

Charity Registration No: 214088
Regulator of Social Housing No: A2093

WEST HACKNEY ALMSHOUSE CHARITY
REPORT AND FINANCIAL STATEMENTS
18 MONTHS ENDED 31 DECEMBER 2021

WEST HACKNEY ALMSHOUSE CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

Governing instrument	Charity Commission Scheme dated 19 November 1963 under Charities Act 1960
Trustees	The Reverend N Weir (Chairman) Mr B Innis Mr I Malik Ms M Beaven Mr T Murphy Ms C Kakai Ms E Davis Ms A Crump (appointed 23 February 2021)
Clerk to the Trustees	The Trust Partnership
Charity registered number	214088
Regulator of Social Housing Agency No	A2093
Registered address	46 St James's Gardens London W11 4RQ
Managing agent	Harrison Housing 46 St James's Gardens London W11 4RQ
Independent Examiner	MHA MacIntyre Hudson Chartered Accountants 6 th Floor 2 London Wall Place London EC2Y 5AU
Bankers	CAF 2 Cheapside High Road Ongar London N22 6HJ

WEST HACKNEY ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT FOR THE 18 MONTHS ENDED 31 DECEMBER 2021

History, objectives and activities of the charity

The West Hackney Almshouse Charity was constituted under a trust deed dated 19 November 1963.

The Charity's main objective and purpose, as per its Deed, is the upkeep of the almshouse premises, namely West Hackney House, 15 Northwold Road, London, N16, and thereafter to apply the income of the Charity for the benefit of the almspeople of the Charity.

Structure, Governance and Management

The trustees who have served during the year are set out on the legal and administrative information page. The Board of Trustees is made up of four ex-officio trustees, two nominated trustees and up to five co-optative trustees. The ex-officio trustees of the Charity shall be the Rector and Church Wardens of the Ecclesiastical Parish of St Barnabas West Hackney and the Honorary Medical Officer. The nominated trustees shall be appointed by the West Hackney Parochial Charities. The co-optative trustees shall be persons residing or carrying on business in or near the area of benefit. During the year there was no Honorary Medical Officer of the Charity.

Trustee Appointment and Induction

Where there is a requirement for new co-optative trustees, these would be identified and appointed by the remaining trustees. The chairman and the clerk of the trustees are responsible for the induction of any new trustees, which involves awareness of a trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. All trustees provide their services as trustees free of charge.

The trustees regularly review the risks that the charity faces. To date these have mainly related to the management of the almshouse as a residence for individuals. The trustees take advice from relevant professionals in the management of the property and the residents. In looking to the future, the trustees will continue to monitor the risks associated with managing a residential property.

Almshouse policy

The trustees are continuing to implement the recommendations of the Almshouse Association, so far as they are able. The trustees actively seek to maintain full occupancy of the almshouse by identifying potential future residents where flats become vacant. The welfare of the residents is reviewed regularly.

As varied by the Charity Commission on 23 September 1997, the qualification of almspeople was extended to include poor women residents in the area of benefit, husbands of women appointed to reside with them and, if on the occurrence of a vacancy there is no applicant as aforesaid, the vacancy may be filled by a poor man. With effect from 1 January 2007, Harrison Housing, another London-based almshouse Charity, was appointed as managing agent of the Charity.

Achievements and performance of the Charity

The charity provides 9 flats for people who fall within its area of benefit. The Trustees' primary objective is to provide desirable accommodation of a good standard that enables beneficiaries to live their lives to the full.

The occupancy rate over the last 18 months was 99.7% with a total void period of only 14 days (2020: 12-month period: 98 days). The Trustees believe that the accommodation on offer continues to be highly desirable to applicants as well as to existing beneficiaries.

Cessation of Activities as an Unincorporated Charity

Following a report commissioned by the Trustees in 2020 on the benefits of incorporation the Trustees decided that the unincorporated Charity should work towards incorporation and they established a new Charitable Incorporated Organisation (CIO), registered with the Charity Commission on 16 July 2021. The incorporation was approved by the Charity Commission by virtue of an order made pursuant to section 105 of the Charities Act 2011 on 11 October 2021. The activities, assets, investments and endowment of the charity transferred to the new CIO on 31 December 2021, along with the charity's obligations. Thus, the operations formerly carried out by the Charity ceased at the year

WEST HACKNEY ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

end and no further accounts will be prepared as an application will be made to remove the charity from the Charity Commission register. All future operations will be carried out through the newly established CIO and will be carried out on the same basis as those carried out by the unincorporated Charity.

Financial review

The result for the period ended 31 December 2021 was a surplus of £59k (Period ended 30 June 2020: surplus of £18k). The reported surplus includes unrealised gains on investments of more than £40k for the period which more than covered the investment losses incurred during the 2019/2020 financial year which had been affected by losses on world investment markets caused by the Covid 19 pandemic.

Expenditure on charitable activities of £104k for the 18 months to December 2021 were in proportion to expenditure on such activities of £70k in the preceding 12 month period. The only major unbudgeted costs were the professional fees incurred on the creation of the CIO. Professional fees for this work were approximately £11.7k. Repair costs were lower than had been expected largely due to the fact that there was only one flat which required refurbishment after becoming vacant.

Value for Money

The Regulator of Social Housing requires all Housing Associations to follow a standard set of calculations it refers to as the 'Value for Money Standard'. The standard uses the Regulator's own metrics definitions to provide consistency across the sector and it does not permit Housing Associations to amend those definitions to suit their own circumstances.

		2021	2020
Metric 1	Reinvestment	0.00%	0.00%
Metric 2	New supply delivered	0.00%	0.00%
Metric 3	Gearing	0.00%	0.00%
Metric 4	EBITDA MRI (EBITDA Major Repairs Included) Interest cover %	0.00%	0.00%
Metric 5	Headline Social Housing costs per unit	£2,558	£2,006
Metric 6a	Operating Margin (Social lettings)	5.2%	-2.4%
Metric 6b	Operating Margin (Overall)	17.17%	11.58%
Metric 7	ROCE %	0.00%	0.00%

Metric 1 - Re-investment: This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held. For the Charity with its limited resources the focus is on maintaining its existing properties into the future.

Metric 2 – New Supply Delivered: The Charity's focus is on maintaining its existing properties into the future and currently does not have the financial capacity to develop new properties.

Metric 3 – Gearing: The Charity has no loans or overdraft facilities.

Metric 4 – EBITDA: The Charity has no loans or overdraft facilities and, therefore, no interest payable.

Metric 5 – Headline Social Housing Costs per unit: The increase in the cost per unit for 2021 is due to a longer accounting period, on a like for like basis period costs are similar.

Metric 6 – Operating Margin: This metric demonstrates the profitability of operating assets before exceptional expenses are taken into account.

Metric 7 – Return on Capital Employed: This metric compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector used to assess the efficiency of investments.

Reserves policy

Designated reserves are maintained based on guidance issued by the Alms House Association for expenditure on cyclical maintenance and extraordinary repairs of the Charity's properties. The Trustees continue to rely on the FM Survey Report prepared by Walker Construction Consultants in February 2020 which lays out a plan for maintenance works. The Report recommends major repairs take place in 2024 at an estimated cost of approximately £30k. Based on this estimate the Trustees have decided to transfer £5k from the general reserve to designated funds (2020: transfer from general to designated funds £5k) to continue to build the designated reserve to meet the future expenditure.

WEST HACKNEY ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

Trustees have reviewed the reserves policy and consider it prudent to keep sufficient reserves, not invested in tangible assets and endowment or designated reserves, to enable the payment of recurring running costs for a period of 6 – 12 months, approximately £39,000-£78,000, to cover unforeseen emergencies such as a loss of income. Based on the budget set for 2022, the Charity has sufficient free reserves to meet this requirement. In view of the economic outlook for inflation the Trustees are content that the current level of free reserves is above the policy level and all such free reserves were transferred to the new CIO on 31 December 2021..

Investment policy

A cautious investment policy has been adopted to moderate risk. At the period-end surplus funds of the Charity which were invested in accumulation shares held in the M&G Charity Multi Asset Fund transferred to the CIO.

Future plans

There is no major work considered necessary for the almshouse in the next 2 years which are being used to build up funds ready to pay for the works identified as being necessary in 2024 in the FM Survey Report prepared by Walker Construction Consultants.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit and consider that the activities of the Charity meet its charitable objects and provide a benefit to the public. The primary activity undertaken by the Charity is the provision of accommodation to persons of limited means at a cost which is substantially less than they might have to pay elsewhere.

COVID-19

COVID-19 remains a concern across the world but the initial impact on financial markets has been largely offset by the subsequent market recovery. However, it remains the case that fortunately the Charity's operations have not been materially affected by pandemic and it continues to operate largely normally.

At the balance sheet date the Charity has sufficient cash at the bank sufficient to cover almost 12 months of operating costs and having reviewed future operating plans the Trustees are confident that the Charity can continue to operate as normal recognising that from 1 January 2022 its business and operations will be carried out through the new CIO bearing the same name as the unincorporated Charity.

Trustees' responsibilities statement

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (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 incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities Statement Of Recommended Practice (SORP) 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 association will continue in operation.

WEST HACKNEY ALMSHOUSE CHARITY

TRUSTEES ANNUAL REPORT FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act 2011, The Charity (Accounts and Reports) Regulations 2008 and the provision of the trust deed. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Approved by the Board of Trustees and signed on its behalf



The Reverend N Weir
Chairman

Date: 16/05/2022

WEST HACKNEY ALMSHOUSE CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WEST HACKNEY ALMSHOUSE CHARITY

I report to the charity trustees on my examination of the accounts of the Charity for the 18 months ended 31 December 2021 which are set out on pages 7 to 16.

Responsibilities and basis of report

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity 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.



Sudhir Singh FCA
MHA MacIntyre Hudson
Chartered Accountants
6th Floor
2 London Wall Place
London
EC2Y 5AU

Date: 28 June 2022

WEST HACKNEY ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE 18 MONTHS ENDED 31 DECEMBER 2021

	Note	Unrestricted Funds 18months 31.12.2021 £	Endowment Funds 18months 31.12.2021 £	Total Funds 18months 31.12.2021 £	Total Funds 12months 30.6.2020 £
INCOME FROM					
Charitable activities	2	110,158	-	110,158	68,409
Investments	3	13,178	-	13,178	9,565
TOTAL INCOME		123,336	-	123,336	77,974
EXPENDITURE ON					
Charitable activities	4	(88,520)	(15,905)	(104,425)	(70,050)
TOTAL EXPENDITURE		(88,520)	(15,905)	(104,425)	(70,050)
Net gains/(losses) on investments	8	15,083	25,321	40,404	(25,952)
NET INCOME		49,899	9,416	59,315	(18,028)
EXTRAORDINARY ITEMS	6	(169,730)	(553,074)	(722,804)	-
TRANSFER BETWEEN FUNDS	13	(5,000)	5,000	-	-
NET MOVEMENT IN FUNDS	13	(124,831)	(538,658)	(663,489)	(18,028)
RECONCILIATION OF FUNDS					
Total funds at 1 July 2020		124,831	538,658	663,489	681,517
Total funds at 31 December 2021	13	-	-	-	663,489

The result for the period arises from the charity's discontinued activities.

The notes on pages 9 to 16 form part of these financial statements.

WEST HACKNEY ALMSHOUSE CHARITY

BALANCE SHEET 31 DECEMBER 2021

	Notes	31.12.2021 £	30.06.2020 £
FIXED ASSETS			
Tangible Assets	7	-	406,486
Investments	8	-	218,885
		-	625,371
CURRENT ASSETS			
Debtors	9	-	1,545
Cash & bank		-	52,741
		-	54,286
CURRENT LIABILITIES			
CREDITORS: Amounts falling due within one year	10	-	(16,168)
		-	
NET CURRENT ASSETS		-	38,118
		-	
TOTAL ASSETS LESS CURRENT LIABILITIES		-	663,489
		-	
CAPITAL AND RESERVES			
Endowment fund	13	-	543,658
General fund (Unrestricted)	13	-	99,831
Designated funds (Unrestricted)	13	-	20,000
		-	663,489

Approved by the Board of Trustees on 16th May 2022 and signed on its behalf by:

The Reverend N Weir



Chair

The notes on pages 9 to 16 form part of these financial statements.

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021

1 Basis of preparation

The Trustees transferred the business, assets, liabilities and reserves of the Charity to a Charitable Incorporated Organisation (CIO), The West Hackney Almshouse Charity registered charity number 1195199 on 31 December 2021 and therefore it is not considered appropriate to adopt the going concern basis of accounting in preparing the financial statements. As the Charity held no assets and liabilities at the year end these will be the final accounts filed with the Charity Commission after which an application will be made to remove the unincorporated charity from the Charity commission register.

The whole of the undertaking carried out by the unincorporated Charity transferred to a CIO on 31 December 2021 which will continue to operate the almshouse in the same way and on the same terms and conditions as those of the unincorporated Charity, it has not been necessary to re-classify any of the assets and liabilities nor has it been necessary to make provision for any reduction in value of the assets.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest £1.

The accounts have been prepared for an extended period up to the transfer of the assets and liabilities on 31 December 2021. The prior period was that of 12 months and is therefore not directly comparable.

1.1 Accounting convention

The Charity constitutes a public benefit entity as defined by FRS 102. The accounts (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 United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and Generally Accepted Practice as it applies from 1 January 2015.

The accounts (financial statements) have been prepared to give a 'true and fair' view and 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 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) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2002 which has since been withdrawn.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all periods presented unless otherwise stated.

1.2 Income recognition

All incoming resources are included in the Statement of Financial Activities (SoFA) when the Charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

Income from charitable activities represents maintenance contributions including service charge income and grants. All income from housing activities is recognised on a receivable basis.

1.3 Expenditure Recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised once there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

1.4 Support costs

Support costs are those costs that assist the work of the Charity but do not directly represent charitable activities and include office costs, governance costs and administrative costs. They are incurred directly in support of expenditure on the objects of the Charity.

1.5 Tangible Fixed Assets

West Hackney House was constructed in the late nineteenth century and there is no record of the original cost and no value is attributed to the original property. The housing property cost relates to improvements in 1984 funded by a Social Housing Grant plus subsequent improvements and component replacements carried out.

Depreciation is provided on all capitalised tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life. No depreciation is provided on freehold land. The value of the housing properties, being historic cost, is depreciated using the component accounting method, as required by the SORP. The identified components and estimated useful economic lives are:

Asset Lives	Years
Building	100
Roof	70
Windows	30
Boilers	15
Kitchen	20
Bathroom	30
Mechanical	30
Electrics	40

Under a policy adopted by the trustees in September 2012, items costing over £5,000 are capitalised.

1.6 Social Housing Grant

Social Housing Grant (SHG) is paid by the Homes & Communities Agency to reduce the cost of development. This was previously shown as a deduction from the cost of Housing Properties on the balance sheet. Following the adoption of FRS102 this is now included in the Endowment Fund.

SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1.7 Investments

Investments are stated at mid-market value at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities as they arise. The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year. As investments are revalued to fair value continuously, no realised gains or losses arise.

1.8 Cyclical repairs and maintenance

West Hackney Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to unrestricted funds in the period in which they are incurred.

1.9 Extraordinary repairs

Costs of extraordinary repairs, unless representing improvements to the properties are charged to unrestricted funds in the period in which they are incurred.

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

1.10 Fund accounting

The designated reserves represent amounts set aside for cyclical maintenance and major works respectively, based on guidance issued by the Almshouse Association, less actual costs incurred.

The Endowment fund represents those assets which must be held permanently by the charity, principally the almshouse property and certain investments. Income arising on the endowment fund can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Legal advisory costs relating to the fund are charged against the fund, investment management charges are not separately identified by the Fund Manager but are charged directly against the fund. The stated percentage is 0.59% of the funds under management.

Unrestricted general funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for any other purposes.

1.11 Financial instruments

The Charity only holds basic Financial Instruments. The financial assets and financial liabilities of the Charity are as follows:

Debtors – trade and other debtors (including rent arrears) are basic financial instruments and are debt instruments measured at amortised cost as detailed in Note 8. Prepayments are not financial instruments.

Cash at bank – is classified as a basic financial instrument and is measured at face value.

Liabilities – trade creditors, accruals and other creditors will be classified as financial instruments and are measured at amortised cost as detailed in Note 10. Taxation and social security are not included in the financial instruments' disclosure. Deferred income is not deemed to be a financial liability, as in the cash settlement has already taken place and there is simply an obligation to deliver charitable services rather than cash or another financial instrument.

1.12 Judgements and key sources of estimation uncertainty

The judgements (apart from those involving estimates) that have been made in the process of applying the above accounting policies which have had the most significant effect on amounts recognised in the financial statements are in respect of depreciation rates and the useful economic lives of tangible fixed assets.

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

2	Analysis of income from charitable activities	31.12.2021	30.06.2020
		£	£
	Full occupancy maintenance contributions	110,488	70,111
	Voids from vacant properties	(330)	(1,702)
		<hr/>	<hr/>
	Contributions receivable	110,158	68,409
3	Investment income	31.12.2021	30.06.2020
		£	£
	Dividends and interest from listed investments	13,178	9,565
		<hr/>	<hr/>
		13,178	9,565
4	Expenditure on charitable activities	31.12.2021	30.06.2020
		£	£
	Direct costs		
	Routine repairs and maintenance	28,143	22,062
	Cyclical maintenance	-	-
	Total expenditure on properties	<hr/> 28,143	<hr/> 22,062
	Support costs		
	Water rates	-	34
	Light and heat	8,476	5,920
	Insurance	2,443	1,562
	Garden maintenance	1,500	880
	Sundry expenses	635	2,882
	Management charges (Harrison Housing)	22,192	14,500
	Clerk's remuneration	9,950	5,152
	Subscriptions	781	509
	Governance costs - Independent examiner's remuneration	5,100	3,240
	Other professional fees	9,300	-
	Depreciation of freehold improvements	<hr/> 15,905	<hr/> 13,309
	Total expenditure on charitable activities	<hr/> 104,425	<hr/> 70,050

The Charity has employed no staff in either accounting period.

None of the Trustees, who are considered to be the key management personnel of the charity, received any emoluments or reimbursed expenses (2020: none).

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

5 Result on ordinary activities

Result on ordinary activities is stated after charging

	31.12.2021	30.06.2020
	£	£
Independent examiner's fee		
Depreciation of tangible fixed assets	5,100	3,240
	15,905	13,309
	<u>21,005</u>	<u>16,549</u>

6 Extraordinary Items

	31.12.2021	30.06.2020
	£	£
<u>Assets and liabilities donated to West Hackney Almshouses CIO</u>		
Tangible Fixed Assets (at net book value)	390,581	-
Investments	272,467	-
Debtors	2,487	-
Cash & Bank	77,895	-
Creditors due within one year	(20,626)	-
Total Donation	<u>722,804</u>	<u>-</u>

The assets and liabilities of the unincorporated Charity were transferred to a new Charitable Incorporated Organisation of the same name as the Charity at book value on 31 December 2021.

7 Tangible fixed assets

	31.12.2021	30.06.2020
	£	£
Cost		
Freehold Properties	498,800	498,800
Building Equipment	19,130	19,130
Transfers – see Extraordinary Items (note 6)	(517,930)	-
31 December 2021 / 30 June 2020	<u>-</u>	<u>517,930</u>
Depreciation		
1 July 2020	(111,444)	(98,135)
Charge for the period / year	(15,905)	(13,309)
Transfers – see Extraordinary Items (note 6)	127,349	-
31 December 2021 / 30 June 2020	<u>-</u>	<u>(111,444)</u>
Net book value		
At 31 December 2021 / 30 June 2020 brought forward	<u>406,486</u>	<u>419,795</u>
At 31 December 2021 / 30 June 2020 carried forward	<u>-</u>	<u>406,486</u>

The Charity owns West Hackney Almshouse which was constructed in the late nineteenth century. There is no record of the original cost, and the cost shown above represents expenditure including component replacements incurred since 1984.

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

8 Investments

	31.12.2021	30.06.2020
	£	£
Carrying value (market value) at beginning of period	218,885	235,272
Add: Dividend reinvestment	13,178	9,565
Less: Disposals at carrying value	-	-
Net gain/(Loss) on revaluation	40,404	(25,952)
Transfers – see Extraordinary Items (note 6)	(272,467)	-
Carrying value (market value) at end of period	-	218,885

	31.12.2021	30.06.2020
	£	£

Breakdown by class

Listed investments	-	218,885
At Historical Cost	-	94,939

All investments are held within the UK.

Listed investments consist entirely of accumulation shares held in the M&G Charity Multi-Asset Accumulation Fund

9 Debtors

	31.12.2021	30.06.2020
	£	£
Rent Arrears	-	455
Prepayments	-	1,090
	-	1,545

10 Creditors and accrued expenses

	31.12.2021	30.06.2020
	£	£
Amounts falling due within one year		
Deferred income - Contributions in advance	-	279
Trade Creditors	-	3,040
Accruals	-	12,849
	-	16,168

There were no capital commitments at the end of the period.

Deferred Income

	31.12.2021	30.06.2020
	£	£
Deferred income at 1 July 2020	279	-
Resources deferred during the year	-	279
Amounts released from previous years	(279)	-
Deferred Income at 31 December 2021	-	279

Deferred Income represents payments by residents in respect of Contributions relating to the following accounting period..

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

11 Contingent Liability

In the event of any of the properties being sold there would be a liability to recycle or repay the associated grant that had been written back, along with any residual grant. The total amount of the Social Housing Grant received by the Charity was £199,342, which represented the maximum contingent liability at 31 December 2021 when the liability transferred to the successor CIO together with the associated assets.

12 Analysis of net assets between funds as at 31 December 2021

	Designated Funds £	General Fund £	Endowment Fund £	Total Funds £
Freehold housing properties	-	-	-	-
Investments	-	-	-	-
Net current assets	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

As at 30 June 2020

	Designated Funds £	General Fund £	Endowment Fund £	Total Funds £
Freehold housing properties	-	-	406,486	406,486
Investments	20,000	61,713	137,172	218,885
Net current assets	-	38,118	-	38,118
	<u>20,000</u>	<u>99,831</u>	<u>543,658</u>	<u>663,489</u>

13 Funds

As at 31 December 2021

	Designated Fund £	General Fund £	Endowment Fund £	Total Funds £
Balance at 1 July 2020	20,000	99,831	543,658	663,489
Income	-	123,336	-	123,336
Expenditure	-	(88,520)	(15,905)	(104,425)
Investment gains	-	15,083	25,321	40,404
Transfers	5,000	(5,000)	-	-
Extraordinary Item (note 6)	(25,000)	(144,730)	(553,074)	(722,804)
Balance at 31 December 2021	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

WEST HACKNEY ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE 18 MONTHS ENDED 31 DECEMBER 2021 (continued)

As at 30 June 2020

	Designated Fund £	General Fund £	Endowment Fund £	Total Funds £
Balance at 1 July 2019	15,000	83,598	582,919	681,517
Income	-	77,794	-	77,794
Expenditure	-	(56,741)	(13,309)	(70,050)
Investment gains/(losses)	-	-	(25,952)	(25,952)
Transfers	5,000	(5,000)	-	-
Balance at 30 June 2020	<u>20,000</u>	<u>99,831</u>	<u>543,658</u>	<u>663,489</u>

The designated funds represent amounts set aside for cyclical maintenance and extraordinary works respectively, based on guidance issued by the Almshouse Association, less actual costs incurred. Transfers to the designated funds represents the net of these amounts.

The general fund which is unrestricted, is available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity.

The Endowment fund represents those assets which must be held permanently by the charity, principally the almshouse property and certain investments. Any capital gains or losses arising on the investments form part of the fund. Investment management charges legal advice, and property depreciation relating to the fund are charged against the fund. M&G who is the Fund Manager states on their website that their charges applied against the fund are 0.59% per annum, however these are not separately disclosed by the fund manager and have been netted off in the foregoing disclosure.

14 Related Party Transactions

There were no related party transactions in either period.

15 Post Balance Sheet Events

The undertaking operated by the unincorporated Charity together with the assets and liabilities as at 31 December 2021 were transferred to a Charitable Incorporated Organisation (CIO), The West Hackney Almshouse Charity, registered charity number 1195199 on 31 December 2021. All assets and liabilities were transferred at book value.

