

The Dorset Ashlar Housing Trust

Annual Report and Financial Statements

For the Year Ended 31 March 2023

Charity Registered in England and Wales Number: 900151

The Dorset Ashlar Housing Trust
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For the Year Ended 31 March 2023

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The Dorset Ashlar Housing Trust
Reference and Administrative Details
For the Year Ended 31 March 2023

Trustees

K H Barnes (Chairman)
D B F Burt
K A Orton
M R Devereux
G C Thorne
C Wills

Honorary Secretary

K A Orton

Honorary Treasurer

M R Devereux

Principal Office

M R Devereux
1 Clair Lodge
49 West Cliff Road
Bournemouth
BH4 8BA

Charity Number

900151

Independent Examiner

Michelle Ferris BSc(Hons) FCA DChA
Albert Goodman LLP
Leanne House
6 Avon Close
Weymouth
Dorset
DT4 9UX

The Dorset Ashlar Housing Trust
Trustees' Report
For the Year Ended 31 March 2023

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 March 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 charity's trust deed, The Charities Act 2011 and the Statement of Recommended Practice: Accounting and Reporting by 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).

Public Benefit

The main activities undertaken by Dorset Ashlar Housing Trust to carry out its charitable purposes for the public benefit are the provision of twelve one and two bedroomed self-contained flats on a secure development for Masons and their widows in necessitous circumstances. The trustees confirm that when reviewing the Trust's aims and objectives and planning for the future they have had regard to the public benefit guidance published by the Charity Commission.

Structure, governance and management

The Dorset Ashlar Housing Trust is an independent charity, registered number 900151.

The governing document is a Trust Deed dated 13 January 1989.

The following trustees served during the year:

K H Barnes (Chairman)
D B F Burt
K A Orton (Secretary)
M R Devereux (Treasurer)
G C Thorne
C Wills

The Trust Deed names three initial trustees, all of whom have since died. The deed makes no provision for a minimum or maximum number of trustees. Replacement trustees are appointed by the continuing trustees. All trustees are made aware of their obligations when taking on the appointment.

The Trustees meet as and when required. The relatively straightforward nature of the Trust's affairs and the small number of trustees means that no sub-committees are considered necessary. The day to day management of the business of the Trust is dealt with by those of the Trustees having particular expertise in managing the Trust's block of flats as may arise from time to time (e.g. the Building Manager, Secretary and Treasurer). However, all of the Trustees are kept up to date and well informed of all important developments.

A copy of the approved annual accounts is circulated to all Lodges within Dorset in accordance with the Trust's policy of complete transparency and accountability.

Objectives and activities

The objects of the Trust, as set out in the Trust Deed, are to carry on for the benefit of Masons who are members of Lodges in the Masonic Province of Dorset (and other provinces in England and Wales at the discretion of the Trustees) and their widows the business of providing housing and any associated amenities for those in necessitous circumstances upon terms appropriate to such circumstances. The Trust meets its objectives through the ownership of twelve flats in Poole, Dorset which are available for letting to Masons and/or their widows in necessitous circumstances. The accommodation is provided at rents below market rates. In addition, the residents of the flats are not required to contribute towards the maintenance, upkeep, repair and insurance of the flats.

The Trust has appointed East Boro Housing Trust (part of Aster Group), a charitable registered society under the Co-Operative & Community Benefits Societies Act 2014 (No 16946R), as expert and professional managing agents for the highest possible provision of services in respect of the flats. It has also delegated one of the Trustees to oversee regular and day to day oversight of the flats and the residents in particular.

Each year the Trustees arrange a free Christmas Lunch for the residents of the flats which they attend in support of the residents. Whenever possible, the Trustees also arrange a free summer cream tea which is also supported by them.

In addition, Trustees attend an annual meeting of the residents of the flats to listen to their views and thoughts about their residence in the flats.

Achievements and performance and plans for the future

Achievements and performance during the year have largely comprised the continued provision of subsidised living accommodation to Masons and their widows in the Trust's twelve flats.

The Trustees are keen to maintain the property in a good state of repair so as to provide pleasant and secure, well maintained homes for all of its tenants. The Trust has therefore continued to carry out all necessary repairs and maintenance works as required. In particular, whenever a flat becomes vacant the Trust arranges refurbishment of the flat where necessary by installing new kitchen units, sanitary facilities in the bathroom and general redecoration at no cost to the incoming tenant.

During the year two of the flats have become vacant. One of these has been re-let.

The Trustees have selected prospective tenants for the other flat and plan to undertake extensive refurbishment work in respect of the kitchen and bathroom prior to the prospective tenants' occupation. The cost of this work is likely to be £8,000.00 the whole of which will be borne by the trust at no cost to the prospective tenants apart from any upgrade to the specification of works they may require.

The Trustees have also resolved to have new motion sensor lighting installed in all internal communal areas, the under floor parking facility and external areas and have the electricity distribution boards serving the flats and communal areas upgraded. The cost of this work is estimated to be approximately £24,000.00 and will be borne by the Trust at no cost to the residents of the flats.

Financial Review

Income during the year ending 31 March 2023 amounted to £55,371 (2022 - £54,716) and expenditure during the year amounted to £33,239 (2022 - £150,814). Most of the expenditure for the year totalling £32,513 (2022 - £150,160) was spent on charitable activities with £14,187 (2022 - £132,787) of that being spent on the ongoing repair and maintenance of the Trust's twelve flats and associated communal areas.

The trustee's policy on reserves is for the Trust to maintain a sufficient level of unrestricted reserves to be able to meet the cost of any necessary property repairs and maintenance, including those of a cyclical nature, as they fall due and to allow for any further property improvements that may be desired in the future. The free reserves of the Trust amounted to £72,066 as at 31 March 2023.

The Trust's financial position is kept under review by the trustees and committee of management. Given the net surplus of £22,408 and due to the level of reserves held, the trustee's consider the results for the year and the financial position as at the balance sheet date to be satisfactory.

Statement of Trustees Responsibilities

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed by order of the trustees on 28th June 2023

K H Barnes
Chair of Trustees

The Dorset Ashlar Housing Trust
Independent Examiner's Report to the Trustees
For the Year Ended 31 March 2023

I report to the trustees on my examination of the accounts for The Dorset Ashlar Housing Trust ("the charity") for the year ended 31 March 2023.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 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 charity as required by section 130 of the 2011 Act; or
2. the accounts do not comply with these records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of the 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.

Michelle Ferris BSc (Hons) FCA DChA
For and on behalf of
Albert Goodman LLP
Chartered Accountants

Leanne House
6 Avon Close
Weymouth
Dorset
DT4 9UX

Date: 4th July 2023

The Dorset Ashlar Housing Trust
Statement of Financial Activities
For the Year Ended 31 March 2023

	2023 Total Unrestricted Funds £	2022 Total Unrestricted Funds £
Income and endowments from:		
Charitable activities		
Rent receivable	55,371	54,716
	<u>55,371</u>	<u>54,716</u>
Investments		
Bank interest	276	7
	<u>276</u>	<u>7</u>
Total income	<u>55,647</u>	<u>54,723</u>
Expenditure on:		
Charitable activities		
Provision of housing and associated amenities:		
Property repairs and maintenance	14,046	132,787
Property management charges	4,023	3,256
Grounds maintenance	5,791	5,650
Light, heat and power	3,679	3,699
Telephone	508	479
Insurance	2,821	2,438
Rates and water	(243)	(198)
Legal Fees	1,211	852
Loan Interest	278	1,162
Professional fees	-	-
Sundries	399	35
	<u>32,513</u>	<u>150,160</u>
Other		
Independent examiner's remuneration	726	654
	<u>726</u>	<u>654</u>
Total expenditure	<u>33,239</u>	<u>150,814</u>
Net income/	<u>22,408</u>	<u>(96,091)</u>
Other recognised gains/ (losses):		
Gains on revaluation of fixed assets	-	-
	<u>-</u>	<u>-</u>
Net movement in funds	<u>22,408</u>	<u>(96,091)</u>
Reconciliation of funds:		
General funds brought forward	1,000,366	1,096,457
Movement in general funds	22,408	(96,091)
Revaluation Reserve	739,292	739,292
	<u>1,762,066</u>	<u>1,735,658</u>
Total funds carried forward	<u>1,762,066</u>	<u>1,735,658</u>

The Dorset Ashlar Housing Trust**Balance Sheet**

As at 31 March 2023

	Notes	£	2023 £	£	2022 £
Fixed assets					
Tangible assets	2		1,690,000		1,690,000
Current assets					
Cash at bank and in hand	3	71,948		67,600	
Debtors	4	1,358		1,463	
			<u>73,306</u>	<u>69,123</u>	
Creditors					
Amounts falling due within one year	5	(1,240)		(8,962)	
Net current assets			<u>72,066</u>		<u>60,161</u>
Total assets less current liabilities			<u>1,762,066</u>		<u>1,750,161</u>
Creditors					
Amounts falling due after one year	6		-		(10,503)
Net assets			<u>1,762,066</u>		<u>1,739,658</u>
The funds of the charity					
Unrestricted funds:					
General funds	7		1,022,774		1,000,366
Revaluation reserve	8		739,292		739,292
Total charity funds			<u>1,762,066</u>		<u>1,739,658</u>

Approved by the Trustees for issue on 28th June 2023 and signed on their behalf by:K H Barnes
Chair of TrusteesM R Devereux
Honorary Treasurer

1 Accounting policies

1.1 Basis of preparation and assessment of going concern

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these financial statements. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by 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 Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Trust constitutes a public benefit entity as defined by FRS 102.

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

1.2 Income recognition

All income is recognised once the Trust has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. Where funds are received in advance, for a specified period, such funds are deferred and recognised in the period to which they relate.

Rents from the Trust's freehold property are included when they are receivable in accordance with the terms of individual tenancy agreements.

1.3 Expenditure recognition

Liabilities are recognised as expenditure when there is a legal or constructive obligation committing the Trust to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis. Expenses, including any support costs and governance costs are allocated to the applicable expenditure headings. There are no shared costs that are required to be apportioned between different expenditure headings.

1.4 Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1.5 Fixed assets

Freehold property is fully utilised by the Trust in the furtherance of its charitable objects. No depreciation has been provided as the trustees are of the opinion that the residual value of the freehold property will be substantial and any annual charge for depreciation would not therefore be material.

1.7 Taxation

The Trust is a registered charity and is therefore not liable to taxation to the extent that income and gains are applied for charitable purposes.

1.8 Fund accounting

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects of the Trust. Unrestricted funds may from time to time include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

All of the Trust's funds included in the financial statements comprise unrestricted funds.

2 Tangible assets	Freehold Property	Total
Cost	£	£
As at 01.04.22	950,708	950,708
As at 31.03.23	950,708	950,708
Depreciation		
As at 01.04.22	-	-
Charge for Year	-	-
As at 31.03.23	-	-
Revaluation		
As at 01.04.22	739,292	739,292
Revaluation in Year	-	-
As at 31.03.23	739,292	739,292
Net book value		
As at 31.03.23	1,690,000	1,690,000
As at 31.03.22	1,690,000	1,690,000

The property was revalued at 31 March 2020 by a registered regulated chartered surveyor. The historic cost of the freehold property is £950,708 (2022: £950,708).

The Dorset Ashlar Housing Trust
Notes to the Financial Statements
For the Year Ended 31 March 2023

3	Cash at bank and in hand	2023	2022
		£	£
	Bank deposit account	69,725	27,949
	Bank current account	2,223	39,711
		<u>71,948</u>	<u>67,660</u>
		<u><u>71,948</u></u>	<u><u>67,660</u></u>
4	Debtors	2023	2022
		£	£
	Prepayments	1,358	1,463
		<u>1,358</u>	<u>1,463</u>
		<u><u>1,358</u></u>	<u><u>1,463</u></u>
5	Creditors: amounts falling due within one year	2023	2022
		£	£
	Accruals	1,240	957
	Bank Loan: Due within 1 year	-	8,005
		<u>1,240</u>	<u>8,962</u>
		<u><u>1,240</u></u>	<u><u>8,962</u></u>
6	Creditors: amounts falling due after one year	2023	2022
		£	£
	Bank Loan: Due after 1 year	-	10,503
		<u>-</u>	<u>10,503</u>
		<u><u>-</u></u>	<u><u>10,503</u></u>
7	Analysis of charitable funds	Balance	Balance
		01.04.22	31.03.22
		£	£
	Unrestricted funds		
	General funds	1,000,366	55,647
		<u>1,000,366</u>	<u>55,647</u>
	Total funds 2023	<u><u>1,000,366</u></u>	<u><u>55,647</u></u>
			<u><u>(33,239)</u></u>
			<u><u>-</u></u>
			<u><u>1,022,774</u></u>
	Total funds 2022	<u><u>1,096,457</u></u>	<u><u>54,723</u></u>
			<u><u>(150,814)</u></u>
			<u><u>-</u></u>
			<u><u>1,000,366</u></u>

The Dorset Ashlar Housing Trust
Notes to the Financial Statements
For the Year Ended 31 March 2023

8	Revaluation Reserve	£
	As at 01.04.22	739,292
	Revaluation of Freehold Property	-
		<hr/>
	As at 31.03.23	739,292
		<hr/> <hr/>

9 Analysis of net assets between funds

	Unrestricted Total 2023 £	Unrestricted Total 2022 £
Tangible fixed assets	1,690,000	1,690,000
Cash at bank and in hand	71,948	67,660
Debtors	1,358	1,463
Creditors: amounts falling due within one year	(1,240)	(8,962)
Creditors: amounts falling due after one year	-	(10,503)
	<hr/>	<hr/>
	1,762,066	1,739,658
	<hr/> <hr/>	<hr/> <hr/>

10 Trustees expenses and remuneration

The trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2022: nil). No expenses were paid to the trustees (2022: nil).

11 Employees

The Trust has no employees and hence no key management personnel (2022: none).

12 Related party transactions

There are no related party transactions (2022: none).