458461
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(54871)</u>	<u>(57656)</u>
<b>Net assets</b>		<u>362151</u>	<u>400805</u>
<b>Funds</b>			
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 £
<b>Social housing lettings:</b>				
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 Housing £	Governance £	2023 Total £	2022 Total £
<b>Costs directly allocated to activities</b>				
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>
<b>Total direct costs</b>	<u>191292</u>	<u>-</u>	<u>191292</u>	<u>110756</u>
<b>Support costs allocated to activities</b>				
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>
<b>Total support costs</b>	<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**

<b>7.</b>	<b>Operating deficit/surplus</b>	<b>2023</b>	<b>2022</b>
		£	£
	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>

<b>8.</b>	<b>Employee Remuneration</b>	<b>2023</b>	<b>2022</b>
		£	£
	<b>Staff costs:</b>		
	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:-

<b>2023</b>	<b>2022</b>
<b>No.</b>	<b>No.</b>
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

	<b>HAG Assisted Schemes</b>	<b>Fixtures, Fittings &amp; Equipment</b>	<b>Total</b>
	£	£	£
<b>Cost</b>			
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>
<b>Depreciation</b>			
At 1 April 2021	-	259559	259559
Charge for the year	-	7572	7572
At 31 March 2022	<u>-</u>	<u>267131</u>	<u>267131</u>
<b>Net book value</b>			
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

	<b>2023</b>	<b>2022</b>
	£	£
Food and house-keeping	<u>750</u>	<u>1500</u>

## 11. Debtors

	<b>2023</b>	<b>2022</b>
	£	£
<b>Amounts falling due within one year</b>		
Prepayments	<u>3351</u>	<u>3546</u>

## 12. Creditors: amounts falling due within one year

	<b>2023</b>	<b>2022</b>
	£	£
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
	£	£	£	£	£
<b>Restricted funds:</b>	-	-	-	-	-
Total restricted funds	-	-	-	-	-
<b>Unrestricted funds:</b>					
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>
<b>Total funds</b>	<u>400805</u>	<u>160963</u>	<u>(199617)</u>	-	<u>362151</u>

## 15. Analysis of net assets between funds

	<b>General Funds</b>	<b>Restricted Funds</b>	<b>Total Funds</b>
	£	£	£
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>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.

	<b>2023</b>	<b>2022</b>
	£	£
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.