

**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

	Page
Report of the Trustees	1 to 2
Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 10
Detailed Statement of Financial Activities	11

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

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**

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 on04 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**

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').

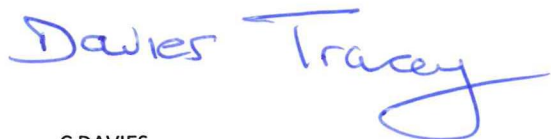
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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

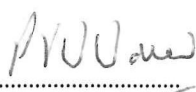
		2021 Unrestricted fund £	2020 Total funds £
INCOME AND ENDOWMENTS FROM	Notes		
Charitable activities			
Accommodation		26,474	20,803
Investment income	2	9,866	8,844
Total		36,340	29,647
EXPENDITURE ON			
Raising funds	3	2,577	2,238
Charitable activities			
Management expenses		7,603	11,875
Accommodation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

The notes form part of these financial statements

Balance Sheet
5 April 2021

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

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

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	<u>750</u>	<u>750</u>

6. FIXED ASSET INVESTMENTS

	Listed investments £	Cash and settlements pending £	Totals £
MARKET VALUE			
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	<u>32,389</u>	<u>-</u>	<u>32,389</u>
At 5 April 2021	<u>237,917</u>	<u>8,972</u>	<u>246,889</u>
NET BOOK VALUE			
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	86,018	114,311
Outside the UK	151,899	56,198
Total investments at market value	237,917	170,509

Investments at market value comprised:

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

Cost or valuation at 5 April 2021 is represented by:

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

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**

	2021	2020
	£	£
Prepayments	219	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 £
Unrestricted funds			
General fund	1,171,627	63,804	1,235,431
TOTAL FUNDS	<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 £
Unrestricted funds				
General fund	36,340	(19,067)	46,531	63,804
TOTAL FUNDS	<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 £
Unrestricted funds			
General fund	1,205,129	(33,502)	1,171,627
TOTAL FUNDS	<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 £
Unrestricted funds				
General fund	29,647	(34,170)	(28,979)	(33,502)
TOTAL FUNDS	<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 £
Unrestricted funds			
General fund	1,205,129	30,302	1,235,431
TOTAL FUNDS	<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 £
Unrestricted funds				
General fund	65,987	(53,237)	17,552	30,302
TOTAL FUNDS	<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 £
INCOME AND ENDOWMENTS		
Investment income		
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>
Charitable activities		
Contributions by occupiers	26,474	20,803
Total incoming resources	<u>36,340</u>	<u>29,647</u>
EXPENDITURE		
Charitable activities		
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>
Support costs		
Management		
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>
Net income/(expenditure) before gains and losses	<u>17,273</u>	<u>(4,523)</u>
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	14,142	2,408
Net income/(expenditure)	<u>31,415</u>	<u>(2,115)</u>