

BAIRD MEMORIAL HOMES
REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2024

CHARITY REGISTRATION NUMBER 278020

BAIRD MEMORIAL HOMES
REPORT AND FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2024

CONTENTS	PAGE
Officers & Professional Advisers	1
Trustees' Annual Report	2 - 3
Independent Examiners Report to the Members	4
Statement of Financial Activities –	5
Statement of Financial Position	6
Notes to the Financial Statements	7 – 15

BAIRD MEMORIAL HOMES

OFFICERS & PROFESSIONAL ADVISERS

BOARD of TRUSTEES

Revd. C. LIMBERT
MR G NEWBY
MR C WARD (resigned 30/01/24)
MR C GOMNE
Revd. E.N TURNER
MRS K CARROLL
MRS JACQUELINE ANDERSON
MS HELEN FLOYD
MR JOHN MACRORY (since 30/01/24)

**MANAGEMENT COMMITTEE
MEMBERS**

Revd. C. LIMBERT – CHAIRMAN
MRS K CARROLL – SECRETARY
MR G NEWBY - TREASURER

REGISTERED OFFICE

THE VICARGE
No: 1 THE GREEN
SOUTHGATE
LONDON
N14 7EG

**INDEPENDENT
EXAMINERS**

ANTHONY CROFT EZEKIEL LTD
343 CITY ROAD
LONDON
EC1V 1LR

BANKERS

BARCLAYS BANK
18/24 CHASE SIDE
SOUTHGATE
N14 5PB

SOLICITORS

SEDDONS SOLICITORS
120 NEW CAVENDISH ROAD
LONDON
EN5 1PW

**BAIRD MEMORIAL HOMES
TRUSTEES ANNUAL REPORT
YEAR ENDED 31ST DECEMBER 2024**

The following served as Trustees during the year to 31 December 2024:

Revd. C. Limbert (Chairman)
Mrs C Carroll (Secretary)
Mr G Newby (Treasurer)
Mr C Ward (resigned 31/01/24)
Revd E N Turner
Mr Clive Gomne
Mrs Jacqueline Anderson
Ms Helen Floyd
Mr John Macrory (since 30/01/24)

The Trustees have pleasure in presenting their report together with the independently examined financial statements for **the year ended 31 December 2024.**

POLICY

The general statement of policy concerning the operation of Baird Memorial Homes is contained in our governing instrument which is **the Order of the Charity Commissioners for England and Wales** dated 3 February 1981. Baird Memorial Homes is a long established and unincorporated charity, which was subsequently registered with the Housing Corporation as a **Registered Social Landlord** during 1984 in order to obtain grant aid funding for building works. The Association de-registered with the Housing Corporation on the 18 November 2008, from which date the Charity was no longer responsible for operating its activities in accordance with the Housing Act.

MANAGEMENT

The Management of Baird Memorial Homes is vested in a Board of Trustees, the Vicars of Christ Church, Southgate and of St Andrews Church, Southgate, are ex-officio Trustees and other trustees who volunteer based upon occupation, employment or otherwise having special knowledge of the ecclesiastical areas of benefit.

PRINCIPAL ACTIVITY

The principal activity remains the management of the seven Alms-houses in Balaams Lane, Southgate – the Site Manager occupying one unit.

REVIEW OF THE RESULTS

The Association made a surplus of £16,608 for the year compared with a surplus of £24,242 in 2023. The surplus in 2024 was driven by a range of factors. The Homes continued to be at full occupancy. This income from residents, plus dividend income allowed the Trustees to continue to invest in maintaining the property to a high standard. Investments grew in value by £125,829 with gains across our diverse portfolio.

BAIRD MEMORIAL HOMES

THE BOARD OF TRUSTEES RESPONSIBILITIES

Regulations governing Housing Associations require the Trustees to prepare financial statements for each financial year which give a true and a fair view of the state of affairs of Baird Memorial Homes at the end of the financial year and the income and expenditure of the Baird Memorial Homes for the year ended on that date. In preparing these financial statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgement and estimates that are reasonable and prudent;
- Follow applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that Baird Memorial Homes will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of Baird Memorial Homes and to enable them to ensure that the financial statements comply with the requirements of the *Order* issued by the Charity Commissioners for England and Wales dated 3 February 1981, the *Accounting Requirements for Registered Social Landlords General Determination 2000*. The framework of accounting used in preparing the financial statements is FRS 102 (SORP). They are also responsible for the prevention and detection of fraud and other irregularities.

STAFF

All the management work of the Baird Memorial Homes is carried out on a voluntary basis by all of the Trustees. The Site Manager undertakes his duties without salary but with an annual honorarium and is provided with a rent-free flat in the Baird Memorial Cottages under licence.

INDEPENDENT EXAMINER

A resolution to re-appoint Anthony Croft Ezekiel Ltd as the Independent Examiner of the charity's accounts will be put to the Trustees at the Annual General Meeting.

Signed on behalf of the Board of Trustees

Rev'd. C. Limbert [Chair]

Date:

11/6/25

BAIRD MEMORIAL HOMES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE BAIRD MEMORIAL HOMES

I report on the accounts for the year ended 31 December 2024, as set out on pages 5 to 15.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

RESPECTIVE RESPONSIBILITIES OF THE CHARITY AND THE EXAMINER

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act (the 2011 Act) and that an independent examination is needed and ensure that the accounts have been prepared under the FRS 102 (SORP) framework and in line with the requirements under the 2015 Order.

It is my responsibility to:

- examine the accounts under section 145 of the Charity Act 2011;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

BASIS OF THIS REPORT

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

INDEPENDENT EXAMINER'S STATEMENT

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

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Charities Act
- have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

The property value is based on the independent insurance valuation which the Trustees estimate is reflective of market value.

Anthony Letchumanan F.C.C.A

Anthony Croft-Ezekiel Ltd
343 City Road, London EC1V 1LR

Date:

18/6/25

**BAIRD MEMORIAL HOMES
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	NOTE	RESTRICTED FUNDS £	UNRESTRICTD FUND £	TOTAL 2024 £	TOTAL 2023 £
INCOME & EXPENDITURE STATEMENT					
Incoming Resources					
Interest Receivable & Investment	6		11,984	11,984	11,177
Donations, Legacies & Similar					
Income in furtherance of the society's objects:					
Housing Accommodation Lettings	2		32,924	32,924	30,630
Heating Charges Receivable	2		6,864	6,864	6,483
Sundry Income			0	0	1,593
Total Incoming Resources			<u>51,772</u>	<u>51,772</u>	<u>49,883</u>
RESOURCES EXPENDED					
Cost of activities in furtherance Of the society's charitable objects:					
Cyclical Repairs to Buildings					
Other General Repairs to Buildings			0	0	0
General Repairs to Fixtures & Fittings			15,836	15,836	7,420
Water Rates			2,261	2,261	2,284
Heat and Lighting			5,037	5,037	5,106
Site Manager Telephone Costs			947	947	876
Administrative and Sundry Costs			6,992	6,992	5,782
Site Manager's Honorarium			1,650	1,650	1,600
Insurance Costs			1,361	1,361	1,493
Building & Plant Inspection Fees			0	0	0
Independent Examiners Fees			1,080	1,080	1,080
Interest Payable & Similar Charges			0	0	0
			<u>35,164</u>	<u>35,164</u>	<u>25,641</u>
NET INCOMING/ (OUTGOING) RESOURCES BEFORE TRANSFER	2		16,608	16,608	24,242
<hr/>					
Revaluation of Investments			125,829	125,829	94,695
<hr/>					
Net movements in funds			142,437	142,437	118,937
Fund Balances as at 1.1.2024			1,212,349	1,212,349	1,093,412
<hr/>					
Fund Balances as at 31.12.2024			<u>1,354,786</u>	<u>1,354,786</u>	<u>1,212,349</u>

The entity has no other recognised gains or losses in the year. All of its operations are of a continuing nature.

**BAIRD MEMORIAL HOMES
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	<u>NOTE</u>	<u>£</u>	<u>2024</u> <u>£</u>	<u>£</u>	<u>2023</u> <u>£</u>
FIXED ASSETS					
Freehold Building	10		26,430		26,430
Investments	11		1,167,318		1,041,489
CURRENT ASSETS					
Debtors & Prepayments	12	1,392		1,361	
Cash at Bank & in Hand	19	185,465		168,888	
		<u>186,857</u>		<u>170,249</u>	
Less: CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	13	1,180		1,180	
NET CURRENT ASSETS			<u>185,677</u>		<u>169,069</u>
Creditors: Amounts falling due after one year			-		-
TOTAL ASSETS LESS LIABILITIES			<u><u>1,379,425</u></u>		<u><u>1,236,988</u></u>
Financed by:					
Fund Balance		1,354,786		1,212,349	
Designated Funds	16	<u>24,639</u>		<u>24,639</u>	
Total Funds			<u><u>1,379,425</u></u>		<u><u>1,236,988</u></u>

APPROVED BY THE TRUSTEES AND SIGNED ON BEHALF BY:


Revd. C. LIMBERT – CHAIR

Date:

11/6/25.

**BAIRD MEMORIAL HOMES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2024**

1. ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The entity transitioned from previous UK GAAP to FRS 102 (SORP) as at 1st January 2014.

TURNOVER

Turnover comprises Maintenance charge income receivable, investment returns and other sundry income.

FIXED ASSETS AND DEPRECIATION

Housing Properties

Freehold housing properties are reflected in the financial statements at historical cost. To date the buildings element of the cost, net of social housing grants, were being written off over the expected useful lives of the buildings of 50 years from the date of the last major refurbishment work. To date the written down value net of grants is at £26,430. The trustees acknowledge that due to the appreciating nature of the land and building element, it would not be fair to carry on depreciating the building element. The trustee will examine the need to properly revalue the land and building in the next accounting period.

All properties are reviewed for impairment annually, and where housing properties have suffered a permanent diminution in value, the fall in value is recognised after taking account of any related capital grants.

FIXED ASSET INVESTMENTS AND INVESTMENT INCOME

Fixed asset investments are reflected at market valuation at the Balance Sheet date. The unrealised gain/loss on the revaluation of fixed asset investments is reflected in the Statement of other Comprehensive Income and investment income is accounted for on the due date of payment.

SOCIAL HOUSING GRANT [SHG]

Where major developments or refurbishment works have been financed wholly or partly by SHG, the cost of the work has been reduced by the amount of the grant received. SHG received for items of cost written off in the *Income and Expenditure Account* are matched against those costs as part of the turnover.

Notes to the Accounts 31 December 2024 (continued)

Now that the Charity has been de-registered with the Housing Corporation, SHG may have to be repaid under certain conditions such as if the property is sold, if another relevant event takes place or if other certain conditions are not met. In these cases, the SHG can still be used by the charity for other major projects approved by the Housing Corporation.

CAPITALISATION OF INTEREST

Interest on the mortgage loan, financing a development was capitalised up to the date of practical completion of the scheme. The mortgage loan was fully paid off in 2016.

RESERVES FOR CYCLICAL REPAIRS AND MAINTENANCE AND EXTRAORDINARY REPAIRS

The reserves reflect the Association's responsibility to maintain its properties in accordance with a planned programme of works as provided by clauses 24 and 25 of the *Charity Commissioners Order* dated 3 February 1981 and revised by their letter to the Trustees dated 17 February 1986.

APPORTIONMENT OF MANAGEMENT EXPENSES

Administrative and operating costs have been apportioned to the relevant sections of the Income and Expenditure Account on the basis of the analysed amounts attributable.

CASH FLOW

The accounts do not include a cash flow statement because the Association is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1 "*Cash Flow Statements*".

DEVELOPMENT COSTS

Only direct costs in relation to development and improvement works are capitalised. No adjustments have been made for any apportioned costs or allowances capitalised in prior years as in the opinion of the Association, any such amounts are likely to be immaterial in relation to overall property costs.

In addition, the expense and time involved in order to adjust for such apportioned costs or allowances capitalised in previous years is not thought to be of any relevant benefit to the users of the financial statements.

Notes to the Accounts 31 December 2024 (continued)

2. TURNOVER, OPERATING SURPLUSES / (LOSSES)

	2024			2023		
	Turnover £	Operating Costs £	Operating Surplus / (Loss) £	Turnover £	Operating Costs £	Operating Surplus / (Loss) £
Income and expenditure from lettings Housing Accommodation [notes 3&4]	39,788	32,903	6,885	37,113	23,357	13,756
Other expenditure: Benefits to residents	—	2,261	(2,261)	—	2,284	(2,284)
Sundry Income	-	-	0	1,593	-	1,593
	39,788	35,164	4,624	38,706	25,641	13,065
Interest receivable and investment income			11,984			11,177
Interest payable and similar charges			0			0
Surplus (Loss) on ordinary activities			16,608			24,242

Turnover from Lettings	2024 £	2023 £
Maintenance charges receivable	32,924	30,630
Less: rent losses arising from voids	0	0
	32,924	30,630
Heating charges	6,864	6,483
Turnover from lettings	39,788	37,113

Notes to the Accounts 31 December 2024 (continued)

3. OPERATING COSTS

Alms-houses in management = 6 units [2023 = 6 units].

The charity is liable under its letting arrangements to accept responsibility on behalf of the residents for water rates on each unit [flat].

The insurance costs for the year include the provision of legal liability insurance for the Trustees in the exercise of their duties.

4. DIRECTORS' EMOLUMENTS AND EXPENSES

The Directors are defined as the Chairman and members of the Board of Trustees.

	2024	2023
	£	£
None of the Directors received any emoluments		
Total expenses reimbursed to Directors not chargeable to United Kingdom income tax	Nil =====	Nil =====

5. EMPLOYEE INFORMATION

Staff costs during the year: wages and salaries

The average weekly number of persons employed by the Association during the year was:

	2024	2023
Site Manager	1 =====	1 =====

The Trustees have no paid staff but the part time Site Manager is employed on the basis of provision of rent free accommodation under a licence arrangement and he was given a £1,650 annual honorarium. [2023 – £1,600].

6. INTEREST RECEIVABLE AND SIMILAR INCOME

	2024	2023
	£	£
Bank interest receivable	3,456	2,966
Investment income	8,528 =====	8,211 =====
	11,984 =====	11,177 =====

Notes to the Accounts 31 December 2024 (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	<u>2024</u> <u>£</u>		<u>2023</u> <u>£</u>
Interest on the Housing Loans repayable during the year	-	-	-

8. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2024</u> <u>£</u>	<u>2023</u> <u>£</u>
The surplus [2024] and the surplus [2023] on the ordinary activities is stated after charging:		
Independent Examiner's remuneration: in their capacity as Independent Examiners	1,080 =====	1080 =====

9. TAXATION

No provision for UK Taxation has been made within these financial statements as the Association is a registered charity and is exempt from UK tax for as long as it continues to apply its income to charitable purposes.

10. FIXED ASSETS – TANGIBLE FIXED ASSETS

	Housing Land and Buildings £	Other Fixed Assets £	2024 Total £	2023 Total £
Cost: at beginning of year	225,824	4,386	230,210	230,210
Additions	-	-	-	-
Disposals	-	-	-	-
	-----	-----	-----	-----
At end of year	225,824	4,386	230,210	230,210
	-----	-----	-----	-----
Less: Social Housing Grant				
At beginning of year	188,591	-	188,591	188,591
Received during year	-	-	-	-
	-----	-----	-----	-----
	188,591	-	188,591	188,591
	-----	-----	-----	-----

Notes to the Accounts 31 December 2024 (continued)

At beginning of year	10,803	4,386	15,189	15,189
Charge for year	—	—	—	—
Disposals	—	—	—	—
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At end of year	10,803	4,386	15,189	15,189
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

	Housing Land and Buildings £	Other Fixed Assets £	2024 Total £	2023 Total £
Net Book Value				
At beginning of year	26,430	—	26,430	26,430
At end of year	<u>26,430</u>	<u>—</u>	<u>26,430</u>	<u>26,430</u>
	=====	=====	=====	=====

The Trustees have estimated that the insurance cover calculation equates also to the market value of the housing property at the year-end of £1,803,960 [2023 = £1,761,335]. This compares with a cost [excluding donated land – see below] of £225,824 [2023 = £225,824].

The above housing property costs comprises one completed freehold scheme consisting of seven alms-houses. The properties are stated at cost and include the following:

- (a) Cost of acquiring land and building but:
 - The land on which Baird Memorial Homes stand was donated to the Trustees and has not been valued for accounts purposes; and
 - The cost of the original buildings erected in 1894 was only £1,230.
- (b) Subsequent development expenditure on the property.
- (c) Interest charged on the mortgage loan raised to finance the housing development scheme.

As referred to in note 15 a housing loan was secured by specific charges on the Association's housing property until full and final payment of the mortgage was paid during 2016.

SOCIAL HOUSING GRANTS [SHG]	2024	2023
	£	£
Total accumulated SHG received and receivable at the Balance Sheet date for capital and revenue expenditure	188,591	188,591
	=====	=====

Notes to the Accounts 31 December 2024 (continued)

11. <u>FIXED ASSETS INVESTMENTS</u>	2024	2023
	£	£
(a) Cost:		
At beginning of year	212,498	205,935
Additions in year	5,835	6,563
	<u> </u>	<u> </u>
At end of year	218,333	212,498
	<u>=====</u>	<u>=====</u>
(b) Market Value		
At beginning of year	1041,489	946,794
Additions during the year	5,835	6,563
Increase (decrease) in market value	119,994	88,132
	<u> </u>	<u> </u>
At end of year	1,167,318	1,041,489
	<u>=====</u>	<u>=====</u>
12. <u>DEBTORS (INCLUDING PRE-PAYMENTS)</u>	2024	2023
	£	£
Debtors and prepayments	1,392	1,361
	<u> </u>	<u> </u>
	1,392	1,361
	<u>=====</u>	<u>=====</u>
<u>Notes</u>		
Grout Insurance – 12 months	1,392	1,361
Total Debtors	<u>1,392</u>	<u>1,361</u>
13. <u>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u>	2024	2023
	£	£
Rent and service charge received in advance	-	-
Other creditors and accrued expenses	1,180	1,180
Lending authorities for instalments of loan interest etc.	-	-
	<u> </u>	<u> </u>
	1,180	1,180
	<u>=====</u>	<u>=====</u>
<u>Notes</u>		
Christmas Gifts	100	100
Independent Examiners Fees	1,080	1,080
	<u> </u>	<u> </u>
	1,180	1,180
	<u>=====</u>	<u>=====</u>

Notes to the Accounts 31 December 2024 (continued)

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2024	2023
	£	£
Housing loan – capital instalments due after one year		
Note 15	-	-
	=====	=====

15. HOUSING LOAN

The housing loan from a previously owned financial subsidiary of the Housing Corporation was secured by specific charges on the Association's housing properties and was repayable at a fixed annual rate of interest of 10.625%. This was fully paid off in 2016.

Instalments due within one year	-	-
Instalments due in more than one year	-	-
	=====	=====

16. (a) DESIGNATED RESERVES

	Cyclical Maintenance Reserve	£	Extraordinary Repairs Reserve	£	2024	2023
					£	£
At beginning of year	13,414		11,225		24,639	24,639
Transfers [to] / from reserves	-		-		-	-
At the year end	13,414		11,225		24,639	24,639
	=====		=====		=====	=====

The Designated Reserves has been set aside for specific purposes (details of which can be made available on request), with the Trustees having the power on the application of the fund.

	(b) INVESTMENT REVALUATION RESERVE	2024	2023
		£	£
Balance at beginning of year		895,246	800,551
Increase (Decrease) in valuation in year		125,829	94,695
Balance at end of year		1,021,075	895,246
		=====	=====

Notes to the Accounts 31 December 2024 (continued)

17. CAPITAL COMMITMENTS

No capital commitments were authorised by the Trustees during the year (or in 2023) — —

18. CONTINGENT LIABILITIES

In the event of the disposal of the Baird Memorial Cottages there is a contingent liability to repay grants received from the Housing Corporation relating to that property.

19. CASH AT BANK AND IN HAND

	2024	2023
	£	£
Bank Account	116,215	99,638
Petty Cash	250	250
CCLA Deposit Account/ COIF Charities Deposit Fund	69,000	69,000
Total Cash in Hand	<u>185,465</u>	<u>168,888</u>
	=====	=====

20. LEGISLATIVE PROVISIONS

The Association is an unincorporated charity as constituted under its governing instrument which is the order of the *Charity Commissioners for England and Wales* dated 3 February 1981. In 1984, Baird Memorial Homes also registered with the Housing Corporation as a Registered Social Landlord.

However, upon an application being made by the charity, on 18 November 2008 Baird Memorial Homes were de-registered by the Housing Corporation and were therefore no longer responsible after that date for the operation of the charity in accordance with the provisions of the Housing Act.

21. RELATED PARTY TRANSACTIONS AND CONTROLLING INTERESTS

The Association is controlled by the Board of Trustees. The Association has not undertaken any transactions with any members of the Board of Trustees during the year

22. ANALYSIS OF FUNDS

	2024	2023
	£	£
Designated Fund	24,639	24,639
Unrestricted Funds	333,711	317,103
Revaluation	<u>1,021,075</u>	<u>895,246</u>
Totals	<u>1,379,425</u>	<u>1,236,988</u>