

THE AVENUE TRUST

England & Wales · Charity number 281404

Details

Status Registered

Legal form Trust

Registered 1981-01-21

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

Contact

Address 39 The Broadway
Southend-On-Sea
SS1 3HG

Phone 07831580491

Email avenue.trust.southend@gmail.com

Activities

Objects: (A) TO RELIEVE POVERTY AMONG THE HOMELESS AND/OR AGED BY THE PROVISION OF A HOUSE OR HOUSES OR BUILDINGS WHETHER BY ACQUISITION OF LAND AND CONSTRUCTION OF A BUILDING OR BY THE ACQUISITION OF EXISTING PREMISES AND CARRYING OUT ALL SUCH REPAIRS, ALTERATIONS AND IMPROVEMENTS AS MAY BE REQUIRED AND EQUIPPING SUCH HOUSE OR HOUSES IN MANNER SUITABLE FOR SUCH PURPOSES AS AFORESAID AND FOR THE BENEFIT OF PERSONS SO TO BE HOUSED. (B) TO ADVANCE CHARITABLE CHRISTIAN PURPOSES WITHIN THE SAID DISTRICT COUNCIL AREA.

Activities: ADVANCING CHARITABLE CHRISTIAN PURPOSES WITHIN THE BOROUGH OF SOUTHEND ON SEA & ROCHFORD AND THE PROVISION OF HOUSING FOR VUNDERABLE ADULTS

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Disability, Accommodation/housing, Religious Activities
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** DISTRICTS OF ROCHFORD AND SOUTHEND-ON-SEA
- Southend-on-sea

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£44,282	£41,984	-	-
2024-03-31	£40,825	£96,224	-	-
2023-03-31	£33,515	£76,477	-	-
2022-03-31	£31,126	£35,853	-	-
2021-03-31	£62,674	£44,040	-	-

Trustees

Name	Role	Appointed
Glen Michael Johnson	Chair	2024-05-29
Carol Ann Eastwick		2024-05-29
Jacqueline Mavis Dickenson		
Jonathan Paul Crowe		2024-05-29
Melvin Raymond Pool		2024-05-29

THE AVENUE TRUST

England & Wales - Charity number 281404

Accounts

Charity number
281404R

The Avenue Trust
Accounts
for the year ended
31 March 2025

**The Avenue Trust
Report and accounts
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The Avenue Trust Charity Information

Trustees

Glen Johnson – Chair
Jacqueline Dickenson
Jonathan Crowe
Carol Eastwick
Melvin Pool

Principal officers

Mrs M Rigby - Treasurer

Registered charity number

281404R

Principal office

39 The Broadway
Southend on Sea
Essex
SS1 3HG

Accountants

Estuary Accountancy Services
42 North Street
Great Wakering
Southend on Sea
Essex
SS3 0EL

Investment managers

Rathbone Investment Managers Limited
1 Curzon Street
London
W1J 5FB

Bankers

HSBC Bank plc
60 Fenchurch Street
London
EC3M 4BA

Solicitors

Beecham Fisher Ridley
26 Clifftown Road
Southend on Sea
Essex
SS1 1AH

The Avenue Trust Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 March 2025.

OBJECTIVES AND ACTIVITIES

Purposes of the charity

To provide accommodation for the potentially homeless, vulnerable adults and those with learning disabilities.

To give support to the work of Avenue Baptist Church to which the Trust is closely associated.

To financially support other Christian organisations based within the geographical area of the Trust.

Main activities, achievements and performance

This is the first report from the new board of trustees who took up post at the beginning of the financial year. A lot of time and effort has been applied to ensure that the trusts governance and through the necessary statutory policies has been updated and brought into line with current CC requirements.

Financially, the year ended in a financial surplus, however the value of the investment fund was impacted at the end of the year but the sudden change in US trade policy and the short-term effect it had on global stock markets at the time.

The remaining house owned by the Trust and managed by a local Agent continues to benefit 4 vulnerable people and is kept in good repair. During the year our longest serving tenancy ended, health concerns requiring more supervised accommodation, the void was quickly filled, and the trustees were delighted to be able to support the new tenant in many ways.

The grant to the Avenue Baptist Mission Fund has meant provision for various new and ongoing projects in the Community; CAP received a further payment to continue the good and vital work they do in the town. The Trustees have also initiated new routes of communication to invite more grant application in the future.

The trustees wish to register their appreciation to Mary Rigby who is stepping down as finance manager after many years of loyal service and look forward to a resumption in their grant making activities in the coming financial year,

The trustees have ensured that the charity's activities are carried out in accordance with the Charity Commission's guidance on public benefit.

FINANCIAL POSITION

The attached financial statements show the current state of the finances which the trustees consider to be sound.

At the balance sheet date the charity had total funds of £1,242,976 (2024 £1,256,602), all of which were unrestricted. Of that total, £19,298 (2023 £59,401) was held in a bank account.

The Avenue Trust Report of the Trustees

STATEMENT OF TRUSTEES'/DIRECTORS' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees on 28 January 2026 by

Glen Johnson - Chair

**The Avenue Trust
Independent Examiner's Report
for the year ended 31 March 2025**

I report on the accounts of The Avenue Trust for the year ended 31 March 2025, which are attached.

Respective responsibilities of trustees and 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 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- 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 independent examiner's 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 the 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 statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 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 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice; Accounting and Reporting by Charities;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.

Signed: 

Name: STEPHEN JAMES FARROW

Relevant professional qualification or body: FMAAT

Address: Estuary Accountancy Services Ltd

42 North Street

Great Wakering

Essex

SS3 0EL

Date: 27 January 2026

The Avenue Trust
Statement of Financial Activities
for the year ended 31 March 2025

	Notes	2025 £	2024 £
Income and endowments from:			
Donations and legacies		300	300
Charitable activities		22,315	25,096
Investments		21,667	15,429
		<u>44,282</u>	<u>40,825</u>
Expenditure on:			
Charitable activities		41,984	96,224
		<u>41,984</u>	<u>96,224</u>
Gains/(losses) on revaluation of investments		(15,924)	(28,298)
		<u>(13,626)</u>	<u>(83,697)</u>
Net movement in funds			
		(13,626)	(83,697)
Reconciliation of funds:			
Total funds brought forward		1,256,602	1,340,299
Total funds carried forward		<u>1,242,976</u>	<u>1,256,602</u>

The Avenue Trust
Balance Sheet
as at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible assets	2	500,000	500,000
Investments	3	722,783	696,377
		<u>1,222,783</u>	<u>1,196,377</u>
Current assets			
Debtors	5	1,064	1,003
Cash at bank and in hand		19,419	59,501
		<u>20,483</u>	<u>60,504</u>
Creditors: amounts falling due within one year			
	6	(290)	(279)
Net current assets		<u>20,193</u>	<u>60,225</u>
Net assets		<u>1,242,976</u>	<u>1,256,602</u>
Trust funds			
<i>Unrestricted</i>	7		
At 1 April 2024		1,256,602	1,340,299
Surplus/(Deficit) for year		2,298	(55,399)
Revaluation of investments		(15,924)	(28,298)
At 31 March 2025		<u>1,242,976</u>	<u>1,256,602</u>

Signed on behalf of the Trustees on _____:

_____ Chair

_____ Treasurer

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2025

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and in accordance with applicable accounting standards and the Charities SORP.

Rent receivable

Rent receivable represents the gross rental income received in the year.

Grants payable

Grants payable represent the amounts paid at the discretion of the trustees in accordance with the Trust Deed of the charity. All grants are disclosed in Note 4 to the accounts.

Investment properties

Investment properties are shown in the Balance Sheet at current market value.

Tangible fixed assets

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Motor vehicles 25% reducing balance

Investments

Investments are capitalised in the Balance Sheet at market value. Profits or losses arising from the disposal of investments are treated as part of the result from ordinary activities.

2 Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 April 2024	500,000
At 31 March 2025	<u>500,000</u>
Depreciation	
At 31 March 2025	<u>-</u>
Net book value	
At 31 March 2025	<u>500,000</u>
At 31 March 2024	<u>500,000</u>

Fixed Assets are used for charitable purposes and are shown at cost after deducting any grants obtained.

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2025

3 Investments

	Unlisted investments £	Total £
Valuation		
At 1 April 2024	696,377	696,377
Additions	42,330	42,330
Revaluation	(15,924)	(15,924)
	<u>722,783</u>	<u>722,783</u>
Net book value		
At 31 March 2025	<u>722,783</u>	<u>722,783</u>
At 1 April 2024	<u>696,377</u>	<u>696,377</u>

4 Grants payable

The following grants were paid in the year:

Avenue Baptist Church	11,000
CAP Debt Advice Service	1,200
Fire and Iron Productions	1,500
	<u>13,700</u>

5 Debtors

	2025 £	2024 £
Prepayments	<u>1,064</u>	<u>1,003</u>

6 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	<u>290</u>	<u>279</u>

7 Funds	Accumulated surplus £	Revaluation reserve £	Total £
Unrestricted			
At 1 April 2024	937,294	319,308	1,256,602
Surplus for the year	2,298		2,298
Gains/(losses) on revaluation of investments		(15,924)	(15,924)
Gains/(losses) on revaluation of property	-	-	-
	<u>939,592</u>	<u>303,384</u>	<u>1,242,976</u>

All funds are unrestricted. These funds represent funds maintained by the trustees to ensure the smooth running of the charity and to enable the trustees to maintain a steady level of grant support without having to access capital funds.

The Avenue Trust
Detailed Statement of Financial Activities
for the year ended 31 March 2025

	2025	2024
	£	£
INCOMING RESOURCES		
Donations and legacies	300	300
Rent receivable	22,315	25,096
Income from investments	21,667	15,429
	<u>44,282</u>	<u>40,825</u>
RESOURCES EXPENDED		
Charitable activities		
<u>Properties</u>		
Water rates	939	836
Rates	723	-
Light and heat	1,123	1,817
Property management fee	2,880	2,880
Insurance	1,441	1,399
Motor expenses	-	54
Repairs, maintenance and cleaning	11,431	11,165
	<u>18,537</u>	<u>18,151</u>
<u>General</u>		
Grants	13,700	22,200
Minibus gifted	-	47,324
Bank charges	60	62
Gifts	60	348
	<u>13,820</u>	<u>69,934</u>
<u>Governance</u>		
Accountancy, audit and independent examiner's fees	290	280
Legal and professional fees	-	1,326
Investment management fees	9,337	6,533
	<u>9,627</u>	<u>8,139</u>
	<u>41,984</u>	<u>96,224</u>

THE AVENUE TRUST

England & Wales - Charity number 281404

Accounts

Charity number
281404R

The Avenue Trust
Accounts
for the year ended
31 March 2024

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Report and accounts
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The Avenue Trust Charity Information

Trustees

Pamela Mulligan - Chair - resigned October 2023
Jacqueline Dickenson - acting Chair
Glen Johnson – Chair - appointed May 2024
Jonathan Crowe – appointed May 2024
Carol Eastwick – appointed May 2024
Melvin Pool – appointed May 2024

Principal officers

Mrs M Rigby - Treasurer

Registered charity number

281404R

Principal office

39 The Broadway
Southend on Sea
Essex
SS1 3HG

Accountants

Estuary Accountancy Services
42 North Street
Great Wakering
Southend on Sea
Essex
SS3 0EL

Investment managers

Rathbone Investment Managers Limited
1 Curzon Street
London
W1J 5FB

Bankers

HSBC Bank plc
60 Fenchurch Street
London
EC3M 4BA

Solicitors

Beecham Fisher Ridley
26 Clifftown Road
Southend on Sea
Essex
SS1 1AH

The Avenue Trust Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 March 2024.

OBJECTIVES AND ACTIVITIES

Purposes of the charity

To provide accommodation for the potentially homeless, vulnerable adults and those with learning disabilities.

To give support to the work of Avenue Baptist Church to which the Trust is closely associated.

To financially support other Christian organisations based within the geographical area of the Trust.

Main activities, achievements and performance

This year has been a year of change for the Trust. After our Chairman Pam Mulligan retired due to ill-health, we were left short of Trustees and for a while I wondered what was in store for us but fortunately, we have now teamed up with members from Belle Vue Baptist plus the son of one of our Trust Founders has offered his valued services. We now have a new Chairman returning to the Trust being Glen Johnson and 3 new Trustees. A good representation from both churches. Mary Rigby help as honorary treasurer has been invaluable and the future looks much brighter.

The Minibus bought at the end of the last financial year has been gifted to Avenue Baptist Church so that its use can be managed effectively. It continues to be a real advantage to the Community and other churches.

The remaining house owned by the Trust and managed by a local Agent continues to benefit 4 vulnerable people and is kept in good repair.

Avenue Baptist Mission Fund has meant provision for various projects in the Community and Belle Vue were able to complete some much-needed renovation projects making their amenities better equipped. CAP received a further payment to continue the good and vital work they do in the town.

Our investments are well managed, and we are looking forward to working together to continue to maintain housing and provide further grants for worthwhile projects in the future. This will be made easier with a new and enthusiastic team. After much uncertainty, the future looks much more promising, and we look forward to helping more local charities as a result. Onwards and upwards we go.

The trustees have ensured that the charity's activities are carried out in accordance with the Charity Commission's guidance on public benefit.

FINANCIAL POSITION

The attached financial statements show the current state of the finances which the trustees consider to be sound.

At the balance sheet date the charity had total funds of £1,256,602 (2023 £1,340,299), all of which were unrestricted. Of that total, £59,401 (2023 £246,056) was held in a bank account.

The Avenue Trust

Report of the Trustees

STATEMENT OF TRUSTEES'/DIRECTORS' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees on 9 January 2025 by

Glen Johnson - Chair

**The Avenue Trust
Independent Examiner's Report
for the year ended 31 March 2024**

I report on the accounts of The Avenue Trust for the year ended 31 March 2024, which are attached.

Respective responsibilities of trustees and 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 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- 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 independent examiner's report

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Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 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 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice; Accounting and Reporting by Charities;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.

Signed: _____



Name: STEPHEN JAMES FARROW

Relevant professional qualification or body: FMAAT

Address: Estuary Accountancy Services Ltd

42 North Street

Great Wakering

Essex

SS3 0EL

Date: 12 December 2024

The Avenue Trust
Statement of Financial Activities
for the year ended 31 March 2024

	Notes	2024 £	2023 £
Income and endowments from:			
Donations and legacies		300	330
Charitable activities		25,096	25,176
Investments		15,429	8,009
		<u>40,825</u>	<u>33,515</u>
Expenditure on:			
Charitable activities		96,224	76,477
		<u>96,224</u>	<u>76,477</u>
Gains/(losses) on revaluation of investments		(28,298)	26,804
		<u>(83,697)</u>	<u>(16,158)</u>
Net movement in funds			
		(83,697)	(16,158)
Reconciliation of funds:			
Total funds brought forward		1,340,299	1,356,457
Total funds carried forward		<u>1,256,602</u>	<u>1,340,299</u>

**The Avenue Trust
Balance Sheet
as at 31 March 2024**

	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	2	500,000	547,324
Investments	3	696,377	545,779
		<u>1,196,377</u>	<u>1,093,103</u>
Current assets			
Debtors	5	1,003	985
Cash at bank and in hand		59,501	246,491
		<u>60,504</u>	<u>247,476</u>
Creditors: amounts falling due within one year			
	6	(279)	(280)
Net current assets		<u>60,225</u>	<u>247,196</u>
Net assets		<u>1,256,602</u>	<u>1,340,299</u>
Trust funds			
<i>Unrestricted</i>	7		
At 1 April 2022		1,340,299	1,356,457
Deficit for year		(55,399)	(42,962)
Revaluation of investments		(28,298)	26,804
		<u>1,256,602</u>	<u>1,340,299</u>

Signed on behalf of the Trustees on _____:

_____ Chair

_____ Treasurer

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2024

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and in accordance with applicable accounting standards and the Charities SORP.

Rent receivable

Rent receivable represents the gross rental income received in the year.

Grants payable

Grants payable represent the amounts paid at the discretion of the trustees in accordance with the Trust Deed of the charity. All grants are disclosed in Note 4 to the accounts.

Investment properties

Investment properties are shown in the Balance Sheet at current market value.

Tangible fixed assets

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Motor vehicles 25% reducing balance

Investments

Investments are capitalised in the Balance Sheet at market value. Profits or losses arising from the disposal of investments are treated as part of the result from ordinary activities.

2 Tangible fixed assets

	Freehold property £	Motor vehicles £	Total £
Cost or valuation			
At 1 April 2023	500,000	48,851	548,851
Disposals	-	(48,851)	(48,851)
At 31 March 2024	<u>500,000</u>	<u>-</u>	<u>500,000</u>
Depreciation			
At 1 April 2023	-	1,527	1,527
Charge for the year	-	(1,527)	(1,527)
At 31 March 2024	<u>-</u>	<u>-</u>	<u>-</u>
Net book value			
At 31 March 2024	<u>500,000</u>	<u>-</u>	<u>500,000</u>
At 31 March 2023	<u>500,000</u>	<u>47,324</u>	<u>547,324</u>

Fixed Assets are used for charitable purposes and are shown at cost after deducting any grants obtained.

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2024

3 Investments

	Unlisted investments £	Total £
Valuation		
At 1 April 2023	545,779	545,779
Additions	178,896	178,896
Revaluation	(28,298)	(28,298)
	<hr/>	<hr/>
At 31 March 2024	696,377	696,377
	<hr/>	<hr/>
Net book value		
At 31 March 2024	<u>696,377</u>	<u>696,377</u>
	<hr/>	<hr/>
At 1 April 2023	<u>545,779</u>	<u>545,779</u>

4 Grants payable

The following grants were paid in the year:

Avenue Baptist Church	11,000
CAP Debt Advice Service	1,200
Bellevue Baptist Church	10,000
	<hr/>
	<u>22,200</u>

5 Debtors

	2024 £	2023 £
Prepayments	<hr/> 1,003	<hr/> 985

6 Creditors: amounts falling due within one year

	2024 £	2023 £
Accruals	<hr/> 279	<hr/> 280

7 Funds	Accumulated surplus £	Revaluation reserve £	Total £
Unrestricted			
At 1 April 2023	1,020,991	319,308	1,340,299
Deficit for the year	(55,399)		(55,399)
Gains/(losses) on revaluation of investments		(28,298)	(28,298)
Gains/(losses) on revaluation of property	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2024	965,592	291,010	1,256,602

All funds are unrestricted. These funds represent funds maintained by the trustees to ensure the smooth running of the charity and to enable the trustees to maintain a steady level of grant support without having to access capital funds.

The Avenue Trust
Detailed Statement of Financial Activities
for the year ended 31 March 2024

	2024	2023
	£	£
INCOMING RESOURCES		
Donations and legacies	300	330
Rent receivable	25,096	25,176
Income from investments	15,429	8,009
	<u>40,825</u>	<u>33,515</u>
RESOURCES EXPENDED		
Charitable activities		
<u>Properties</u>		
Water rates	836	143
Rates	-	724
Light and heat	1,817	1,058
Landlord licences	-	2,004
Property management fee	2,880	4,080
Services	-	(131)
Insurance	1,399	1,958
Motor expenses	54	-
Repairs and maintenance	11,165	23,156
	<u>18,151</u>	<u>32,992</u>
<u>General</u>		
Grants	22,200	28,950
Minibus gifted	47,324	-
Depreciation	-	1,527
Loss/(profit) on disposal of vehicle	-	(295)
Bank charges	62	91
Gifts	348	75
	<u>69,934</u>	<u>30,348</u>
<u>Governance</u>		
Accountancy, audit and independent examiner's fees	280	280
Legal and professional fees	1,326	9,119
Investment management fees	6,533	3,738
	<u>8,139</u>	<u>13,137</u>
	<u>96,224</u>	<u>76,477</u>

THE AVENUE TRUST

England & Wales - Charity number 281404

Accounts

Charity number
281404R

The Avenue Trust
Accounts
for the year ended
31 March 2023

**The Avenue Trust
Report and accounts
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The Avenue Trust Charity Information

Trustees

Miss P Mulligan - Chair
Mrs J Dickenson

Principal officers

Mrs M Rigby - Treasurer

Registered charity number

281404R

Principal office

85 Hildaville Drive
Westcliff on Sea
Essex
SS0 9RT

Accountants

Estuary Accountancy Services
42 North Street
Great Wakering
Southend on Sea
Essex
SS3 0EL

Investment managers

Rathbone Investment Managers Limited
1 Curzon Street
London
W1J 5FB

Bankers

HSBC Bank plc
60 Fenchurch Street
London
EC3M 4BA

Solicitors

Beecham Fisher Ridley
26 Clifftown Road
Southend on Sea
Essex
SS1 1AH

The Avenue Trust Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 March 2023.

OBJECTIVES AND ACTIVITIES

Purposes of the charity

To provide accommodation for the potentially homeless, vulnerable adults and those with learning disabilities.

To give support to the work of Avenue Baptist Church to which the Trust is closely associated.

To financially support other Christian organisations based within the geographical area of the Trust.

Main activities, achievements and performance

This year has seen tenants continuing to live at Johnson House.

Post Covid has been quite eventful for the Trust with changes that have influenced decisions and hopefully will open up new possibilities for the future.

Since Covid it has shown us that there is even more need to reach out to the Community. This is an on-going project as due to changes in supported living requirements we sold one of our properties housing 4 people with Learning Disability. The care-provider terminated their agreement due to there only being 2 tenants left both of whom needed more provision of support. With an empty house which needed some upgrading and no waiting list of service users we chose to sell the property. The other property remains with the Trust and houses four people one of whom is disabled and 3 vulnerable people. We have been able to upgrade one of the flats there with a purpose built kitchen which enables the tenant who is a wheelchair user to remain in her home. With more capital available we purchased a Minibus which serves the community and has already proved itself to be a great asset to various charities including Mencap and the local Windrush society but also groups providing social activities for the local community which serves the younger and older generations alike and also the disadvantaged.

At this time we are exploring how we can be more pro-active with grants and in this past year we have supported the Ironworks a local Community Project along with the local Modern day slavery project, the Mission outreach work of Avenue Baptist Church and CAP being Christians Against Poverty.

The trustees have ensured that the charity's activities are carried out in accordance with the Charity Commission's guidance on public benefit.

**The Avenue Trust
Report of the Trustees**

FINANCIAL POSITION

The attached financial statements show the current state of the finances which the trustees consider to be sound.

At the balance sheet date the charity had total funds of £1,340,299 (2021 £1,356,457), all of which were unrestricted. Of that total, £246,056 (2021 £59,720) was held in a bank account.

STATEMENT OF TRUSTEES'/DIRECTORS' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees on 24 July 2023 by

**The Avenue Trust
Independent Examiner's Report
for the year ended 31 March 2023**

I report on the accounts of The Avenue Trust for the year ended 31 March 2023, which are attached.

Respective responsibilities of trustees and 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 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- 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 independent examiner's 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 the 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 statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 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 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice; Accounting and Reporting by Charities;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.

Signed: 

Name: STEPHEN JAMES FARROW

Relevant professional qualification or body: FMAAT

Address: Estuary Accountancy Services Ltd

42 North Street

Great Wakering

Essex

SS3 0EL

Date: 21 July 2023

The Avenue Trust
Statement of Financial Activities
for the year ended 31 March 2023

	Notes	2023 £	2022 £
Income and endowments from:			
Donations and legacies		330	311
Charitable activities		25,176	26,580
Investments		8,009	4,235
		<u>33,515</u>	<u>31,126</u>
Expenditure on:			
Charitable activities		76,477	35,853
Gains/(losses) on revaluation of investments		26,804	197
Gains/(losses) on revaluation of property		-	275,000
		<u>(16,158)</u>	<u>270,470</u>
Net movement in funds			
Reconciliation of funds:			
Total funds brought forward		<u>1,356,457</u>	<u>1,085,987</u>
Total funds carried forward		<u>1,340,299</u>	<u>1,356,457</u>

**The Avenue Trust
Balance Sheet
as at 31 March 2023**

	Notes	2023 £	2022 £
Fixed assets			
Tangible assets	2	547,324	1,080,085
Investments	3	<u>545,779</u>	<u>214,704</u>
		1,093,103	1,294,789
Current assets			
Debtors	5	985	2,109
Cash at bank and in hand		<u>246,491</u>	<u>59,834</u>
		247,476	61,943
Creditors: amounts falling due within one year			
	6	(280)	(275)
Net current assets		<u>247,196</u>	<u>61,668</u>
Net assets		<u>1,340,299</u>	<u>1,356,457</u>
Trust funds			
<i>Unrestricted</i>	7		
At 1 April 2022		1,356,457	1,085,987
Deficit for year		(42,962)	(4,727)
Revaluation of investments		26,804	197
Revaluation of property		-	275,000
		<u>1,340,299</u>	<u>1,356,457</u>

Signed on behalf of the Trustees on _____:

_____ Chair

_____ Treasurer

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2023

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and in accordance with applicable accounting standards and the Charities SORP.

Rent receivable

Rent receivable represents the gross rental income received in the year.

Grants payable

Grants payable represent the amounts paid at the discretion of the trustees in accordance with the Trust Deed of the charity. All grants are disclosed in Note 4 to the accounts.

Investment properties

Investment properties are shown in the Balance Sheet at current market value.

Tangible fixed assets

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Motor vehicles 25% reducing balance

Investments

Investments are capitalised in the Balance Sheet at market value. Profits or losses arising from the disposal of investments are treated as part of the result from ordinary activities.

2 Tangible fixed assets

	Freehold property £	Motor vehicles £	Total £
Cost or valuation			
At 1 April 2022	1,080,000	8,597	1,088,597
Additions	-	48,851	48,851
Disposals	(580,000)	(8,597)	(588,597)
At 31 March 2023	<u>500,000</u>	<u>48,851</u>	<u>548,851</u>
Depreciation			
At 1 April 2022	-	8,512	8,512
Charge for the year	-	1,527	1,527
On disposals	-	(8,512)	(8,512)
At 31 March 2023	<u>-</u>	<u>1,527</u>	<u>1,527</u>
Net book value			
At 31 March 2023	<u>500,000</u>	<u>47,324</u>	<u>547,324</u>
At 31 March 2022	<u>1,080,000</u>	<u>85</u>	<u>1,080,085</u>

Fixed Assets are used for charitable purposes and are shown at cost after deducting any grants obtained.

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2023

3 Investments

	Unlisted investments £	Total £
Valuation		
At 1 April 2022	214,704	214,704
Additions	304,271	304,271
Revaluation	26,804	26,804
	<hr/>	<hr/>
At 31 March 2023	545,779	545,779
	<hr/>	<hr/>
Net book value		
At 31 March 2023	<u>545,779</u>	<u>545,779</u>
	<hr/>	<hr/>
At 1 April 2022	<u>214,704</u>	<u>214,704</u>

4 Grants payable

The following grants were paid in the year:

Avenue Baptist Church	10,250
Debt Advice Service	1,200
57 West	15,000
Kiwi Community	2,000
Together Free	500
	<hr/>
	<u>28,950</u>

5 Debtors

	2023 £	2022 £
Prepayments	<hr/> 985	<hr/> 2,109

6 Creditors: amounts falling due within one year

	2023 £	2022 £
Accruals	<hr/> 280	<hr/> 275

7 Funds	Accumulated surplus £	Revaluation reserve £	Total £
Unrestricted			
At 1 April 2022	666,753	689,704	1,356,457
Deficit for the year	(42,962)		(42,962)
Gains/(losses) on revaluation of investments	26,804		26,804
Gains/(losses) on revaluation of property	370,396	(370,396)	-
	<hr/>	<hr/>	<hr/>
At 31 March 2023	<u>1,020,991</u>	<u>319,308</u>	<u>1,340,299</u>

All funds are unrestricted. These funds represent funds maintained by the trustees to ensure the smooth running of the charity and to enable the trustees to maintain a steady level of grant support without having to access capital funds.

The Avenue Trust
Detailed Statement of Financial Activities
for the year ended 31 March 2023

	2023	2022
	£	£
INCOMING RESOURCES		
Donations and legacies	330	311
Rent receivable	25,176	26,580
Income from investments	8,009	4,235
	<u>33,515</u>	<u>31,126</u>
RESOURCES EXPENDED		
Charitable activities		
<i>Properties</i>		
Water rates	143	1,414
Rates	724	1,631
Light and heat	1,058	4,335
Landlord licences	2,004	-
Property management fee	4,080	4,320
Services	(131)	96
Insurance	1,958	2,763
Repairs and maintenance	23,156	4,960
	<u>32,992</u>	<u>19,519</u>
<i>General</i>		
Grants	28,950	11,235
Depreciation	1,527	29
Loss/(profit) on disposal of vehicle	(295)	-
Bank charges	91	15
Gifts	75	-
	<u>30,348</u>	<u>11,279</u>
<i>Governance</i>		
Accountancy, audit and independent examiner's fees	280	275
Legal and professional fees	9,119	1,500
Investment management fees	3,738	3,280
	<u>13,137</u>	<u>5,055</u>
	<u>76,477</u>	<u>35,853</u>

THE AVENUE TRUST

England & Wales - Charity number 281404

Accounts

Charity number
281404R

The Avenue Trust
Accounts
for the year ended
31 March 2022

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The Avenue Trust Charity Information

Trustees

Miss P Mulligan - Chair
Mrs J Dickenson

Principal officers

Mrs M Rigby - Treasurer

Registered charity number

281404R

Principal office

85 Hildaville Drive
Westcliff on Sea
Essex
SS0 9RT

Accountants

Estuary Accountancy Services
42 North Street
Great Wakering
Southend on Sea
Essex
SS3 0EL

Investment managers

Rathbone Investment Managers Limited
1 Curzon Street
London
W1J 5FB

Bankers

HSBC Bank plc
60 Fenchurch Street
London
EC3M 4BA

Solicitors

Beecham Fisher Ridley
26 Clifftown Road
Southend on Sea
Essex
SS1 1AH

The Avenue Trust Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 March 2022.

OBJECTIVES AND ACTIVITIES

Purposes of the charity

To provide accommodation for the potentially homeless, vulnerable adults and those with learning disabilities.

To give support to the work of Avenue Baptist Church to which the Trust is closely associated.

To financially support other Christian organisations based within the geographical area of the Trust.

Main activities, achievements and performance

This year has seen tenants continuing to live at Johnson House and, at the start of the year, at Barnabas House.

There was a major change during the year: on 30 April 2021, Livability gave the Trust three months' notice that their care of our tenants would end.

Due to current regulations, one of the bedrooms was not of the required minimum size, hence the fact that we only had three tenants out of a possible four, with another one due to move out, which Livability said was not a viable proposition. Having been in touch with Social Services for a way forward, they said they were unable to help as they did not have a waiting list, and recommended that the tenants be rehoused.

They were successfully rehoused in other care homes around the borough, thanks to Social Services finding the right accommodation for them.

The plan of the Trust was to turn the house into four flats or bedsits. This plan has now changed and we are in the process of selling the house. There is a buyer and we trust it will not be long before contracts are exchanged.

The other house is completely occupied with tenants and we are satisfied that the tenants are happy there. We do not have plans to sell this property.

The Trust is supporting the local branch of Christians Against Poverty (CAP) to help Counsellors to meet with clients and give support (not financial) to help them budget their way out of poverty. Several local churches are supporting the project.

Other ventures have included the continuation of a Grant to Avenue Baptist Church, to help finance its community and outreach work.

The trustees have ensured that the charity's activities are carried out in accordance with the Charity Commission's guidance on public benefit.

**The Avenue Trust
Report of the Trustees**

FINANCIAL POSITION

The attached financial statements show the current state of the finances which the trustees consider to be sound.

At the balance sheet date the charity had total funds of £1,356,457 (2021 £1,085,987), all of which were unrestricted. Of that total, £59,720 (2021 £65,838) was held in a bank account.

STATEMENT OF TRUSTEES'/DIRECTORS' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees on 31 January 2023 by

Miss P Mulligan
Chair

**The Avenue Trust
Independent Examiner's Report
for the year ended 31 March 2022**

I report on the accounts of The Avenue Trust for the year ended 31 March 2022, which are attached.

Respective responsibilities of trustees and 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 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- 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 independent examiner's 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 the 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 statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 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 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice; Accounting and Reporting by Charities;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.

Signed: _____

Name: STEPHEN JAMES FARROW

Relevant professional qualification or body: FMAAT

Address: Estuary Accountancy Services Ltd

42 North Street

Great Wakering

Essex

SS3 0EL

Date: 31 January 2023

The Avenue Trust
Statement of Financial Activities
for the year ended 31 March 2022

	Notes	2022 £	2021 £
Income and endowments from:			
Donations and legacies		311	1,300
Charitable activities		26,580	57,223
Investments		4,235	4,151
		<u>31,126</u>	<u>62,674</u>
Expenditure on:			
Charitable activities		35,853	44,040
Gains/(losses) on revaluation of investments		197	59,163
Gains/(losses) on revaluation of property		275,000	-
		<u>270,470</u>	<u>77,797</u>
Net movement in funds			
		270,470	77,797
Reconciliation of funds:			
Total funds brought forward		<u>1,085,987</u>	<u>1,008,190</u>
Total funds carried forward		<u>1,356,457</u>	<u>1,085,987</u>

**The Avenue Trust
Balance Sheet
as at 31 March 2022**

	Notes	2022 £	2021 £
Fixed assets			
Tangible assets	2	1,080,085	805,114
Investments	3	214,704	213,552
		<u>1,294,789</u>	<u>1,018,666</u>
Current assets			
Debtors	5	2,109	1,573
Cash at bank and in hand		59,834	66,018
		<u>61,943</u>	<u>67,591</u>
Creditors: amounts falling due within one year	6	(275)	(270)
Net current assets		<u>61,668</u>	<u>67,321</u>
Net assets		<u>1,356,457</u>	<u>1,085,987</u>
Trust funds			
<i>Unrestricted</i>	7		
At 1 April 2021		1,085,987	1,008,190
Surplus for year		(4,727)	18,634
Revaluation of investments		197	59,163
Revaluation of property		275,000	-
		<u>1,356,457</u>	<u>1,085,987</u>

Signed on behalf of the Trustees on _____:

_____ Chair

_____ Treasurer

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2022

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and in accordance with applicable accounting standards and the Charities SORP.

Rent receivable

Rent receivable represents the gross rental income received in the year.

Grants payable

Grants payable represent the amounts paid at the discretion of the trustees in accordance with the Trust Deed of the charity. All grants are disclosed in Note 4 to the accounts.

Investment properties

Investment properties are capitalised in the Balance Sheet at cost.

Tangible fixed assets

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Motor vehicles 25% reducing balance

Investments

Investments are capitalised in the Balance Sheet at market value. Profits or losses arising from the disposal of investments are treated as part of the result from ordinary activities.

2 Tangible fixed assets

	Freehold property £	Motor vehicles £	Total £
Cost			
At 1 April 2021	805,000	8,597	813,597
Surplus on revaluation	275,000	-	275,000
At 31 March 2022	<u>1,080,000</u>	<u>8,597</u>	<u>1,088,597</u>
Depreciation			
At 1 April 2021	-	8,483	8,483
Charge for the year	-	29	29
At 31 March 2022	<u>-</u>	<u>8,512</u>	<u>8,512</u>
Net book value			
At 31 March 2022	<u>1,080,000</u>	<u>85</u>	<u>1,080,085</u>
At 31 March 2021	<u>805,000</u>	<u>114</u>	<u>805,114</u>

Fixed Assets are used for charitable purposes and are shown at cost after deducting any grants obtained.

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2022

3 Investments

	Unlisted investments £	Total £
Valuation		
At 1 April 2021	213,552	213,552
Additions	955	955
Revaluation	197	197
	<u>214,704</u>	<u>214,704</u>
Net book value		
At 31 March 2022	<u>214,704</u>	<u>214,704</u>
At 1 April 2021	<u>213,552</u>	<u>213,552</u>

4 Grants payable

The following grants were paid in the year:

Avenue Baptist Church	10,000
Debt Advice Service	1,235
	<u>11,235</u>

5 Debtors

	2022 £	2021 £
Prepayments	<u>2,109</u>	<u>1,573</u>

6 Creditors: amounts falling due within one year

	2022 £	2021 £
Accruals	<u>275</u>	<u>270</u>

7 Funds	Accumulated surplus £	Revaluation reserve £	Total £
Unrestricted			
At 1 April 2021	671,283	414,704	1,085,987
Deficit for the year	(4,727)		(4,727)
Gains/(losses) on revaluation of investments		197	197
Gains/(losses) on revaluation of property		275,000	275,000
	<u>666,556</u>	<u>689,901</u>	<u>1,356,457</u>

All funds are unrestricted. These funds represent funds maintained by the trustees to ensure the smooth running of the charity and to enable the trustees to maintain a steady level of grant support without having to access capital funds.

The Avenue Trust
Detailed Statement of Financial Activities
for the year ended 31 March 2022

	2022	2021
	£	£
INCOMING RESOURCES		
Donations and legacies	311	1,300
Rent receivable	26,580	57,223
Income from investments	4,235	4,151
	<u>31,126</u>	<u>62,674</u>
RESOURCES EXPENDED		
Charitable activities		
<i>Properties</i>		
Water rates	1,414	4,743
Rates	1,631	1,710
Light and heat	4,335	4,656
Property management fee	4,320	1,080
Services	96	902
Insurance	2,763	2,229
Repairs and maintenance	4,960	10,617
	<u>19,519</u>	<u>25,937</u>
<i>General</i>		
Grants	11,235	15,200
Depreciation	29	38
Bank charges	15	-
	<u>11,279</u>	<u>15,238</u>
<i>Governance</i>		
Accountancy, audit and independent examiner's fees	275	270
Design fees	1,500	-
Investment management fees	3,280	2,595
	<u>5,055</u>	<u>2,865</u>
	<u>35,853</u>	<u>44,040</u>

THE AVENUE TRUST

England & Wales - Charity number 281404

Accounts

Charity number
281404R

The Avenue Trust
Accounts
for the year ended
31 March 2021

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The Avenue Trust Charity Information

Trustees

Miss P Mulligan - Chair
Mrs J Dickenson
Mr D O'Rourke (resigned December 2020)
Mrs L O'Rourke (resigned December 2020)

Principal officers

Mrs M Rigby - Treasurer
Mrs E Moss - Secretary (resigned December 2020)

Registered charity number

281404R

Principal office

85 Hildaville Drive
Westcliff on Sea
Essex
SS0 9RT

Accountants

Estuary Accountancy Services
42 North Street
Great Wakering
Southend on Sea
Essex
SS3 0EL

Investment managers

Rathbone Investment Managers Limited
1 Curzon Street
London
W1J 5FB

Bankers

HSBC Bank plc
60 Fenchurch Street
London
EC3M 4BA

Solicitors

Beecham Fisher Ridley
26 Clifftown Road
Southend on Sea
Essex
SS1 1AH

The Avenue Trust Report of the Trustees

The trustees present their report and the financial statements for the year ended 31 March 2021.

OBJECTIVES AND ACTIVITIES

Purposes of the charity

To provide accommodation for the potentially homeless, vulnerable adults and those with learning disabilities.

To give support to the work of Avenue Baptist Church to which the Trust is closely associated.

To financially support other Christian organisations based within the geographical area of the Trust.

Main activities, achievements and performance

This year has seen tenants continuing to live at Johnson House and Barnabas House.

Other ventures have included the continuation of a Grant to Avenue Baptist Church, to help finance its community and outreach work, and grant support given to the Christian charity Together Free.

The Trust is supporting the local branch of Christians Against Poverty (CAP) to help Counsellors to meet with clients and give support (not financial) to help them budget their way out of poverty. Several local churches are supporting the project.

The trustees have ensured that the charity's activities are carried out in accordance with the Charity Commission's guidance on public benefit.

FINANCIAL POSITION

The attached financial statements show the current state of the finances which the trustees consider to be sound.

At the balance sheet date the charity had total funds of £1,085,987 (2020 £1,008,190), all of which were unrestricted. Of that total, £65,838 (2020 £49,092) was held in a bank account.

The Avenue Trust Report of the Trustees

STATEMENT OF TRUSTEES'/DIRECTORS' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue its operations.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the trustees on 15 September 2021 by

Miss P Mulligan
Chair

**The Avenue Trust
Independent Examiner's Report
for the year ended 31 March 2021**

I report on the accounts of The Avenue Trust for the year ended 31 March 2021, which are attached.

Respective responsibilities of trustees and 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 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to an audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act,
- 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 independent examiner's 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 the 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 statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention

- 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 2011 Act; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice; Accounting and Reporting by Charities;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.

Signed: _____



Name: STEPHEN JAMES FARROW

Relevant professional qualification or body: FMAAT

Address: Estuary Accountancy Services Ltd

42 North Street

Great Wakering

Essex

SS3 0EL

Date: 15 September 2021

The Avenue Trust
Statement of Financial Activities
for the year ended 31 March 2021

	Notes	2021 £	2020 £
Income and endowments from:			
Donations and legacies		1,300	-
Charitable activities		57,223	62,786
Investments		4,151	3,516
		<u>62,674</u>	<u>66,302</u>
Expenditure on:			
Charitable activities		44,040	56,074
Gains/(losses) on revaluation of investments		59,163	(15,544)
		<u>77,797</u>	<u>(5,316)</u>
Net movement in funds			
		77,797	(5,316)
Reconciliation of funds:			
Total funds brought forward		<u>1,008,190</u>	<u>1,013,506</u>
Total funds carried forward		<u>1,085,987</u>	<u>1,008,190</u>

The Avenue Trust
Balance Sheet
as at 31 March 2021

	Notes	2021 £	2020 £
Fixed assets			
Tangible assets	2	805,114	805,152
Investments	3	213,552	152,833
		<u>1,018,666</u>	<u>957,985</u>
Current assets			
Debtors	5	1,573	1,581
Cash at bank and in hand		66,018	49,152
		<u>67,591</u>	<u>50,733</u>
Creditors: amounts falling due within one year	6	(270)	(528)
Net current assets		<u>67,321</u>	<u>50,205</u>
Net assets		<u>1,085,987</u>	<u>1,008,190</u>
Trust funds			
<i>Unrestricted</i>	7		
At 1 April 2018		1,008,190	1,013,506
Surplus for year		18,634	10,228
Revaluation of investments		59,163	(15,544)
Revaluation of property		-	-
		<u>1,085,987</u>	<u>1,008,190</u>

Signed on behalf of the Trustees on _____:

_____ Chair

_____ Treasurer

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2021

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and in accordance with applicable accounting standards and the Charities SORP.

Rent receivable

Rent receivable represents the gross rental income received in the year.

Grants payable

Grants payable represent the amounts paid at the discretion of the trustees in accordance with the Trust Deed of the charity. All grants are disclosed in Note 4 to the accounts.

Investment properties

Investment properties are capitalised in the Balance Sheet at cost.

Tangible fixed assets

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Motor vehicles 25% reducing balance

Investments

Investments are capitalised in the Balance Sheet at market value. Profits or losses arising from the disposal of investments are treated as part of the result from ordinary activities.

2 Tangible fixed assets

	Freehold property £	Motor vehicles £	Total £
Cost			
At 1 April 2020	805,000	8,597	813,597
At 31 March 2021	<u>805,000</u>	<u>8,597</u>	<u>813,597</u>
Depreciation			
At 1 April 2020	-	8,445	8,445
Charge for the year	-	38	38
At 31 March 2021	<u>-</u>	<u>8,483</u>	<u>8,483</u>
Net book value			
At 31 March 2021	<u>805,000</u>	<u>114</u>	<u>805,114</u>
At 31 March 2020	<u>805,000</u>	<u>152</u>	<u>805,152</u>

Fixed Assets are used for charitable purposes and are shown at cost after deducting any grants obtained.

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2021

3 Investments

	Unlisted investments £	Total £
Valuation		
At 1 April 2020	152,833	152,833
Additions	1,556	1,556
Revaluation	59,163	59,163
	<hr/>	<hr/>
At 31 March 2021	213,552	213,552
	<hr/>	<hr/>
Net book value		
At 31 March 2021	213,552	213,552
	<hr/>	<hr/>
At 1 April 2020	152,833	152,833
	<hr/>	<hr/>

4 Grants payable

The following grants were paid in the year:

Avenue Baptist Church	11,000
Debt Advice Service	1,200
Together Free	3,000
	<hr/>
	15,200
	<hr/>

5 Debtors

	2021 £	2020 £
Prepayments	1,573	1,581
	<hr/>	<hr/>

6 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	-	262
Accruals	270	266
	<hr/>	<hr/>
	270	528
	<hr/>	<hr/>

The Avenue Trust
Notes to the Accounts
for the year ended 31 March 2021

7 Funds	Accumulated surplus	Revaluation reserve	Total
	£	£	£
Unrestricted			
At 1 April 2020	593,486	414,704	1,008,190
Surplus for the year	18,634		18,634
Gains/(losses) on revaluation of investments		59,163	59,163
Gains/(losses) on revaluation of property		-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2021	612,120	473,867	1,085,987

All funds are unrestricted. These funds represent funds maintained by the trustees to ensure the smooth running of the charity and to enable the trustees to maintain a steady level of grant support without having to access capital funds.

The Avenue Trust
Detailed Statement of Financial Activities
for the year ended 31 March 2021

	2021	2020
	£	£
INCOMING RESOURCES		
Donations and legacies	1,300	-
Rent receivable	57,223	62,786
Income from investments	4,151	3,516
	<u>62,674</u>	<u>66,302</u>
RESOURCES EXPENDED		
Charitable activities		
<i>Properties</i>		
Water rates	4,743	4,697
Rates	1,710	1,648
Light and heat	4,656	4,651
Property management fee	1,080	-
Services	902	815
Insurance	2,229	2,208
Repairs and maintenance	10,617	20,007
	<u>25,937</u>	<u>34,026</u>
<i>General</i>		
Grants	15,200	19,712
Depreciation	38	51
Social fund	-	250
	<u>15,238</u>	<u>20,013</u>
<i>Governance</i>		
Accountancy, audit and independent examiner's fees	270	265
Investment management fees	2,595	1,770
	<u>2,865</u>	<u>2,035</u>
	<u>44,040</u>	<u>56,074</u>