

# THE ELLA DUNN HOUSING TRUST

England & Wales · Charity number 503239

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1974-05-15

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

## Contact

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**Address** Punch Robson Solicitors  
Myton Park  
34 Myton Road  
Ingleby Barwick  
Stockton-On-Tees

**Phone** 01642 754054

**Email** [probate@punchrobson.co.uk](mailto:probate@punchrobson.co.uk)

## Activities

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**Objects:** THE PROVISION FOR AGED PERSONS IN NEED THEREOF OF HOUSING AND ANY ASSOCIATED AMENITIES SPECIALLY DESIGNED OR ADAPTED TO MEET THE DISABILITIES AND REQUIREMENTS OF SUCH PERSONS.

**Activities:** The provision for aged persons in need of housing and any associated amenities specifically designed or adapted to meet the disabilities or needs of such persons.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- Stockton-on-tees

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£43,257	£77,487	-	-
2024-04-05	£45,415	£57,174	-	-
2023-04-05	£39,874	£37,089	-	-
2022-04-05	£40,101	£31,756	-	-
2021-04-05	£36,340	£19,067	-	-

## Trustees

Name	Role	Appointed
JOHN ADAM FENWICK		
JOHN COLIN FENWICK		
Jill Elizabeth Jenkins		2025-04-06
John Paul Lightfoot		2025-04-06
Maureen Anne Fenwick		2025-04-06

**THE ELLA DUNN HOUSING TRUST**

England & Wales - Charity number 503239

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# Accounts

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Charity registration number 503239 (England and Wales)

**THE ELLA DUNN HOUSING TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2025**

# THE ELLA DUNN HOUSING TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr J A Fenwick Mr P F W Walker Mr J C Fenwick
<b>Charity number (England and Wales)</b>	503239
<b>Principal address</b>	34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Independent examiner</b>	Davies Tracey Swan House Westpoint Road Teesdale Business Park Stockton on Tees TS17 6BP
<b>Solicitors</b>	Punch Robson Solicitors 34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Investment advisors</b>	Charles Stanley & Co Ltd 7 Park Row Leeds LS1 5HD

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# THE ELLA DUNN HOUSING TRUST

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# THE ELLA DUNN HOUSING TRUST

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 5 APRIL 2025**

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The trustees present their annual report and financial statements for the year ended 5 April 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

### **Objectives and activities**

The objective of the charitable trust is the provision for aged persons in need thereof of housing and any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons.

#### *Public benefit*

#### **Public benefit**

The trustees have considered the Charity Commission's guidance on public benefit when reviewing the trust's aims and objectives and in planning future activities.

### **Achievements and performance**

#### *Significant activities and achievements against objectives*

The trustees continue to maintain eight bungalows at Norton, near Stockton-on-Tees, which are occupied by older people of limited means.

### **Financial review**

In the year ended 5 April 2025 there was a net incoming resources of (£51,191) (2024: £7,311).  
Total funds at 5 April 2025 amounted to £1,318,577 (2024: £1,369,768).

#### *Reserves policy*

#### **Reserves policy**

All of the trusts reserves are unrestricted and held for use as and when it is required.

### **Structure, governance and management**

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J A Fenwick

Mr P F W Walker

Mr J C Fenwick

#### *Recruitment and appointment of trustees*

When a vacancy occurs, the trustee undertake a skills audit to ascertain what particular expertise and background is desirable and a search committee is formed to seek a suitable new recruit.

Trustees are given an induction on joining the Board, the content of which is tailored to their particular existing skills and interests.

**THE ELLA DUNN HOUSING TRUST**

**TRUSTEES' REPORT (CONTINUED)**

**FOR THE YEAR ENDED 5 APRIL 2025**

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The trustees' report was approved by the Board of Trustees.



Mr J C Fenwick  
Trustee

Date: 21/8/2025

# THE ELLA DUNN HOUSING TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF THE ELLA DUNN HOUSING TRUST

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I report to the trustees on my examination of the financial statements of The Ella Dunn Housing Trust (the Trust) for the year ended 5 April 2025.

#### **Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Trust's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

  
C Davies

**Davies Tracey**

Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

Dated: 09/09/2025

# THE ELLA DUNN HOUSING TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2025

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	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
<b>Income from:</b>			
Charitable activities	2	30,541	31,899
Investments	3	12,716	13,516
<b>Total income</b>		<u>43,257</u>	<u>45,415</u>
<b>Expenditure on:</b>			
Charitable activities		<u>77,487</u>	<u>57,174</u>
<b>Total expenditure</b>		<u>77,487</u>	<u>57,174</u>
Net gains/(losses) on investments	8	<u>(16,961)</u>	<u>19,070</u>
<b>Net income/(expenditure) and movement in funds</b>		<u>(51,191)</u>	<u>7,311</u>
<b>Reconciliation of funds:</b>			
Fund balances at 6 April 2024		<u>1,369,768</u>	<u>1,362,457</u>
<b>Fund balances at 5 April 2025</b>		<u>1,318,577</u>	<u>1,369,768</u>


# THE ELLA DUNN HOUSING TRUST

## BALANCE SHEET

AS AT 5 APRIL 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	10		1,010,000		1,010,000
Investments	11		288,889		335,575
			<u>1,298,889</u>		<u>1,345,575</u>
<b>Current assets</b>					
Debtors	12	277		287	
Cash at bank and in hand		21,091		25,586	
		<u>21,368</u>		<u>25,873</u>	
<b>Creditors: amounts falling due within one year</b>	13	(1,680)		(1,680)	
<b>Net current assets</b>			<u>19,688</u>		<u>24,193</u>
<b>Total assets less current liabilities</b>			<u>1,318,577</u>		<u>1,369,768</u>
<b>The funds of the Trust</b>					
Unrestricted funds	14		1,318,577		1,369,768
			<u>1,318,577</u>		<u>1,369,768</u>

The financial statements were approved by the trustees on 21/8/2025

  
Mr J C Fenwick  
Trustee

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 5 APRIL 2025

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#### 1 Accounting policies

##### Charity information

The Ella Dunn Housing Trust is an unincorporated charity governed by a deed of trust.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

##### 1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

##### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources.

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

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### 1 Accounting policies

(Continued)

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 5 APRIL 2025

#### 1 Accounting policies (Continued)

##### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 2 Charitable activities

	Accommodation 2025 £	Accommodation 2024 £
Contributions by occupiers	30,541	31,899

#### 3 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental income	6,585	7,455
Income from listed investments	5,937	5,962
Interest receivable	194	99
	<u>12,716</u>	<u>13,516</u>

#### 4 Support costs allocated to activities

	2025 £	2024 £
Governance costs	1,680	1,740
<b>Analysed between:</b>		
Charitable activities	<u>1,680</u>	<u>1,740</u>
<b>Governance costs comprise:</b>	2025 £	2024 £
Accountancy	1,680	1,740
	<u>1,680</u>	<u>1,740</u>

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2025

### 4 Support costs allocated to activities (Continued)

Governance costs includes payments to the independent examiner of £1,680 (2024 - £1,740) in respect of the independent examination of £840 (2024 - £870) and other services of £840 (2024 - £870)

### 5 Net movement in funds

	2025	2024
	£	£

The net movement in funds is stated after charging/(crediting):

Fees payable for the independent examination of the charity's financial statements

-	-
<u>          </u>	<u>          </u>

### 6 Trustees

There were no trustees' remuneration or other benefits for the year ended 5 April 2025 nor for the year ended 5 April 2024.

#### Trustees' expenses

Trustee's expenses paid for the year ended 5 April 2025 amounted to £757(2024: £573)

### 7 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Total	-	-
	<u>          </u>	<u>          </u>

There were no employees whose annual remuneration was more than £60,000.

#### Remuneration of key management personnel

The remuneration of key management personnel was as follows:

### 8 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	(40,545)	16,437
Sale of investments	23,584	2,633
	<u>          </u>	<u>          </u>
	(16,961)	19,070
	<u>          </u>	<u>          </u>

### 9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 5 APRIL 2025

#### 10 Investment property

	<b>2025</b>
	<b>£</b>
<b>Fair value</b>	
At 6 April 2024 and 5 April 2025	1,010,000

The properties were last valued on 19 November 2021 by C H Burbury & Co.

#### 11 Fixed asset investments

	Listed investments £	Cash in portfolio £	Total £
<b>Cost or valuation</b>			
At 6 April 2024	328,518	7,057	335,575
Additions	117,505	-	117,505
Valuation changes	(16,932)	(1,077)	(18,009)
Disposals	(146,182)	-	(146,182)
	<u>282,909</u>	<u>5,980</u>	<u>288,889</u>
At 5 April 2025	282,909	5,980	288,889
<b>Carrying amount</b>			
At 05 April 2025	<u>282,909</u>	<u>5,980</u>	<u>288,889</u>
At 05 April 2024	<u>328,518</u>	<u>7,057</u>	<u>335,575</u>

#### 12 Debtors

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Prepayments and accrued income	277	287

#### 13 Creditors: amounts falling due within one year

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	1,680	1,680

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 5 APRIL 2025

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#### 14 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 6 April 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 5 April 2025 £
General funds	1,369,768	43,257	(77,487)	(16,961)	1,318,577
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Previous year:</b>	<b>At 6 April 2023 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Gains and losses £</b>	<b>At 5 April 2024 £</b>
General funds	1,362,457	45,415	(57,174)	19,070	1,369,768
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

#### 15 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

**THE ELLA DUNN HOUSING TRUST**

England & Wales - Charity number 503239

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# Accounts

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Charity registration number 503239

**THE ELLA DUNN HOUSING TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2024**

# THE ELLA DUNN HOUSING TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

---

<b>Trustees</b>	Mr J A Fenwick Mr P F W Walker Mr J C Fenwick
<b>Charity number</b>	503239
<b>Principal address</b>	34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Independent examiner</b>	Davies Tracey Swan House Westpoint Road Teesdale Business Park Stockton on Tees TS17 6BP
<b>Solicitors</b>	Punch Robson Solicitors 34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Investment advisors</b>	Charles Stanley & Co Ltd 7 Park Row Leeds LS1 5HD

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# THE ELLA DUNN HOUSING TRUST

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Statement of financial activities	3
Balance sheet	4
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# THE ELLA DUNN HOUSING TRUST

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 5 APRIL 2024**

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The trustees present their annual report and financial statements for the year ended 5 April 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

### Objectives and activities

The objective of the charitable trust is the provision of housing for aged persons of limited means.

#### *Public benefit*

#### **Public benefit**

The trustees have considered the Charity Commission's guidance on public benefit when reviewing the trust's aims and objectives and in planning future activities.

### Achievements and performance

#### *Significant activities and achievements against objectives*

The trustees continue to maintain eight bungalows at Norton, near Stockton-on-Tees, which are occupied by older people of limited means.

### Financial review

In the year ended 5 April 2024 there was a net incoming resources of £7,321 (2023: (£14,875)).  
Total funds at 5 April 2024 amounted to £1,234,778 (2023: £1,227,457).

#### *Reserves policy*

#### **Reserves policy**

All of the trusts reserves are unrestricted and held for use as and when it is required.

### Structure, governance and management

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J A Fenwick

Mr P F W Walker

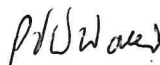
Mr J C Fenwick

#### *Recruitment and appointment of trustees*

When a vacancy occurs, the trustee undertake a skills audit to ascertain what particular expertise and background is desirable and a search committee is formed to seek a suitable new recruit.

Trustees are given an induction on joining the Board, the content of which is tailored to their particular existing skills and interests.

The trustees' report was approved by the Board of Trustees.



Mr P F W Walker

Trustee

Date: 20 October 2024

# THE ELLA DUNN HOUSING TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF THE ELLA DUNN HOUSING TRUST

---

I report to the trustees on my examination of the financial statements of The Ella Dunn Housing Trust (the Trust) for the year ended 5 April 2024.

#### **Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the Trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable 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 financial statements to be reached.



C Davies  
Davies Tracey

Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

Dated: 18/10/2024

# THE ELLA DUNN HOUSING TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 5 APRIL 2024**

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	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Income from:</b>			
Charitable activities	2	31,899	30,210
Investments	3	13,516	9,664
<b>Total income</b>		<u>45,415</u>	<u>39,874</u>
<b>Expenditure on:</b>			
Charitable activities		57,174	37,089
<b>Total expenditure</b>		<u>57,174</u>	<u>37,089</u>
Net gains/(losses) on investments	7	<u>19,070</u>	<u>(17,660)</u>
<b>Net income/(expenditure) and movement in funds</b>		7,311	(14,875)
<b>Reconciliation of funds:</b>			
Fund balances at 6 April 2023		<u>1,362,457</u>	<u>1,377,332</u>
<b>Fund balances at 5 April 2024</b>		<u>1,369,768</u>	<u>1,362,457</u>

# THE ELLA DUNN HOUSING TRUST

## BALANCE SHEET

AS AT 5 APRIL 2024

	Notes	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	9		1,010,000		1,010,000
Investments	10		335,575		324,559
			<u>1,345,575</u>		<u>1,334,559</u>
<b>Current assets</b>					
Debtors	11	287		246	
Cash at bank and in hand		25,586		29,219	
		<u>25,873</u>		<u>29,465</u>	
<b>Creditors: amounts falling due within one year</b>	12	(1,680)		(1,567)	
<b>Net current assets</b>			<u>24,193</u>		<u>27,898</u>
<b>Total assets less current liabilities</b>			<u>1,369,768</u>		<u>1,362,457</u>
<b>Net assets excluding pension liability</b>			<u>1,369,768</u>		<u>1,362,457</u>
			<u><u>1,369,768</u></u>		<u><u>1,362,457</u></u>
<b>The funds of the Trust</b>					
Unrestricted funds			<u>1,369,768</u>		<u>1,362,457</u>
			<u>1,369,768</u>		<u>1,362,457</u>

The financial statements were approved by the trustees on 20 October 2024

.....P F W Walker  
Mr P F W Walker ✓  
Trustee

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 5 APRIL 2024**

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### 1 Accounting policies

#### Charity information

The Ella Dunn Housing Trust is an unincorporated charity governed by a deed of trust.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

#### 1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2024

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### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2024

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

#### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Charitable activities

	Accommodation 2024 £	Accommodation 2023 £
Contributions by occupiers	31,899	30,210

### 3 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental income	7,455	6,750
Income from listed investments	5,962	2,914
Interest receivable	99	-
	<u>13,516</u>	<u>9,664</u>

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

4 Support costs allocated to activities	2024 £	2023 £
Governance costs	1,740	1,560
	<u>1,740</u>	<u>1,560</u>
<b>Analysed between:</b>		
Charitable activities	1,740	1,560
	<u>1,740</u>	<u>1,560</u>
	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Governance costs comprise:</b>		
Accountancy	1,740	1,560
	<u>1,740</u>	<u>1,560</u>
	<u>1,740</u>	<u>1,560</u>

Governance costs includes payments to the independent examiner of £1,740 (2023 - £1,560) in respect of the independent examination of £870 (2023 - £780) and other services of £870 (2023 - £780)

### 5 Trustees

There were no trustees' remuneration or other benefits for the year ended 5 April 2024 nor for the year ended 5 April 2023.

#### Trustees' expenses

Trustee's expenses paid for the year ended 5 April 2024 amounted to £573 (2023: £70)

### 6 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-
	<u>-</u>	<u>-</u>

There were no employees whose annual remuneration was more than £60,000.

#### Remuneration of key management personnel

The remuneration of key management personnel was as follows:

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2024

### 7 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Revaluation of investments	16,437	(17,538)
Sale of investments	2,633	(122)
	<u>19,070</u>	<u>(17,660)</u>

### 8 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

### 9 Investment property

	2024 £
<b>Fair value</b>	
At 6 April 2023 and 5 April 2024	<u>1,010,000</u>

The properties were last valued on 19 November 2021 by C H Burbury & Co.

### 10 Fixed asset investments

	Listed investments £	Cash and settlements pending £	Total £
<b>Cost or valuation</b>			
At 6 April 2023 & 5 April 2024	<u>310,468</u>	<u>14,091</u>	<u>324,559</u>
<b>Carrying amount</b>			
At 05 April 2024	<u>310,468</u>	<u>14,091</u>	<u>324,559</u>
At 05 April 2023	<u>310,468</u>	<u>14,091</u>	<u>324,559</u>

### 11 Debtors

	2024 £	2023 £
<b>Amounts falling due within one year:</b>		
Prepayments and accrued income	<u>287</u>	<u>246</u>

# THE ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2024

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

	2024 £	2023 £
Trade creditors	1,680	1,567

### 13 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 6 April 2023 £	Incoming resources £	Resources expended £	Gains and losses £	At 5 April 2024 £
General funds	1,362,457	45,415	(57,174)	19,070	1,369,768
<b>Previous year:</b>	<b>At 6 April 2022 £</b>	<b>Incoming resources £</b>	<b>Resources expended £</b>	<b>Gains and losses £</b>	<b>At 5 April 2023 £</b>
General funds	1,377,332	39,874	(37,089)	(17,660)	1,362,457

### 14 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).

**THE ELLA DUNN HOUSING TRUST**

England & Wales - Charity number 503239

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# Accounts

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Charity registration number 503239

**ELLA DUNN HOUSING TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2023**

# ELLA DUNN HOUSING TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr J A Fenwick Mr P F W Walker Mr J C Fenwick
<b>Charity number</b>	503239
<b>Principal address</b>	34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Independent examiner</b>	Davies Tracey Swan House Westpoint Road Teesdale Business Park Stockton on Tees TS17 6BP
<b>Solicitors</b>	Punch Robson Solicitors 34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Investment advisors</b>	Charles Stanley & Co Ltd 7 Park Row Leeds LS1 5HD

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# ELLA DUNN HOUSING TRUST

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Trustees' report	1
Independent examiner's report	2
Statement of financial activities	3
Balance sheet	4
Notes to the financial statements	5 - 10

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# ELLA DUNN HOUSING TRUST

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 5 APRIL 2023

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The trustees present their annual report and financial statements for the year ended 5 April 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

#### Objectives and activities

The objective of the charitable trust is the provision of housing for aged persons of limited means.

#### Public benefit

The trustees have considered the Charity Commission's guidance on public benefit when reviewing the trust's aims and objectives and in planning future activities.

#### Achievements and performance

The trustees continue to maintain eight bungalows at Norton, near Stockton-on-Tees, which are occupied by older people of small means.

#### Financial review

In the year ended 5 April 2023 there was a net incoming resources of (£14,875) (2022: £6,901). Total funds at 5 April 2023 amounted to £1,227,457 (2022: £1,242,332).

#### Reserves policy

All of the trusts reserves are unrestricted and held for use as and when it is required.

#### Structure, governance and management

##### Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

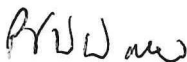
The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J A Fenwick  
Mr P F W Walker  
Mr J C Fenwick

When a vacancy occurs, the trustee undertake a skills audit to ascertain what particular expertise and background is desirable and a search committee is formed to seek a suitable new recruit.

Trustees are given an induction on joining the Board, the content of which is tailored to their particular existing skills and interests.

The trustees' report was approved by the Board of Trustees.



.....  
Mr P F W Walker  
Trustee

Date: 07.03.24.....

# ELLA DUNN HOUSING TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF ELLA DUNN HOUSING TRUST

---

I report to the trustees on my examination of the financial statements of Ella Dunn Housing Trust (the Trust) for the year ended 5 April 2023.

#### **Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

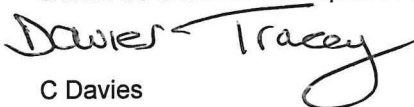
I report in respect of my examination of the Trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable 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 financial statements to be reached.



C Davies

**Davies Tracey**

Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

Dated: 21/03/2024

# ELLA DUNN HOUSING TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2023

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		Unrestricted funds 2023 £	Unrestricted funds 2022 £
	Notes		
<b>Income from:</b>			
Charitable activities	2	30,210	30,272
Investments	3	9,664	9,829
		<hr/>	<hr/>
<b>Total income</b>		39,874	40,101
		<hr/>	<hr/>
<b>Expenditure on:</b>			
Charitable activities		37,089	31,756
		<hr/>	<hr/>
Net gains/(losses) on investments	7	(17,660)	133,556
		<hr/>	<hr/>
<b>Net movement in funds</b>		(14,875)	141,901
Fund balances at 6 April 2022		1,377,332	1,235,431
		<hr/>	<hr/>
<b>Fund balances at 5 April 2023</b>		1,362,457	1,377,332
		<hr/> <hr/>	<hr/> <hr/>

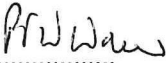
# ELLA DUNN HOUSING TRUST

## BALANCE SHEET

AS AT 5 APRIL 2023

	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	9		1,010,000		1,010,000
Investments	10		324,559		323,515
			<u>1,334,559</u>		<u>1,333,515</u>
<b>Current assets</b>					
Debtors	11	246		226	
Cash at bank and in hand		29,219		45,151	
		<u>29,465</u>		<u>45,377</u>	
<b>Creditors: amounts falling due within one year</b>	12	(1,567)		(1,560)	
Net current assets			<u>27,898</u>		<u>43,817</u>
<b>Total assets less current liabilities</b>			<u>1,362,457</u>		<u>1,377,332</u>
<b>Income funds</b>					
Unrestricted funds			<u>1,362,457</u>		<u>1,377,332</u>
			<u>1,362,457</u>		<u>1,377,332</u>

The financial statements were approved by the Trustees on 07.03.23

  
.....  
Mr P F W Walker ✓  
Trustee

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS

*FOR THE YEAR ENDED 5 APRIL 2023*

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### 1 Accounting policies

#### Charity information

Ella Dunn Housing Trust is an unincorporated charity governed by a deed of trust.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

#### 1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

---

### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 5 APRIL 2023

#### 1 Accounting policies

(Continued)

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

#### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 2 Charitable activities

	Accommodation 2023 £	Accommodation 2022 £
Contributions by occupiers	30,210	30,272

#### 3 Investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Rental income	6,750	6,825
Income from listed investments	2,914	1,856
Interest receivable	-	1,148
	<u>9,664</u>	<u>9,829</u>

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

### 4 Support costs

	Support costs £	Governance costs £	2023 £	2022 £
Accountancy	-	1,560	1,560	1,560
	-	1,560	1,560	1,560
Analysed between Charitable activities	-	1,560	1,560	1,560

Governance costs includes payments to the independent examiner of £1,560 (2022- £1,560) in respect of the independent examination of £780 (2022- £780) and other services of £780 (2022- £780).

### 5 Trustees

There were no trustees' remuneration or other benefits for the year ended 5 April 2023 nor for the year ended 5 April 2022.

#### Trustees' expenses

Trustee's expenses paid for the year ended 5 April 2023 amounted to £70 (2022: £66)

### 6 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

### 7 Net gains/(losses) on investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Revaluation of investments	(17,538)	(4,780)
Gain/(loss) on sale of investments	(122)	3,336
Revaluation of investment properties	-	135,000
	(17,660)	133,556

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2023

### 8 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

### 9 Investment property

	2023 £
<b>Fair value</b>	
At 6 April 2022 and 5 April 2023	1,010,000

The properties were last valued on 19 November 2021 by C H Burbury & Co.

	2023 £	2022 £
Freehold	-	1,010,000
Long leasehold	-	-
Short leasehold	-	-

### 10 Fixed asset investments

	Listed investments £	Cash and settlements pending £	Total £
<b>Cost or valuation</b>			
At 6 April 2022 & 5 April 2023	316,962	6,553	323,515
<b>Carrying amount</b>			
At 05 April 2023	316,962	6,553	323,515
At 05 April 2022	316,962	6,553	323,515

### 11 Debtors

	2023 £	2022 £
<b>Amounts falling due within one year:</b>		
Prepayments and accrued income	246	226

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 5 APRIL 2023**

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**12 Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	1,567	1,560
	<u>          </u>	<u>          </u>

**13 Related party transactions**

There were no disclosable related party transactions during the year (2022 - none).

**THE ELLA DUNN HOUSING TRUST**

England & Wales - Charity number 503239

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# Accounts

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Charity registration number 503239

**ELLA DUNN HOUSING TRUST**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 5 APRIL 2022**

# ELLA DUNN HOUSING TRUST

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr J A Fenwick Mr P F W Walker Mr J C Fenwick
<b>Charity number</b>	503239
<b>Principal address</b>	34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Independent examiner</b>	Davies Tracey Swan House Westpoint Road Teesdale Business Park Stockton on Tees TS17 6BP
<b>Solicitors</b>	Punch Robson Solicitors 34 Myton Road Ingleby Barwick Stockton on Tees TS17 0WG
<b>Investment advisors</b>	Charles Stanley & Co Ltd 7 Park Row Leeds LS1 5HD

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# ELLA DUNN HOUSING TRUST

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# ELLA DUNN HOUSING TRUST

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 5 APRIL 2022**

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The trustees present their annual report and financial statements for the year ended 5 April 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

### **Objectives and activities**

The objective of the charitable trust is the provision of housing for aged persons of limited means.

### **Public benefit**

The trustees have considered the Charity Commission's guidance on public benefit when reviewing the trust's aims and objectives and in planning future activities.

### **Achievements and performance**

The trustees continue to maintain eight bungalows at Norton, near Stockton-on-Tees, which are occupied by older people of small means.

### **Financial review**

In the year ended 5 April 2022 there was a net incoming resources of £6,901 (2021: £63,804). Total funds at 5 April 2022 amounted to £1,242,332 (2021: £1,235,431).

### **Reserves policy**

All of the trusts reserves are unrestricted and held for use as and when it is required.

### **Structure, governance and management**

#### **Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J A Fenwick

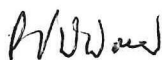
Mr P F W Walker

Mr J C Fenwick

When a vacancy occurs, the trustee undertake a skills audit to ascertain what particular expertise and background is desirable and a search committee is formed to seek a suitable new recruit.

Trustees are given an induction on joining the Board, the content of which is tailored to their particular existing skills and interests.

The trustees' report was approved by the Board of Trustees.



Mr P F W Walker

**Trustee**

Date: 04.08.22

# ELLA DUNN HOUSING TRUST

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF ELLA DUNN HOUSING TRUST

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I report to the trustees on my examination of the financial statements of Ella Dunn Housing Trust (the Trust) for the year ended 5 April 2022.

#### **Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

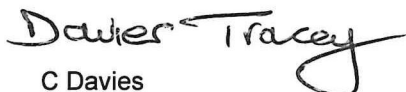
I report in respect of my examination of the Trust's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable 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 financial statements to be reached.



C Davies  
Davies Tracey

Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

Dated: 09/08/2022

# ELLA DUNN HOUSING TRUST

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 5 APRIL 2022

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		Unrestricted funds 2022 £	Unrestricted funds 2021 £
	Notes		
<b>Income from:</b>			
Charitable activities	2	30,272	26,474
Investments	3	9,829	9,866
		<hr/>	<hr/>
<b>Total income</b>		40,101	36,340
		<hr/>	<hr/>
<b>Expenditure on:</b>			
Charitable activities		31,756	19,067
		<hr/>	<hr/>
Net gains/(losses) on investments	7	133,556	46,531
		<hr/>	<hr/>
<b>Net movement in funds</b>		141,901	63,804
Fund balances at 6 April 2021		1,235,431	1,171,627
		<hr/>	<hr/>
<b>Fund balances at 5 April 2022</b>		1,377,332	1,235,431
		<hr/> <hr/>	<hr/> <hr/>


# ELLA DUNN HOUSING TRUST

## BALANCE SHEET

AS AT 5 APRIL 2022

	Notes	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Investment properties	8		1,010,000		875,000
Investments	9		323,515		246,889
			<u>1,333,515</u>		<u>1,121,889</u>
<b>Current assets</b>					
Debtors	10	226		219	
Cash at bank and in hand		45,151		115,858	
		<u>45,377</u>		<u>116,077</u>	
<b>Creditors: amounts falling due within one year</b>	11	(1,560)		(2,535)	
Net current assets			43,817		113,542
<b>Total assets less current liabilities</b>			<u>1,377,332</u>		<u>1,235,431</u>
<b>Income funds</b>					
Unrestricted funds			1,377,332		1,235,431
			<u>1,377,332</u>		<u>1,235,431</u>

The financial statements were approved by the Trustees on 04.08.22

  
.....  
Mr P F W Walker  
Trustee

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 5 APRIL 2022

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#### 1 Accounting policies

##### Charity information

Ella Dunn Housing Trust is an unincorporated charity governed by a deed of trust.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Trust.

##### 1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Legacies are recognised on receipt or otherwise if the Trust has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

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### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 Financial instruments

The Trust has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Trust's balance sheet when the Trust becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

#### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Charitable activities

	Accommodation 2022 £	Accommodation 2021 £
Contributions by occupiers	30,272	26,474

### 3 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Rental income	6,825	6,300
Income from listed investments	1,856	2,426
Interest receivable	1,148	1,140
	<u>9,829</u>	<u>9,866</u>

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 5 APRIL 2022

### 4 Support costs

	Support costs £	Governance costs £	2022 Support costs £	Governance costs £	2021 £
Accountancy	-	1,560	1,560	-	1,500
	-	1,560	1,560	-	1,500
Analysed between Charitable activities	-	1,560	1,560	-	1,500

Governance costs includes payments to the independent examiner of £1,560 (2021- £1,500) in respect of the independent examination of £780 (2021- £750) and other services of £780 (2021- £750).

### 5 Trustees

There were no trustees' remuneration or other benefits for the year ended 5 April 2022 nor for the year ended 5 April 2021.

#### Trustees' expenses

Trustee's expenses paid for the year ended 5 April 2022 amounted to £66 (2021: £Nil)

### 6 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

### 7 Net gains/(losses) on investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Revaluation of investments	(4,780)	32,389
Gain/(loss) on sale of investments	3,336	14,142
Revaluation of investment properties	135,000	-
	133,556	46,531

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 5 APRIL 2022

#### 8 Investment property

	2022 £
<b>Fair value</b>	
At 6 April 2021	875,000
Net gains or losses through fair value adjustments	135,000
	<u>1,010,000</u>
At 5 April 2022	<u><u>1,010,000</u></u>

The properties were last valued on 19 November 2021 by C H Burbury & Co.

	2022 £	2021 £
Freehold	1,010,000	875,000
Long leasehold	-	-
Short leasehold	-	-
	<u>1,010,000</u>	<u>875,000</u>

#### 9 Fixed asset investments

	Listed investments £	Cash and settlements pending	Total £
<b>Cost or valuation</b>			
At 6 April 2021	237,917	8,972	246,889
Additions	179,126	(97,271)	81,855
Valuation changes	(4,780)	-	(4,780)
Disposals	(95,301)	94,852	(449)
	<u>316,962</u>	<u>6,553</u>	<u>323,515</u>
At 5 April 2022	316,962	6,553	323,515
<b>Carrying amount</b>			
At 05 April 2022	<u>316,962</u>	<u>6,553</u>	<u>323,515</u>
At 05 April 2021	<u><u>237,917</u></u>	<u><u>8,972</u></u>	<u><u>246,889</u></u>

#### 10 Debtors

	2022 £	2021 £
<b>Amounts falling due within one year:</b>		
Prepayments and accrued income	226	219
	<u>226</u>	<u>219</u>

# ELLA DUNN HOUSING TRUST

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 5 APRIL 2022

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**11 Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	£	£
Trade creditors	1,560	2,535
	<u>1,560</u>	<u>2,535</u>

**12 Related party transactions**

There were no disclosable related party transactions during the year (2021 - none).



**THE ELLA DUNN HOUSING TRUST**

England & Wales - Charity number 503239

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# Accounts

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**Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 5 April 2021  
for  
Ella Dunn Housing Trust**

Davies Tracey  
Chartered Accountants and Business Advisers  
Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

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**Report of the Trustees  
for the Year Ended 5 April 2021**

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The trustees present their report with the financial statements of the charity for the year ended 5 April 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

**OBJECTIVES AND ACTIVITIES**

**Objectives and aims**

The objective of the charitable trust is the provision of housing for aged persons of limited means.

**Public benefit**

The trustees have considered the Charity Commission's guidance on public benefit when reviewing the trust's aims and objectives and in planning future activities.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable activities**

The trustees continue to maintain eight bungalows at Norton, near Stockton-on-Tees, which are occupied by older people of small means.

**FINANCIAL REVIEW**

**Financial position**

In the year ended 5 April 2021 there was a net incoming resources of resources of £63,804 (2020: net deficit of resources of £33,502).

Total funds at 5 April 2021 amounted to £1,235,431 (2020: £1,171,627).

**Reserves policy**

All of the trusts reserves are unrestricted and held for use as and when it is required.

**FUTURE PLANS**

The trust does not intend to deviate from its current activities.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

**Recruitment and appointment of new trustees**

When a vacancy occurs, the trustees undertake a skills audit to ascertain what particular expertise and background is desirable and a search committee is formed to seek a suitable new recruit.

Trustees are given an induction on joining the Board, the content of which is tailored to their particular existing skills and interests.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

503239

**Principal address**

Punch Robson Solicitors  
34 Myton Road  
Ingleby Barwick  
Stockton on Tees  
TS17 0WG

**Trustees**

J C Fenwick  
J A Fenwick  
P F W Walker

Report of the Trustees  
for the Year Ended 5 April 2021

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**REFERENCE AND ADMINISTRATIVE DETAILS**

**Independent Examiner**

Davies Tracey  
Chartered Accountants and Business Advisers  
Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

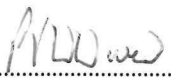
**Solicitors**

Punch Robson Solicitors  
34 Myton Road  
Ingleby Barwick  
Stockton on Tees  
TS17 0WG

**Investment Advisers**

Charles Stanley & Co Ltd  
7 Park Row  
Leeds  
LS1 5HD

Approved by order of the board of trustees on .....04 11 21..... and signed on its behalf by:

  
.....  
P F W Walker - Trustee

**Independent Examiner's Report to the Trustees of  
Ella Dunn Housing Trust**

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**Independent examiner's report to the trustees of Ella Dunn Housing Trust**

I report to the charity trustees on my examination of the accounts of Ella Dunn Housing Trust (the Trust) for the year ended 5 April 2021.

**Responsibilities and basis of report**

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

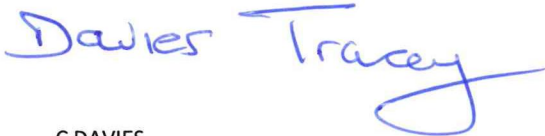
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**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 the Trust 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 applicable 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.



C DAVIES  
Davies Tracey  
Chartered Accountants and Business Advisers  
Swan House  
Westpoint Road  
Teesdale Business Park  
Stockton on Tees  
TS17 6BP

Date: 21/01/2022

Statement of Financial Activities  
for the Year Ended 5 April 2021

	Notes	2021 Unrestricted fund £	2020 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>			
<b>Charitable activities</b>			
Accommodation		26,474	20,803
Investment income	2	9,866	8,844
<b>Total</b>		<b>36,340</b>	<b>29,647</b>
<b>EXPENDITURE ON</b>			
Raising funds	3	2,577	2,238
<b>Charitable activities</b>			
Management expenses		7,603	11,875
Accommodation		8,887	20,057
<b>Total</b>		<b>19,067</b>	<b>34,170</b>
Net gains/(losses) on investments		46,531	(28,979)
<b>NET INCOME/(EXPENDITURE)</b>		<b>63,804</b>	<b>(33,502)</b>
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		1,171,627	1,205,129
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,235,431</b>	<b>1,171,627</b>

The notes form part of these financial statements

Ella Dunn Housing Trust

Balance Sheet  
5 April 2021

	Notes	2021 Unrestricted fund £	2020 Total funds £
<b>FIXED ASSETS</b>			
<b>Investments</b>			
Investments	6	246,889	170,509
Investment property	7	875,000	875,000
		<u>1,121,889</u>	<u>1,045,509</u>
<b>CURRENT ASSETS</b>			
Debtors	8	219	272
Cash at bank		115,858	132,051
		<u>116,077</u>	<u>132,323</u>
<b>CREDITORS</b>			
Amounts falling due within one year	9	(2,535)	(6,205)
		<u>113,542</u>	<u>126,118</u>
<b>NET CURRENT ASSETS</b>			
		<u>1,235,431</u>	<u>1,171,627</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>1,235,431</u>	<u>1,171,627</u>
<b>NET ASSETS</b>			
		<u>1,235,431</u>	<u>1,171,627</u>
<b>FUNDS</b>			
Unrestricted funds	10	1,235,431	1,171,627
		<u>1,235,431</u>	<u>1,171,627</u>
<b>TOTAL FUNDS</b>			
		<u>1,235,431</u>	<u>1,171,627</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 04.11.21 and were signed on its behalf by:

  
P F W Walker - Trustee

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 5 April 2021**

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**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

**Reconciliation with previous generally accepted accounting practice**

In preparing the financial statements, the trustees have considered whether in applying the accounting policies required by FRS 102 and the Charities SORP FRS 102 the restatement of comparative items was required.

At the date of transition, there were no restatements of comparative items required. There were no changes in accounting policies resulting from adoption of SORP (FRS 102).

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**Investments**

Investments are stated at their market value as at 5 April 2021. All gains and losses arising during the year are recognised as unrestricted funds.

Notes to the Financial Statements - continued  
for the Year Ended 5 April 2021**2. INVESTMENT INCOME**

	2021	2020
	£	£
Rents received	6,300	5,675
Dividends received	2,426	3,091
Deposit account interest	1,140	78
	<u>9,866</u>	<u>8,844</u>

**3. RAISING FUNDS****Investment management costs**

	2021	2020
	£	£
Support costs	<u>2,577</u>	<u>2,238</u>

**4. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 5 April 2021 nor for the year ended 5 April 2020.

**Trustees' expenses**

Trustee's expenses paid for the year ended 5 April 2021 amounted to £Nil (2020 : £Nil).

**5. INDEPENDENT EXAMINERS' REMUNERATION**

	2021	2020
	£	£
Independent examiners remuneration		
- independent examination	750	750
- accountancy	750	750
	<u>750</u>	<u>750</u>

**6. FIXED ASSET INVESTMENTS**

	Listed investments £	Cash and settlements pending £	Totals £
<b>MARKET VALUE</b>			
At 6 April 2020	152,312	18,197	170,509
Additions	164,678	(132,252)	32,426
Disposals	(111,462)	123,027	11,565
Revaluations	32,389	-	32,389
	<u>237,917</u>	<u>8,972</u>	<u>246,889</u>
At 5 April 2021	<u>237,917</u>	<u>8,972</u>	<u>246,889</u>
<b>NET BOOK VALUE</b>			
At 5 April 2021	<u>237,917</u>	<u>8,972</u>	<u>246,889</u>
At 5 April 2020	<u>152,312</u>	<u>18,197</u>	<u>170,509</u>

Investments at market value comprised:

	2021	2020
	£	£

Notes to the Financial Statements - continued  
for the Year Ended 5 April 2021

6. **FIXED ASSET INVESTMENTS - continued**

In the UK	<b>86,018</b>	114,311
Outside the UK	<b>151,899</b>	56,198
Total investments at market value	<b>237,917</b>	170,509

Investments at market value comprised:

	<b>2021</b>	<b>2020</b>
	£	£
Portfolio total	<b>237,917</b>	152,312
Capital account	<b>8,910</b>	18,012
Income account	<b>63</b>	185
Total investments at market value	<b>246,890</b>	170,509

Cost or valuation at 5 April 2021 is represented by:

	<b>Listed investments</b>	<b>Cash and settlements pending</b>	<b>Totals</b>
	£	£	£
Valuation in 2021	<b>237,917</b>	<b>8,972</b>	<b>246,889</b>

7. **INVESTMENT PROPERTY**

**FAIR VALUE**

At 6 April 2020  
and 5 April 2021

£

**875,000**

**NET BOOK VALUE**

At 5 April 2021

**875,000**

At 5 April 2020

**875,000**

The properties were last valued on 8 March 2016 by Mr C H Burbury.

8. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	2020
	£	£
Prepayments	<b>219</b>	272

Notes to the Financial Statements - continued  
for the Year Ended 5 April 2021

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	<u>2,535</u>	<u>6,205</u>

10. MOVEMENT IN FUNDS

	At 6.4.20	Net movement in funds	At 5.4.21
	£	£	£
<b>Unrestricted funds</b>			
General fund	1,171,627	63,804	1,235,431
<b>TOTAL FUNDS</b>	<u>1,171,627</u>	<u>63,804</u>	<u>1,235,431</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
General fund	36,340	(19,067)	46,531	63,804
<b>TOTAL FUNDS</b>	<u>36,340</u>	<u>(19,067)</u>	<u>46,531</u>	<u>63,804</u>

Comparatives for movement in funds

	At 6.4.19	Net movement in funds	At 5.4.20
	£	£	£
<b>Unrestricted funds</b>			
General fund	1,205,129	(33,502)	1,171,627
<b>TOTAL FUNDS</b>	<u>1,205,129</u>	<u>(33,502)</u>	<u>1,171,627</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
General fund	29,647	(34,170)	(28,979)	(33,502)
<b>TOTAL FUNDS</b>	<u>29,647</u>	<u>(34,170)</u>	<u>(28,979)</u>	<u>(33,502)</u>

Notes to the Financial Statements - continued  
for the Year Ended 5 April 2021

10. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 6.4.19 £	Net movement in funds £	At 5.4.21 £
<b>Unrestricted funds</b>			
General fund	1,205,129	30,302	1,235,431
<b>TOTAL FUNDS</b>	<u>1,205,129</u>	<u>30,302</u>	<u>1,235,431</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	65,987	(53,237)	17,552	30,302
<b>TOTAL FUNDS</b>	<u>65,987</u>	<u>(53,237)</u>	<u>17,552</u>	<u>30,302</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2021.

**Detailed Statement of Financial Activities  
for the Year Ended 5 April 2021**

	2021 £	2020 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Rents received	6,300	5,675
Dividends received	2,426	3,091
Deposit account interest	1,140	78
	<u>9,866</u>	<u>8,844</u>
<b>Charitable activities</b>		
Contributions by occupiers	26,474	20,803
<b>Total incoming resources</b>	<u>36,340</u>	<u>29,647</u>
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Rates and water	1,709	2,629
Insurance	929	1,078
Light and heat	301	322
Gas servicing & safety certificate	702	782
Repairs and Decorating	2,985	13,006
Garden expenses	1,860	1,970
Occupiers' Christmas gifts	401	270
	<u>8,887</u>	<u>20,057</u>
<b>Support costs</b>		
<b>Management</b>		
Management expenses	5,921	10,196
Subscriptions	182	179
Other charges	2,577	2,238
Accountancy	1,500	1,500
	<u>10,180</u>	<u>14,113</u>
Total resources expended	<u>19,067</u>	<u>34,170</u>
<b>Net income/(expenditure) before gains and losses</b>	<u>17,273</u>	<u>(4,523)</u>
<b>Realised recognised gains and losses</b>		
Realised gains/(losses) on fixed asset investments	14,142	2,408
<b>Net income/(expenditure)</b>	<u><u>31,415</u></u>	<u><u>(2,115)</u></u>

This page does not form part of the statutory financial statements