

Aireborough Flower Fund Homes
Annual Report and Financial Statements
for the Year Ended 31 March 2022

Aireborough Flower Fund Homes

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Aireborough Flower Fund Homes

Reference and Administrative Details

Chairman	E Tomlinson, Chair
Trustees	R Barraclough T Garczynski C Grandison P M Midgley J Richardson
Charity Registration Number	500553
Principal Office	65 Victoria Road Guiseley Leeds LS20 8DQ
Independent Examiner	A D Ormondroyd FCA Fox Jennings Cullen Tarn House, 77 High Street Yeadon Leeds West Yorkshire LS19 7SP

Aireborough Flower Fund Homes

Trustees' Report

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2022.

Registered office

The registered office of the charity is that of its solicitors, Ison Harrison, 65 Victoria Road, Guiseley, Leeds LS20 8DQ.

Organisational structure

A management committee comprising the above trustees, assisted by three part-time (non-voting) employees, administers the charity. The trustees and the employees are elected and appointed on an annual basis at the annual general meeting of the charity.

Objectives and activities

The object of the charity is the provision of purpose built bungalows for the elderly of Guiseley, Yeadon and Rawdon, to enable them to retain their independence. Local people operate the charity with the assistance of local professionals, who provide their services at discounted rates.

The tenants of the properties continue to pay a rental, below commercial rates, and these funds enable the management committee to continue to maintain the properties to a high standard. The rents are reviewed on a regular basis to reflect current costs of maintenance and running costs.

Additional income is raised from occasional legacies, donations in lieu of funeral flowers and donations from local organisations and individuals.

A careful control of financial resources has ensured the charity has retained enough resources to cope with its continuing maintenance responsibilities.

Essential repair and maintenance costs have continued to be met during the year and provision has been made to ensure such work will always be undertaken in the future to fulfil the charity's obligations to its tenants.

A review of insurance cover was begun during the year and this will enable the Charity to ensure it is not under-insured.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Investment policy

The charity ensures that its funds are invested for no more than one year so that cash is available to respond to development opportunities as they arise.

Nature of governing document

Aireborough Flower Fund Homes is a registered charity, number 500553, and is constituted by a Deed of Trust and operates within the parameters of its Constitution, which was adopted on 23 February 1999.

Aireborough Flower Fund Homes

Trustees' Report

Risk management

All the funds of the charity are held in trustee accounts and any withdrawal requires two signatures.

Tenants are required to make payments of rents by standing order into the charity's bank account.

Expenditure, with the exception of regular minor items, is authorised by the management committee.

The regular reports submitted by the various officers at the management meetings enable the trustees to monitor the major risks to which the charity is exposed so that necessary steps can be taken to mitigate those risks.

The charity maintains a comprehensive insurance policy which provides for risks assessed by a professional insurance broker.

Statement of Responsibilities

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

The law applicable to charities 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 of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees 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.

Declaration

The annual report was approved by the trustees of the charity on and signed on its behalf by:

.....

E Tomlinson
Chairman

Aireborough Flower Fund Homes

Independent Examiner's Report to the trustees of Aireborough Flower Fund Homes

I report to the trustees on my examination of the accounts of Aireborough Flower Fund Homes for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity trustees of Aireborough Flower Fund Homes you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Aireborough Flower Fund Homes's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Aireborough Flower Fund Homes as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

.....
A D Ormondroyd FCA
Fox Jennings Cullen
Tarn House, 77 High Street
Yeadon
Leeds
West Yorkshire
LS19 7SP

Date:.....

Aireborough Flower Fund Homes

Income and Expenditure Account for the Year Ended 31 March 2022

	Note	Unrestricted £	Total 2022 £	Total 2021 £
Income and Endowments from:				
Rental income	13	107,537	107,537	106,608
Investment income	14	89	89	93
Total Income		<u>107,626</u>	<u>107,626</u>	<u>106,701</u>
Expenditure on:				
Charitable activities		<u>(40,747)</u>	<u>(40,747)</u>	<u>(33,981)</u>
Total Expenditure		<u>(40,747)</u>	<u>(40,747)</u>	<u>(33,981)</u>
Gains/losses on investment assets		<u>161,280</u>	<u>161,280</u>	<u>978,766</u>
Net movement in funds		228,159	228,159	1,051,486
Reconciliation of funds				
Total funds brought forward		<u>4,333,459</u>	<u>4,333,459</u>	<u>3,281,973</u>
Total funds carried forward	10	<u><u>4,561,618</u></u>	<u><u>4,561,618</u></u>	<u><u>4,333,459</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2021 is shown in note 10.

Aireborough Flower Fund Homes

(Registration number: 500553) Balance Sheet as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Investment properties		4,361,280	4,200,000
Current assets			
Investments	7	144,142	112,948
Cash at bank and in hand	8	<u>57,480</u>	<u>50,211</u>
		201,622	163,159
Creditors: Amounts falling due within one year	9	<u>(1,284)</u>	<u>(29,700)</u>
Net current assets		<u>200,338</u>	<u>133,459</u>
Net assets		<u>4,561,618</u>	<u>4,333,459</u>
Funds of the charity:			
Unrestricted income funds			
Unrestricted		<u>4,561,618</u>	<u>4,333,459</u>
Total funds	10	<u>4,561,618</u>	<u>4,333,459</u>

The financial statements on pages 5 to 13 were approved by the trustees, and authorised for issue on and signed on their behalf by:

.....
E Tomlinson
Chairman

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

1 Accounting policies

Statement of compliance

The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Basis of preparation

Aireborough Flower Fund Homes meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Exemption from preparing a cash flow statement

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments

Donations and legacies

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Investment income

Income from interest is accounted for in the Income and Expenditure Account on an accruals basis.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Repairs and maintenance

In accordance with recommended practice, no provision is made for cyclical repairs and therefore actual costs are charged directly to the income and expenditure account as and when incurred.

Major repairs

The Association does not provide for future major repairs on housing properties unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid the expenditure.

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees's meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Investment properties

Investment properties are revalued annually by trustees to reflect fair values. Trustees' valuations are based on observable market prices, their own expertise, and the knowledge of rebuild costs of similar properties. Newly acquired property assets are held at cost (i.e. equivalent to fair value due to their recent acquisition) until the time of the next annual review, a period not exceeding twelve months.

Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees's discretion in furtherance of the objectives of the charity.

2 Expenditure on charitable activities

	Unrestricted funds General £	Total 2022 £	Total 2021 £
Governance costs	40,747	40,747	33,981

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

3 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total 2022 £	Total 2021 £
Independent examiner fees			
Examination of the financial statements	1,284	1,284	1,224
Legal fees	2,967	2,967	235
Other governance costs	36,496	36,496	32,522
	<u>40,747</u>	<u>40,747</u>	<u>33,981</u>

4 Independent examiner's remuneration

	2022 £	2021 £
Examination of the financial statements	<u>1,284</u>	<u>1,224</u>

5 Taxation

The charity is a registered charity and is therefore exempt from taxation.

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

6 Fixed asset investments

	2022 £	2021 £
Investment properties	<u>4,361,280</u>	<u>4,200,000</u>
Investment properties		Investment properties £
Cost or Valuation		
At 1 April 2021		4,200,000
Revaluation		<u>161,280</u>
At 31 March 2022		4,361,280
Provision		
At 31 March 2022		<u>-</u>
Net book value		
At 31 March 2022		<u>4,361,280</u>
At 31 March 2021		<u>4,200,000</u>

The historical cost of the investment properties, without depreciation, would be £1,428,510 (2021 - £1,428,510).

The properties were revalued in the year by insurers, as part of a mandatory reinstatement cost assessment. This valuation has been used directly as the trustees consider it the most reasonable valuation available.

The investment property is all freehold.

7 Current asset investments

	2022 £	2021 £
Cash deposits	<u>144,142</u>	<u>112,948</u>

8 Cash and cash equivalents

	2022 £	2021 £
Cash at bank	<u>57,480</u>	<u>50,211</u>

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

9 Creditors: amounts falling due within one year

	2022 £	2021 £
Bank loans	-	28,476
Accruals	<u>1,284</u>	<u>1,224</u>
	<u>1,284</u>	<u>29,700</u>

10 Funds

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2022 £
Unrestricted					
General	<u>4,333,459</u>	<u>107,626</u>	<u>(40,747)</u>	<u>161,280</u>	<u>4,561,618</u>

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
Unrestricted					
General	<u>3,281,973</u>	<u>106,701</u>	<u>(33,981)</u>	<u>978,766</u>	<u>4,333,459</u>

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

11 Analysis of net assets between funds

	Unrestricted General £	Total funds £
31 March 2022		
Fixed asset investments	4,361,280	4,361,280
Current assets	201,622	201,622
Current liabilities	(1,284)	(1,284)
Total net assets	<u>4,561,618</u>	<u>4,561,618</u>
	Unrestricted General £	Total funds £
31 March 2021		
Fixed asset investments	4,200,000	4,200,000
Current assets	163,159	163,159
Current liabilities	(29,700)	(29,700)
Total net assets	<u>4,333,459</u>	<u>4,333,459</u>

12 Analysis of net funds

	At 1 April 2021 £	Financing cash flows £	At 31 March 2022 £
Cash at bank and in hand	50,211	7,269	57,480
Debt due within one year	(28,476)	28,476	-
Current asset investments	112,948	31,194	144,142
Net debt	<u>134,683</u>	<u>66,939</u>	<u>201,622</u>
	At 1 April 2020 £	Financing cash flows £	At 31 March 2021 £
Cash at bank and in hand	31,567	18,644	50,211
Debt due within one year	(41,839)	13,363	(28,476)
Debt due after more than one year	(63,046)	63,046	-
Current asset investments	142,855	(29,907)	112,948
Net debt	<u>69,537</u>	<u>65,146</u>	<u>134,683</u>

13 Other income

	Unrestricted funds General £	Total 2022 £	Total 2021 £
Rental income	<u>107,537</u>	<u>107,537</u>	<u>106,608</u>

Aireborough Flower Fund Homes

Notes to the Financial Statements for the Year Ended 31 March 2022

14 Investment income

	Unrestricted funds General £	Total 2022 £	Total 2021 £
Interest receivable and similar income;			
Interest receivable on bank deposits	89	89	93

Aireborough Flower Fund Homes

Management Income and Expenditure Account for the Year Ended 31 March 2022

	Note	Total 2022 £	Total 2021 £
Property revenue income			
Rental income		107,537	106,608
Property revenue expenditure			
Insurance		3,875	3,316
Repairs and maintenance		25,099	19,319
Sundry expenses		33	24
Management charges payable		7,200	7,270
Bank charges		38	-
Mortgage interest		251	2,593
Independent Examiner's remuneration		1,284	1,224
Legal fees		2,967	235
		<hr/> 40,747	<hr/> 33,981
Gains/losses on investment assets		161,280	978,766
Property revenue surplus for the year		66,790	72,627
Other income			
Investment income		89	93
Total surplus for the year		<hr/> 228,159	<hr/> 1,051,486

This page does not form part of the charity's financial statements.