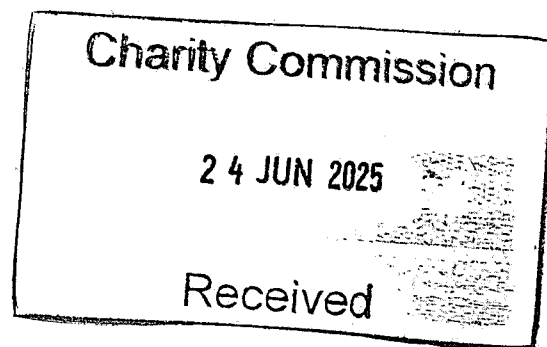


NINE OAKS HOUSING TRUST LIMITED

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

CONTENTS

	Page
Charitable company information	1
Directors report	2a to 2b
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes	6a to 6g

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

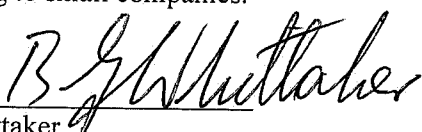
The management committee has conducted its own review of the major risks to which the charity is exposed and systems have been established to mitigate those risks. Internal risks are minimised by the implementation of procedures for authorisation of all transactions and projects and to ensure consistent 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 - 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').

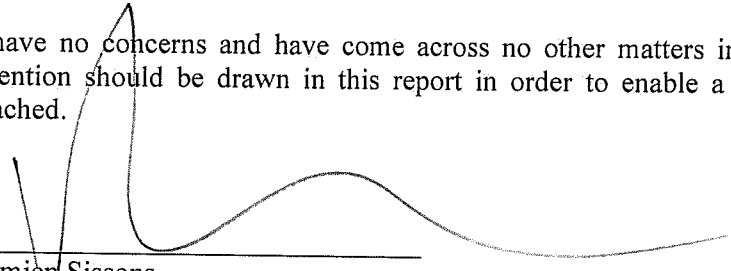
Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your company's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). 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 Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2025</u>	<u>Total Funds 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 on13.06.25..... 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 Housing	Governance	2025 Total	2024 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	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Unrestricted funds:					
General funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	<u>-</u>	<u>376602</u>
Total unrestricted funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	<u>-</u>	<u>376602</u>
Total funds	<u>344011</u>	<u>242083</u>	<u>(209492)</u>	<u>-</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>-</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.