

**HARRISON HOUSING**  
**(A Company Limited by Guarantee)**  
**TRUSTEES REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

**Registered Charity Number 1101143**  
**Registered Company Number 04932686 (England and Wales)**

**HARRISON HOUSING  
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FOR THE YEAR ENDED 31ST DECEMBER 2021**

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**HARRISON HOUSING  
REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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Trustees	<p>Air Marshal I C Morrison CBE, Vice Chair/Chairman from 29.10.2021  Mr M Collins, Chairman (Resigned 28.10.2021)  Mr H Knowles ACA,  Mrs M R Gunther (Resigned 7.12.2021)  Ms S Barber  Mr P Lautman  Ms S Hockett  Mr R Hicks ACA  Mr K Farnon  Mr N King (Resigned 1.10.2021)  Mrs E McGinn (Appointed 1.10.2021)  Mrs J Nammuni (Appointed 20.09.2021)  Mr F Jalalpour (Appointed 20.09.2021)</p>
Company registered number	04932686
Charity registered number	1101143
Registered office	<p>46 St James's Gardens  London W11 4RQ</p>
Patron	The Right Hon Lord Scott of Foscote
Secretary	M Coleman FCA
Independent Auditors	<p>Moore Kingston Smith  Devonshire House  60 Goswell Road  London EC1M 7AD</p>
Bankers	<p>The Royal Bank of Scotland  1 Redheughs Avenue  Edinburgh EH12 9JN</p>
Solicitors	<p>Devonshire Solicitors LLP  30 Finsbury Circus  London EC2M 7DT</p>
Investment Managers	<p>Investec Wealth &amp; Investment  2 Gresham Street  London EC2V 7QP</p> <p>M&amp;G Investment  Chelmsford CM99 2XF</p> <p>Brown Shipley  Founders Court, Lothbury  London EC2R 7HE</p> <p>CCLA  Senator House, 85 Queen Victoria Street  London EC4V 4ET</p>
Regulator of Social Housing regn. no.	A4410

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## **HARRISON HOUSING**

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### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

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The directors of the company (who are also the Trustees of the Charity under Charity Law) present their report and the audited financial statements for the year ended 31 December 2021. The report is prepared in line with the Charities Act 2011 and SORP (FRS 102).

#### **Company status**

The Harrison Housing is an almshouse Charity originally established in 1869 as Harrison Homes. It was incorporated 1 April 2004 when it became known as Harrison Housing.

Harrison Housing is a charitable company limited by guarantee, incorporated under the Companies Act 1985 on 15 October 2003 and registered as a Charity on 10 December 2003. The company was established under a Memorandum of Association which sets out the objects and powers of the charitable company and is governed under its Articles of Association. The original Articles of Association were amended by special resolution passed on 22 February 2010. In the event of the company being wound up, each member is required to contribute an amount not exceeding £10.

#### Organisational structure

The directors of the company are also Charity Trustees for the purposes of Charity law and under the company's Articles are known as the Board who must comprise of not less than 6 and not more than 12 Trustees. The members of the Board are unpaid and have a variety of professional backgrounds relevant to the work of the Charity. The full Board meet at least 4 times per year and there are also two sub-committees: Property, and Finance, Risk & Audit, which meet on a quarterly basis. Both sub-committees report to the main Board.

### **OPERATING AND FINANCIAL REVIEW**

#### **Objectives and Activities**

The objective of Harrison Housing is the relief of financial hardship suffered by older people and it does this primarily by the provision of housing and associated amenities. Harrison Housing also has a number of linked charities with similar objectives and who also provide almshouses. The precise criteria for the provision of accommodation by Harrison Housing and its linked charities varies slightly according to the underlying Trust Deed requirements.

The Trustees have given due consideration to the Charity Commission's Public Benefit guidance when applying these objectives to decisions made about the Charity, its linked charities and how it operates.

Day-to-day activities include:

- Maintaining almshouse flats;
- Maintaining almshouse gardens; and
- Providing practical support to our residents through our Scheme Managers

Applications for accommodation are received from older people most of whom live within the geographic areas where the Charity owns accommodation and they come from diverse backgrounds. The Charity does not discriminate when reviewing applications but it does ensure that applicants meet the criteria of the Charity offering accommodation and that they are in financial hardship at the point of application.

The Charity and its linked Charities own properties in St James's Gardens and Minford Gardens in West London, Crawford Place in Marylebone, Shakespeare Road, Stanley Close and Royal Circus in South London, and Rousden Street in North London. Properties are divided into self-contained flats to provide sheltered accommodation and independent living. Larger sites have a Scheme Manager to provide on-site support during the working day, residents living on smaller sites can obtain help and advice from the Charity's main hub at St James's Gardens during the normal working day. The residents also benefit from regular visits by volunteer Visitors, one of whom is also a Trustee.

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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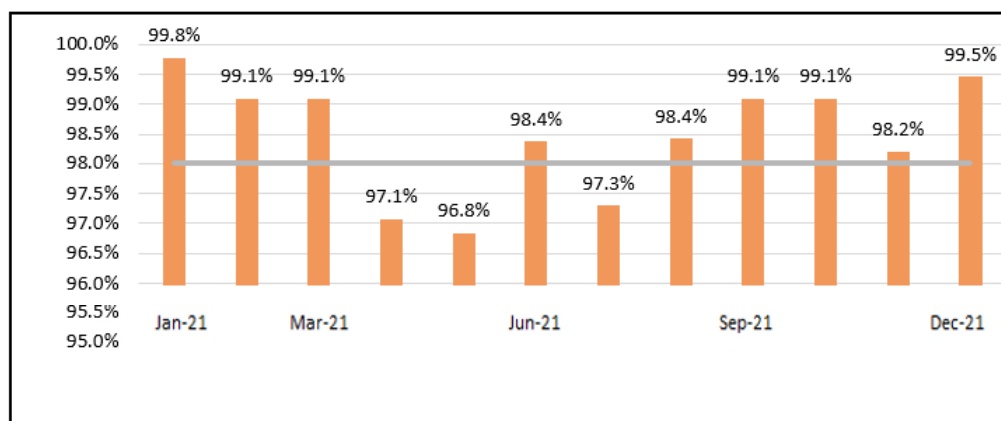
There is cyclical programme of maintenance for all properties in addition to planned annual maintenance and routine repairs.

#### Achievements and Performance

##### Housing

Harrison Housing owns a housing stock of 111 units in 5 locations in London and there were no additions nor disposals of flats during the year under review.

The accommodation is popular with occupancy rates usually averaging over 98% with the average occupancy rate for 2021 being 98.5% (2020: 97.4%).



COVID-19 regulations which operated for some periods during 2021 are not considered to have had a material impact on finding new residents. However, the availability of contractors to carry out works did affect the time taken to complete some projects.

Housing income rose to £1,252k (2020: £1,207k) an increase of 3.7%. Income from the Charity's investment portfolios was almost unchanged at £141k (2020: £140K).

Routine repairs are made on a timely basis and kitchens and bathrooms are assessed for upgrade to ensure compliance with the Decent Homes Standards when properties become vacant.

Direct operating costs increased to £1,131k (2020: £831k) as the result of expenditure on Cyclical Repairs rising from £10k in 2020 to £263k in 2021. Despite this increase not all planned projects were completed due to legal complexities delaying the planned work at Minford Gardens. However, the delayed works at Christian Union Almshouses were completed in December 2021.

Support costs increased by 30% from £401k in 2020 to £523k for 2021 mainly as the result of spending £51k on professional fees as plans were developed to investigate the feasibility of developing one of the sites owned by the Charity as well as two other projects that could potentially add a very small number of units to existing sites. Other factors affecting the increase in Support Costs include temporary staff costs incurred as the result of long-term sickness affecting one member of the team and costs associated with moving the Charity's IT infrastructure into the Cloud.

##### Management services

The company has acted for several years as managing agent to other almshouse charities in the London area. Full management services were provided to Waltham Abbey Non-Educational Parochial Charities (11 units), West Hackney Almshouse Charity (9 units) and The Leathersellers' Barnet Charity (22 units). The company also provided limited management services to Butchers & Drovers Charitable Institution (10 units in Hounslow)

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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and St Giles-in-the-Fields Almshouses (8 units in Covent Garden) and a provided a Scheme Manager to Dulwich Almshouses for the first time during 2021.

#### Voluntary services

It is recognised that all Trustees are volunteers and give their time freely, without which the Charity could not operate. One of the Trustees of Harrison Housing is also part of a group of 6 people, known as the Visitors, who provide a confidential befriending service to Harrison Housing residents.

#### Value for money

The Charity continues to monitor its operating costs by reviewing such costs and considering alternatives when contracts come up for renewal, monitoring performance against budgets and benchmarking against similar organisations.

The Regulator of Social Housing requires all Housing Associations to follow a standard set of calculations using the regulator's own metrics definitions to provide consistency across the sector. The results for Harrison Housing are set out below

		2021	2020
<b>Metric 1</b>	Reinvestment	1.13%	0.56%
<b>Metric 2</b>	New supply delivered	0.00%	0.00%
<b>Metric 3</b>	Gearing	0.00%	0.00%
<b>Metric 4</b>	EBITDA MRI (EBITDA Major Repairs Included) Interest cover %	0.00%	0.00%
<b>Metric 5</b>	Headline Social Housing costs per unit	£8,033	£5,503
<b>Metric 6a</b>	Operating Margin (Social lettings)	-5.42%	22.00%
<b>Metric 6b</b>	Operating Margin (Overall)	-21.22%	5.08%
<b>Metric 7</b>	ROCE %	-2.05%	0.48%

The increase in Headline Social Housing Costs per unit is mainly a reflection of the money spent on Cyclical Repairs in 2021, some of which had been planned pre-Covid. The average spent on Headline Social Housing Costs over the 3 years to 2020 was £6,050 pa. The expenditure on Cyclical Repairs during 2021 is also primarily responsible for the Operating Margin returning a negative result. These outcomes were predicted in our 2020 report.

Metric 6a examines the margin the Charity achieves solely based on its income from social housing lettings compared to the directly attributable costs of operating those units. Metric 6b then looks at the margin in the context of total income from all sources and all operating costs.

The Charity continues to develop ideas for ways in which its existing estate may be capable of being developed to provide additional accommodation however, as the current economic outlook is bleak no final decision has been made as to whether or when these projects will be taken forward. But the Trustees believe the Charity remains financially sound and potentially capable of exploiting future opportunities if viable projects are identified.

#### Fundraising

The Charity does not undertake fund raising activities during its normal course of operations.

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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#### Financial Review

##### Income and expenditure

Weekly maintenance contributions including service charges net of voids amounted to £1,251k in 2021 (2020: £1,207). The WMC element of the charges were increased for all properties by September 2020 CPI (0.5%) plus the maximum allowed increase of 1% making a total increase of 1.5% (2020: 2.7% using September 2019 CPI) with the increase being applied on the annual review date for each property. Service charge expenses were reviewed and increased in line with costs quoted by key Suppliers.

Void costs were below budget due to the high occupancy level experienced during 2021.

Management of other schemes generated income of £147k (2020: £107k) with the majority of the increase being attributable to a new Management Contract with Dulwich Almhouses which commenced in January 2021.

Expenditure on raising funds which are the costs of the charities Investment Managers was £38k (2020: £35k) representing 2.7% of gross investment income (2020: 2.5%). Management fees as a percentage of the total value of funds under management are approximately 0.6% (2020: 0.6%).

Expenditure on charitable activities was £1,651k (2020: £1,245k) representing 132% of income from charitable activities (2020: 103%). Included in expenditure on charitable activities are routine repairs and maintenance of £256k (2020: £224k) and the cost of Cyclical Repairs £263k (2020: £0). As noted in last year's report the Cyclical Repairs originally planned for 2020 were postponed to 2021 and although progress has been made in "catching up" with such planned maintenance not all planned projects were completed in 2021. Other areas that saw above inflationary increases in expenditure include £51k spent on professional fees incurred in connection with projects for the expansion of accommodation offered to beneficiaries, unexpected costs incurred on temporary staff to cover long term absence of one member of staff and costs incurred in moving the Charity's IT infrastructure into the Cloud.

The Charity's cash balances and investments generated an almost unchanged level of income from that generated during 2020 with such income producing £141k (2020: £140k). Net realised and unrealised gains on investments for the year were £521k (2020: £19k) as investments recovered losses caused by the Covid 19 pandemic in 2020.

Trustees place reliance on the following factors when assessing the Charity's ability to be able continue to operate as planned for the foreseeable future:

- At the balance sheet date the Charity held £458k in cash and short term cash deposits (2020: £497k)
- The Charity is in the fortunate position that it is not funded by donations and income from letting flats should remain stable, subject to any temporary voids.
- The Charity has an investment portfolio worth in excess of £6m at the balance sheet date, the underlying investments could be realised into cash within a short timescale if the need arose.
- Major expenses are generally incurred in respect of cyclical repairs which in many cases can be delayed in the short term should the need arise.
- A significant proportion of the cash received every month is received from local Councils in the form of Housing Benefit for residents

Cash held in the Charities bank accounts has remained fairly stable during the year although £150k was drawn down from the investment portfolio as planned to meet part of the cost on Cyclical Repairs.

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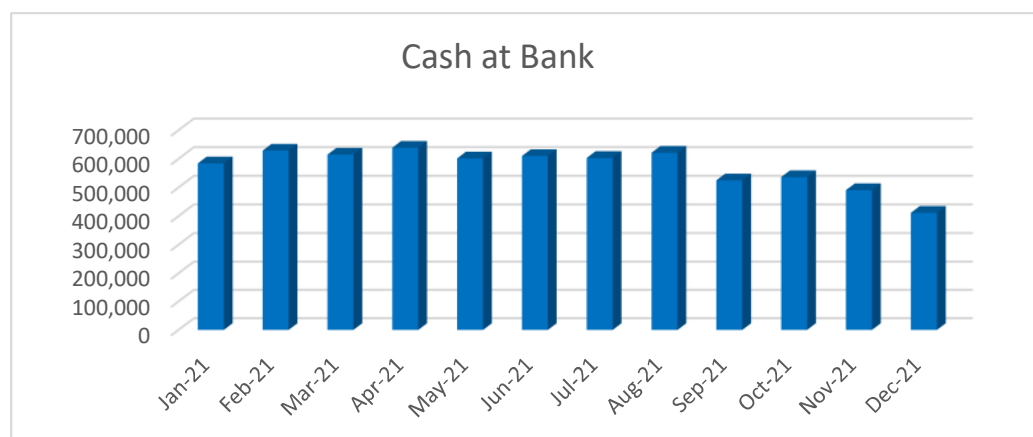
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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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Further information on the financial performance of the Charity is contained in the accompanying financial statements.

#### Investment policy and ESG

The Investment Policy is kept under review, having regard to expected requirements in relation to new projects under consideration by the Board, and reserve requirements. The overall objective of the investment policy for Harrison Housing in relation to its investments with Investec is to achieve long term capital growth and income on a total return basis of CPI +3% (formerly RPI +2%) with income rolled up and invested into capital.

During the year Investec was invited by the Trustees to demonstrate the procedures they have in place in respect of Environmental, Social and Governance considerations they undertake before investing the Charity's funds. They more than satisfied the Trustees that their procedures and the checks and balances they have in place should guard against investment in companies whose activities could conflict with the aims of the Charity or otherwise bring into disrepute.

Performance achieved by Harrison Housing in the 12 months to December 2021 was 11.2% (2020: 3.35%) against a Benchmark Total Return of 12.61% (2020: 0.24%). The improved performance compared to 2020 was also reflected in the valuation of the portfolio with total gains for the year across all portfolios of £521k (2020 £19k).

For both Christian Union Almshouses and the Portal Home for Ladies, a cautious investment policy has been adopted to minimise risk. Investments are monitored and reviewed by Trustees on a regular basis.

#### Reserves policy

For Harrison Housing, designated reserves are maintained based on guidance issued by the Almshouse Association for the cyclical maintenance and repair of the properties. Details of these designated reserves and restricted funds appear in the notes to the financial statements.

Past policy by the Trustees approved the created a Designated Tangible Fixed Asset Reserve to reflect the net book value of fixed assets, less other funds specifically related to fixed assets. The intended purpose is that this fund should not be used for any other purpose as it seeks to reflect the Charity's investment in fixed assets

The Trustees consider it prudent to retain free reserves equivalent to 12 months expenditure, which is forecast to exceed £1 million in 2022 on operating costs plus £0.5m on major repairs and capital expenditure. Unrestricted General reserves not invested in tangible fixed assets were approximately £5m at the balance sheet date. The value of General Reserves was above the free reserves target but in the light of current economic uncertainty with inflation expected to reach highs not seen for 40 years the Trustees are comfortable with the current level of the Reserve.

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### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

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At Christian Union Almshouses, reserves are also set aside in accordance with The Almshouse Association recommendations. In addition, an improvement fund is being built up for major development works required in the future.

At the Portal Home for Ladies, designated reserves are maintained on the specification of the Trust Deed for expenditure on cyclical maintenance and extraordinary repairs of the Charity's property.

The Trustees have reviewed the current reserves policies in the light of current budgets and plans and consider that there are sufficient reserves to meet running costs for the foreseeable future.

#### **Plans for Future Periods**

The Trustees approved the 2022 budget in December 2021 which included Cyclical Repairs and Capital Expenditure on its property portfolio of £520k. However, since that time energy prices have continued to rise rapidly and the war in Ukraine has cast a shadow over economic forecasts bringing into question whether the 5 strategy for the Charity agreed in 2019 remains relevant and appropriate.

As a result of these events which are outside of the control of the Charity the Trustees have planned for a strategy review to take place in June/July 2022. The outcome of that review when decided may impact on and change the previously agreed strategy of the Charity.

#### **Structure, Governance and Management**

Day-to-day management is delegated to the Chief Executive, who is responsible for ensuring that the Charity delivers the services specified and that key performance indicators are met. The Chief Executive is responsible delivering the objectives set by the Trustees and for ensuring that staff continue to develop their skills and working processes in line with good practice.

The key management team who are responsible for the day-to-day operations of the three charities is made up of the Chief Executive, the Director of Finance and the Operations Director. Remuneration for senior management personnel is reviewed annually at the first Finance, Risk and Audit Committee meeting of the year, along with proposed salary rates for all members of staff. The Charity aims to pay staff salaries which are fair and in line with rates paid by similar sized almshouses and housing associations. In setting salaries each year where possible roles are benchmarked against rates paid by similar organisations and all staff are paid above the national living wage. Trustees are not remunerated for their roles in the Charity.

#### Recruitment and Appointment of Trustees

Trustees are appointed by the Board. During the year 3 new Trustees were appointed following the retirement of several long-standing Trustees. One of the new appointments has specific knowledge of housing and property and the appointment of all new Trustees is only made after identifying those individuals who can add skills to the Board. Martin Collins, the Chair also resigned during the year for personal reasons after deciding to spend an increasing amount of time outside the UK.

Details of Trustees who served during the year and changes that took place during the year, and since, are shown on page 1.

#### Trustee Induction and Training

New Trustees are invited to familiarise themselves with the Charity and the context within which it operates. Briefing sessions are run, jointly led by the Chair of the Board and the Chief Executive of the Charity, covering:

- The obligations of Board members.
- The main documents which set out the operational framework for the Charity including the Memorandum and Articles of Association.
- Resourcing and the current financial position as set out in the latest statutory and management accounts.

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## HARRISON HOUSING

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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- Future plans and objectives.
- Information from the various Charity Commission publications signposted through the Commission's guide "The Essential Trustee" are distributed to new Trustees, together with the Charity's governing documents, its Memorandum and Articles of Association and the latest published statutory financial statements.

#### Related parties

The Charity is registered with the Regulator of Social Housing as a Private Registered Provider and is a member of the Almshouse Association. The Charity may from time to time obtain grants or loans from these organisations in connection with capital or refurbishment projects.

Harrison Housing, The Christian Union Almshouses, Tonge Houses the Portal Homes for Ladies, Howis Trust, Whicher and Kifford Almshouses, Letita Cornwall, Kifford's Almshouses, and Whicher's Almshouses are all registered charities and are Linked Charities for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011.

Harrison Housing Trustees Limited, a wholly owned subsidiary of Harrison Housing, was dormant during the year and has never traded.

#### Risk management

The Trustees have assessed the major risks to which the company is exposed and in particular those related to the operations and finances of the company and they are satisfied that systems are in place to mitigate exposure to the major risks.

The principal governance risks identified are as follows:

- Undertaking activities outside of the objectives of the Charity: we mitigate this risk by seeking legal and other advice before venturing into new areas of operation.
- Failing to respond to changes in legislation and best practice recommendations: we mitigate this risk by regularly reviewing policies and procedures in the light of changing requirements and engaging qualified professional for compliance visits.
- Trustees benefitting personally from their position: we mitigate this risk by not making payments to Trustees, reviewing Board performance and requiring annual declarations of interests to be provided by each Trustee.
- Unable to fill Trustee vacancies with persons appropriate skills to complement existing skills held by Board members: a nomination Committee exists who meet when vacancies arise and they are charged with undertaking such procedures that are considered necessary to find people with the skills that the Charity believes it requires

#### Internal controls

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

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### TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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Formal policies and procedures which have regard both to the size of the Charity include:

- a) The appointment of suitably experienced and qualified personnel to implement the systems set up, and the appropriate delegation of authority to officers, staff and consultants to achieve this.
- b) The establishment of detailed procedures for accounting and financial functions and for the operation of essential controls in all areas.
- c) The production of detailed and longer term outline budgets and cash forecasts, and the submission of regular management accounts, to provide the information necessary to review and monitor the results of the organisation's operating activities and the financial position at any time.
- d) The formal control of any new commitment, development or activity by setting up an appropriate sub-committee of the Trustees to authorise, record and monitor the project and the transactions involved.
- e) An annual assessment of risks and risk management, as described above.

#### Statement of Board's Responsibilities

The Trustees (who are also directors of Harrison Housing for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law 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 its incoming resources and application of resources, including the income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- observe methods and principles in the Charities SORP 2015 (FRS102)
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Trustees are responsible for keeping adequate 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 [Companies Act 2006](#). They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

- there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

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### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

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#### **Members of the Board**

All Trustees of the Charity also become members of the Board and those who served in both capacities during the year are set out on page 1.

#### **Auditor**

Moore Kingston Smith are Auditors to the charitable company.

Approved by the Board on 28 June 2022 and signed on its behalf by:



**Air Marshal Ian Morrisson CBE**

Chair

**HARRISON HOUSING  
INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF HARRISON HOUSING  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Opinion**

We have audited the financial statements of Harrison Housing ('the company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement

**HARRISON HOUSING  
INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF HARRISON HOUSING  
FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- trustees' annual report have been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or]
- we have not received all the information and explanations we require for our audit or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the trustees' annual report and from preparing a strategic report.

**Responsibilities of trustees**

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

**Auditor's Responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of

**HARRISON HOUSING**  
**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF HARRISON HOUSING**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.

**HARRISON HOUSING**  
**INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF HARRISON HOUSING**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

**Use of our report**

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*Moore Kingston Smith LLP*

Luke Holt (Senior Statutory Auditor)  
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

30 June 2022

Devonshire House  
60 Goswell Road  
London  
EC1M 7AD

**HARRISON HOUSING**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	Note	Unrestricted Funds £	Restricted Funds £	Total funds 2021 £	Total funds 2020 £
<b>Income from:</b>					
Donations	4	807	-	807	847
Charitable activities	5, 6	912,168	339,771	1,251,939	1,207,422
Investments	7	121,862	18,944	140,806	139,973
<b>Total Income</b>		<b>1,034,837</b>	<b>358,715</b>	<b>1,393,552</b>	<b>1,348,242</b>
<b>Expenditure on:</b>					
Raising funds	8	31,661	6,006	37,667	35,112
Charitable activities	9, 10	1,347,126	303,546	1,650,672	1,220,924
<b>Total Expenditure</b>		<b>1,378,787</b>	<b>309,552</b>	<b>1,688,339</b>	<b>1,256,036</b>
Net gains/(losses) on investments	16	440,909	79,592	520,501	18,978
<b>Net income/(expenditure)</b>		<b>96,959</b>	<b>128,755</b>	<b>225,714</b>	<b>111,184</b>
Transfers between funds		57,737	(57,737)	-	-
Other recognised losses		-	-	-	-
Actuarial gains/(losses) on defined benefit pension scheme	27	40,392	-	40,392	(31,000)
<b>Net Movement in Funds</b>		<b>195,088</b>	<b>71,018</b>	<b>266,106</b>	<b>80,184</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>4,897,777</b>	<b>9,249,777</b>	<b>14,147,554</b>	<b>14,067,370</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>20</b>	<b>5,092,865</b>	<b>9,320,795</b>	<b>14,413,660</b>	<b>14,147,554</b>

All income and expenditure derive from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised in the year.

**HARRISON HOUSING  
BALANCE SHEET  
AS AT 31ST DECEMBER 2021**

	Note	2021 £	2021 £	2020 £	2020 £
<b>FIXED ASSETS</b>					
Tangible assets	15		7,713,824		7,859,637
Investments	16		6,384,697		5,905,904
			<u>14,098,521</u>		<u>13,765,541</u>
<b>CURRENT ASSETS</b>					
Debtors: amounts falling due within one year	17	90,846		105,148	
Investments	18	45,916		45,912	
Cash at bank		<u>412,401</u>		<u>450,812</u>	
		549,163		601,872	
<b>CREDITORS</b>					
Amounts falling due within one year	19	<u>(223,024)</u>		<u>(142,944)</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>326,139</u>		<u>458,928</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>14,424,660</u>		<u>14,224,469</u>
Defined benefit pension scheme liability	27		<u>(11,000)</u>		<u>(76,915)</u>
<b>NET ASSETS</b>			<u>14,413,660</u>		<u>14,147,554</u>
<b>CHARITY FUNDS</b>					
Restricted funds	20		9,326,801		9,249,777
Unrestricted funds	20		5,086,859		4,897,777
			<u>14,413,660</u>		<u>14,147,554</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of Trustees on 28 June 2022 and were signed on its behalf by:



.....  
Air Marshal I Morrison CBE (Chair)

**HARRISON HOUSING**  
**CASH FLOW STATEMENT**  
**FOR THE YEAR ENDED 31ST DECEMBER 2021**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	<u>(126,127)</u>	<u>139,324</u>
<b>Cash flows from investing activities</b>		
Investment income	140,806	139,973
Purchase of tangible fixed assets	(109,792)	(58,865)
Proceeds from sale of investments	950,766	1,244,800
Purchase of investments	(721,995)	(1,543,520)
Movement on investments cash account	(172,064)	204,066
Net cash provided by investing activities	<u>87,721</u>	<u>(13,546)</u>
<b>Net cash used in financing</b>	<u>-</u>	<u>-</u>
<b>Change in cash and cash equivalents in the year</b>	<b>(38,407)</b>	<b>125,778</b>
Cash and cash equivalents at the beginning of the year	496,724	370,946
<b>Cash and cash equivalents at the end of the year</b>	<u><b>458,317</b></u>	<u><b>496,724</b></u>

**Reconciliation of net expenditure to net cash flow from operating activities**

**HARRISON HOUSING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST DECEMBER 2021**

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**1 GENERAL INFORMATION**

Harrison Housing is a company limited by guarantee and is registered with the Charity Commission as an Almshouse Charity (Charity Registered number 1101143), the Registrar of Companies (Company Registration Number 4932686) and with The Regulator of Social Housing as a private registered provider (Regulator of Social Housing A4410).

The company was incorporated on 15 October 2003 and commenced its activities on 1 April 2004, when the assets and liabilities of The Harrison Homes were transferred to Harrison Housing.

The members of the Charity are the Trustees named on page 1. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the Charity.

The address of the registered office is given in the Charity information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are detailed in the Trustees' Report.

**2 ACCOUNTING POLICIES**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS102) - 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 (FRS102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Harrison Housing meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are presented in sterling, which is the functional currency of the Charity, and are rounded to the nearest pound.

**2.2 Going concern**

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. Trading operations which for this purpose is income less operating costs but excluding depreciation, consistently show the charity to be cash positive generating approximately £10,000 per month. A large part of the charity's income is paid by local Councils in the form of Housing Benefit which is reasonably secure. It is generally possible for the charity to determine the timing of major expenditure such as cyclical repairs and large capital expenditure which would provide flexibility should cash flow become tight. Investments are valued at more than £5m which can be comparatively easily liquidated if an emergency was to arise. The value of the investments would cover operating costs (excluding major capital/cyclical works) for approximately 4 years even with no income which in itself would be highly unlikely. For these reasons, the Trustees believe the charity to be a going concern for at least 12 months from the date of signature of these financial statements.

**HARRISON HOUSING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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**ACCOUNTING POLICIES (Continued)**

**2.3 Income**

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from housing represents housing contributions (including service charge income), income from the provision of management services and charitable income.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Further detail is given in the Trustees' Report.

Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed where the amount of the grant has been determined. Grants are reflected in the Fixed Asset Fund; all fixed assets are treated as restricted with depreciation on grant funded assets reducing this fund.

**2.4 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 allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

**HARRISON HOUSING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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**ACCOUNTING POLICIES (Continued)**

**2.5 Taxation**

The Charity is considered to meet the definition of a charitable company for UK corporation tax purposes. Accordingly, to the extent that income and gains fall within Part 11 of the Corporation Tax Act 2010 and section 256 of the Taxation of Chargeable Gains Acts 1992, the charity is exempt from UK taxation on such income and gains provided they are applied for charitable purposes.

**2.6 Tangible fixed assets and depreciation**

Tangible fixed assets costing £5,000 or more are capitalised and recognised when future economic benefits are probably and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

The estimated useful lives are as follows:

Buildings	100 years
Roofs	70 years
Windows	30 years
Boilers	15 years
Kitchens	15 years
Bathrooms	15 years
Mechanical elements	30 years
Electrics	40 years
Lifts	20 years
Fixtures and fittings	10 years

**2.7 Investments**

Fixed asset investments are a form of basic financial instrument are initially recognised at their transaction value and subsequently measured at their fair value using the closing quoted market price or the share of the Net Asset Value of the fund (if unlisted). All gains and losses are taken to the Statement of Financial Activities as they arise.

The Statement of Financial Activities includes all net gains and losses arising on revaluation and disposals throughout the year. As investments are revalued to fair value continuously, no realised gains or losses arise.

**2.8 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**HARRISON HOUSING  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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**ACCOUNTING POLICIES (Continued)**

**2.9 Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**2.10 Loans and borrowing**

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

**2.11 Liabilities**

Liabilities and provisions are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effects of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

**2.12 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 accrued income) are basic financial instruments and are debt instruments measured at amortised cost as detailed in Note 17. 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 Notes 19 and 20. 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.

**2.13 Pensions**

The charity's employees are entitled to join TPT Retirement Solutions (formerly The Pensions Trust)- Social Housing Pension Scheme, a multi-employer defined benefit scheme. The Charity has adopted the Financial Reporting Council guidance 'Amendments to FRS102 multi-employer defined benefit plans' and the scheme has been accounted for as a defined benefit scheme from 1 January 2019.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

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**ACCOUNTING POLICIES (Continued)**

Pension scheme assets are measured at fair value and liabilities are measured on an actuarial basis using the projected unit method and discounted at a rate equivalent to the current rate of return on a high quality corporate bond of equivalent term and currency to the liabilities. The actuarial valuations are performed triennially and are updated at each reporting date.

The amount charged to the operating surplus are the current service costs and gains and losses on settlements and curtailments together with any change in the net defined benefit liability arising from employee service and are included as part of staff costs. Net interest on the defined benefit pension liability is shown as part of interest payable in the Statement of Financial Activities. Actuarial gains and losses on re-measurement of the defined benefit pension liability are reported within the Statement of Financial Activities.

**2.14 Fund accounting**

General funds are unrestricted funds which 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 other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

**3 CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGMENT**

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

- Depreciation rates for tangible fixed assets
- Allocation of support costs

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year as discussed below.

Critical areas of judgment

- Useful economic lives of assets
- Defined Benefit Pension Scheme

The Charity has an obligation to fund the pension benefits of its employees who are current or past members of the pension scheme. The cost of the benefits and the present value of the obligation depend on a number of factors, including life expectancy, asset valuations, and the discount rate on corporate bonds. Management estimates these factors in determining the net pension liability in the Balance Sheet. The assumptions reflect historical experience and current trends. See Note 28 for the disclosures relating to the defined benefit pension scheme.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**4 DONATIONS**

	<b>Unrestricted funds 2021 £</b>	<b>Restricted funds 2021 £</b>	<b>Total funds 2020 £</b>
Donations	807	-	807
Grants	-	-	-
	<u>807</u>	<u>-</u>	<u>807</u>
	<b><i>Unrestricted funds 2020 £</i></b>	<b><i>Restricted funds 2020 £</i></b>	<b><i>Total funds 2020 £</i></b>
Donations	847	-	847
Grants	-	-	-
	<u>847</u>	<u>-</u>	<u>847</u>

**5 INCOME FROM CHARITABLE ACTIVITIES- BY FUND**

	<b>Unrestricted funds 2021 £</b>	<b>Restricted funds 2021 £</b>	<b>Total funds 2021 £</b>
Housing activities	912,168	339,771	1,251,939
	<u>912,168</u>	<u>339,771</u>	<u>1,251,939</u>
	<b><i>Unrestricted funds 2020 £</i></b>	<b><i>Restricted funds 2020 £</i></b>	<b><i>Total funds 2020 £</i></b>
Housing activities	876,047	331,375	1,207,422
	<u>876,047</u>	<u>331,375</u>	<u>1,207,422</u>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**6 INCOME FROM CHARITABLE ACTIVITIES- BY TYPE**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Housing activities</b>		
Rental income receivable	742,016	741,542
Service charges receivable	347,282	351,645
<b>Gross rental income</b>	<b>1,089,298</b>	<b>1,093,187</b>
Losses from void accommodation	(16,081)	(17,034)
	<b>1,073,217</b>	<b>1,076,153</b>
Management fees	147,144	107,176
Other rental income	19,078	21,808
Sundry income	12,500	2,285
<b>Total</b>	<b>1,251,939</b>	<b>1,207,422</b>

Rental income includes £56,326 (2020: £53,563) restricted income from the Greenwoods Almshouse, £87,052 (2020: £80,079) restricted to Christian Union Almshouses, £56,418 (2020: £56,484) restricted to Tonge Houses, Portal Homes for Ladies and £52,084 (2020: £52,628) restricted to Whicher & Kifford.

**7 INCOME FROM INVESTMENTS**

	<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Total funds</b>
	<b>2021</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Dividend income	121,627	18,944	<b>140,571</b>
Bank deposit and bond interest	235	-	<b>235</b>
	<b>121,862</b>	<b>18,944</b>	<b>140,806</b>
	<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>Total funds</b>
	<b>2020</b>	<b>2020</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Dividend income	117,725	21,522	<b>139,247</b>
Bank deposit and bond interest	726	-	<b>726</b>
	<b>118,451</b>	<b>21,522</b>	<b>139,973</b>

All of the Charity's income from investments arises from money held in stocks, shares and interest bearing deposit accounts with Investec Wealth Management, M&G, Brown Shipley and CCLA.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**8 EXPENDITURE ON RAISING FUNDS**

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Investment management fees	31,661	6,006	37,667
	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Investment management fees	29,811	5,301	35,112

**9 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY FUND**

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Housing activities	1,347,126	303,546	1,650,672
	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Housing activities	979,927	240,997	1,220,924

**10 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY TYPE**

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £
Housing activities	1,127,654	523,018	1,650,672
	Activities undertaken directly 2020 £	Support costs 2020 £	Total funds 2020 £
Housing activities	820,015	400,909	1,220,924

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**10 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY TYPE (CONTINUED)**

<b>Analysis of direct costs</b>	<b>Total funds 2021 £</b>	<b>Total funds 2020 £</b>
Direct staff costs	373,337	367,725
Depreciation	240,606	228,515
Routine repairs and maintenance	250,927	223,775
Cyclical repairs and maintenance	262,784	-
	<u>1,127,654</u>	<u>820,015</u>
<b>Analysis of support costs</b>	<b>Total funds 2021 £</b>	<b>Total funds 2020 £</b>
Defined benefit pension scheme finance cost	4,000	3,000
Support staff costs	91,406	39,569
Legal and other professional fees	21,488	47,391
Governance costs	19,936	20,178
Other staff costs	89,755	36,299
Premise costs	179,106	168,658
Other costs	114,857	73,657
Bank charges and interest payable	1,580	1,208
Bad debt write off	890	10,949
	<u>523,018</u>	<u>400,909</u>

**11 GOVERNANCE COSTS**

	<b>2021 £</b>	<b>2020 £</b>
Audit	18,936	17,700
Accounts	1,000	3,600
	<u>19,936</u>	<u>21,300</u>

**12 AUDITORS' REMUNERATION**

	<b>2021 £</b>	<b>2020 £</b>
2020 under accrual audit and accounts	4,109	-
2021 accrual audit and accounts	19,936	21,300
	<u>24,045</u>	<u>21,300</u>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**13 STAFF COSTS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Wages and salaries	405,003	361,683
Social security costs	35,950	32,557
Employers pension costs	23,791	23,635
	<u>464,743</u>	<u>417,875</u>

**Particulars of employees**

The average number of employees during the year, was as follows:

	<b>2021</b>	<b>2020</b>
Operating staff- Full time	3	3
Operating staff- Part time	3	2
Administrative staff- Full time	4	3
Administrative staff- Part time	3	3
	<u>13</u>	<u>11</u>

The remuneration of key management personnel (including pension, bonus and employers national insurance) in the year amounted to:

<b>2021</b>	<b>2020</b>
<b>£</b>	<b>£</b>
<u>182,813</u>	<u>186,257</u>

Remuneration payable to the highest paid Director in relation to the year ended 31 December 2021, excluding pension contributions was £71,970. (2020: £61,153). The Chief Executive is a member of the Social Housing Pension Scheme (SHPS).

The number of employees (FTE) who received total remuneration in the following bands were:

	<b>2021</b>	<b>2020</b>
£60,000 - £69,999	1	1

**14 Trustee's remuneration and expenses**

During the year, no Trustees received received any remuneration or other benefits (2020: nil).

During the year ended 31 December 2021, no Trustee expenses have been incurred (2020: nil).

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**15 TANGIBLE FIXED ASSETS**

	<b>Freehold property £</b>	<b>Fixtures and fittings £</b>	<b>Office equipment £</b>	<b>Totals £</b>
<b>COST</b>				
At 1st January 2021	10,550,755	256,066	52,678	10,859,499
Additions	85,447	21,226	3,119	109,792
Reclassification (note 1 below)	-	-	(15,000)	(15,000)
Disposals	(126,014)	-	(20,864)	(146,878)
	<u>10,510,188</u>	<u>277,292</u>	<u>19,933</u>	<u>10,807,413</u>
At 31st December 2021				
<b>DEPRECIATION</b>				
At 1st January 2021	2,876,210	94,168	29,484	2,999,862
Reallocation (note 2 below)	(47,443)	47,443	-	-
Charge for the year	220,130	17,612	1,973	239,715
Eliminated on disposal	(125,124)	-	(20,864)	(145,988)
	<u>2,923,773</u>	<u>159,223</u>	<u>10,593</u>	<u>3,093,589</u>
At 31st December 2021				
<b>NET BOOK VALUE</b>				
At 31st December 2021	<u>7,586,414</u>	<u>118,069</u>	<u>9,340</u>	<u>7,713,824</u>
At 31st December 2020	<u>7,674,545</u>	<u>161,898</u>	<u>23,194</u>	<u>7,859,637</u>

The Trustees believe that the value of the housing properties is substantially in excess of cost, based on reinstatement values for insurance purposes. In the event that any housing property should be sold, a liability may arise for the repayment, at least in part, of grants received.

**1. Reclassification of freehold land**

The Charity owns freehold land at Newell Hall which has been re-classified as a property investment as it is held with a view to be sold at some future date. Currently the land has no planning nor development rights and has been valued at £15,000 (2020: £15,000) and it produces no income. The land has been included with investments in these financial statements and is valued at estimated market value.

**2. Reallocation of depreciation charge**

Depreciation previously shown as relating to Freehold Property in the 2020 accounts has been identified as belonging to Fixtures and Fittings and the accumulated depreciation has been realloc

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**16 FIXED ASSET INVESTMENTS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Quoted Investments - Fair value</b>		
At 1st January	5,905,904	5,792,272
Additions	571,995	1,543,520
Disposals	(800,766)	(1,244,800)
(Losses)/gains	520,500	18,978
	<u>6,197,633</u>	<u>6,109,970</u>
At 31st December	6,197,633	6,109,970
Cash Movement	<u>172,065</u>	<u>(204,066)</u>
	<u>6,369,698</u>	<u>5,905,904</u>
<b>Freehold Investment Land</b>		
Reclassification from tangible fixed assets	<u>15,000</u>	<u>-</u>
<b>Total Value of Investments at 31 December</b>	<u>6,384,698</u>	<u>5,905,904</u>
<b>Book value of quoted investments</b>		
At 31 December 2021	<u><u>4,597,416</u></u>	<u><u>4,597,416</u></u>

All the fixed asset investments are held in the UK

The majority of quoted investments are managed listed securities held with Investec Wealth & Investment, and Browne Shipley. The balance of funds are held in M&G Charity Investment Funds. All funds are invested within listed companies for which there is a readily available market value. The historic valuation of the M&G holdings include £2,509 representing a permanent endowment fund which formed part of Greenwood's Almshouses Trust and £2.669 for Christian Union Almshouse.

The Charity owns freehold land at Newall Hall. The land is derelict and produces no income but is held for the long term with a view to maximising its ultimate value. It has been included in these financial statements at estimated market value.

Harrison Housing also has a £1 investment in its wholly owned subsidiary Harrison Housing Trustees Limited.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**17 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Maintenance contributions - housing	48,444	29,357
Other debtors	4,869	32,998
Prepayments and accrued income	37,533	42,793
	<hr/>	<hr/>
	<b>90,846</b>	<b>105,148</b>
	<hr/> <hr/>	<hr/> <hr/>

**18 CURRENT ASSET INVESTMENTS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Short term bank deposits	45,916	45,912
	<hr/>	<hr/>
	<b>45,916</b>	<b>45,912</b>
	<hr/> <hr/>	<hr/> <hr/>

**19 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade creditors	115,818	63,115
Other taxation and social security	13,949	2,285
Other creditors	29,004	27,132
Accruals and deferred income	64,253	50,412
	<hr/>	<hr/>
	<b>223,024</b>	<b>142,944</b>
	<hr/> <hr/>	<hr/> <hr/>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**20 STATEMENT OF FUNDS**

Statement of funds - current year	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/out	Gains/ (Losses) £	Balance at 31 December 2021 £
<b>Designated funds</b>						
Cyclical Maintenance Fund	750,777	-	(262,784)	170,000	-	657,993
Revaluation Reserve	15,000	-	-	-	-	15,000
	<u>765,777</u>	<u>-</u>	<u>(262,784)</u>	<u>170,000</u>	<u>-</u>	<u>672,993</u>
<b>General funds</b>						
General Reserve	4,208,915	1,034,837	(1,122,009)	(137,786)	440,909	4,424,866
Pension Reserve	(76,915)	-	-	25,523	40,392	(11,000)
	<u>4,132,000</u>	<u>1,034,837</u>	<u>(1,122,009)</u>	<u>(112,263)</u>	<u>481,301</u>	<u>4,413,866</u>
<b>Restricted funds</b>						
Greenwoods	218,885	57,046	(44,250)	(8,056)	1,642	225,267
Howis Trust	149,448	87,892	(76,007)	(16,113)	-	145,220
Whicher & Kifford	431,627	52,084	(41,030)	(8,056)	-	434,625
Fixed asset fund	4,641,400	-	-	-	-	4,641,400
Portal	923,150	65,307	(57,252)	(9,399)	32,440	954,246
CUA	2,885,267	96,386	(85,007)	(16,113)	45,510	2,926,043
	<u>9,249,777</u>	<u>358,715</u>	<u>(303,546)</u>	<u>(57,737)</u>	<u>79,592</u>	<u>9,326,801</u>
<b>Total funds</b>	<u>14,147,554</u>	<u>1,393,552</u>	<u>(1,688,339)</u>	<u>-</u>	<u>560,893</u>	<u>14,413,660</u>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**20 STATEMENT OF FUNDS (continued)**

<b>Statement of funds - prior year</b>	<b>Balance at 1 January 2020 £</b>	<b>Income £</b>	<b>Expenditure £</b>	<b>Transfers in/out</b>	<b>Gains/ (Losses) £</b>	<b>Balance at 31 December 2020 £</b>
<b>Designated funds</b>						
Cyclical Maintenance Fund	600,777	-	-	150,000	-	750,777
Revaluation Reserve	15,000	-	-	-	-	15,000
	<u>615,777</u>	<u>-</u>	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>765,777</u>
<b>General funds</b>						
General Reserve	4,290,848	995,345	(1,033,823)	(93,431)	49,976	4,208,915
Pension Reserve	(70,000)	-	-	-	(6,915)	(76,915)
	<u>4,220,848</u>	<u>995,345</u>	<u>(1,033,823)</u>	<u>(93,431)</u>	<u>43,061</u>	<u>4,132,000</u>
<b>Restricted funds</b>						
Greenwoods	210,026	54,261	(36,199)	(7,731)	(1,472)	218,885
Howis Trust	135,847	88,621	(59,181)	(15,839)	-	149,448
Whicher & Kifford	422,148	52,628	(35,229)	(7,920)	-	431,627
Fixed asset fund	4,641,400	-	-	-	-	4,641,400
Portal	924,840	64,226	(48,035)	(9,240)	(8,641)	923,150
CUA	2,896,484	93,161	(67,654)	(15,839)	(20,885)	2,885,267
	<u>9,230,745</u>	<u>352,897</u>	<u>(246,298)</u>	<u>(56,569)</u>	<u>(30,998)</u>	<u>9,249,777</u>
<b>Total funds</b>	<u>14,067,370</u>	<u>1,348,242</u>	<u>(1,280,121)</u>	<u>-</u>	<u>12,063</u>	<u>14,147,554</u>

**20 STATEMENT OF FUNDS (CONTINUED)**

**General funds**

The Pension reserve has been created to separately identify the defined benefit pension scheme liability.

**Designated funds**

Cyclical maintenance of the company's housing properties is carried out in accordance with a defined programme, dealing with internal decorations (flats and communal areas), and external decorations every seven years, and five years respectively. During the year, transfers have been made out of restricted funds and into the cyclical maintenance fund to top up the funds readily available to carry out these repairs.

The annual transfer from income and expenditure shown above represents the estimated annualised cost of the cyclical maintenance programme.

Amounts transferred each year from the designated reserves to income and expenditure account correspond with the cost of cyclical maintenance carried out during the year.

The balance on the cyclical maintenance designated reserves at the year end represents the total of the aggregate annualised charges for projects within each maintenance cycle.

**Restricted funds**

The Charity's restricted reserves represent the net assets acquired under schemes sanctioned by the Charity Commission in June and July 2007 in relation to Greenwood's Almshouses Trust and the Howis Trust. The net surplus or deficit for the period represents the surplus or deficit of income less expenditure attributable to the Greenwoods Trust and the Howis Trust in respect of the period following their acquisition.

The restricted refurbishment reserve represents funds specifically for the purpose of refurbishing the properties at 1 and 2 Stanley Close belonging to Whicher and Kifford Almshouses.

The Fixed Asset Fund relates to the Social Housing Grant (note 26) that was paid to construct the buildings in tangible fixed assets and is restricted as the amounts would be repayable if the buildings were ever sold or demolished.

The Charity's restricted reserves include the net surplus of income less expenditure for Christian Union Almshouses and The Tonge, The Portal Home for Ladies in respect of the period following their acquisition.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**21 ANALYSIS OF NET ASSETS BETWEEN FUNDS**

**Analysis of net assets between funds -**

**Current year**

	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total Funds £</b>
Tangible fixed assets	15,000	7,698,824	7,713,824
Fixed asset investments	5,055,267	1,329,431	6,384,698
Current assets	250,617	298,546	549,163
Creditors due within one year	(223,024)	-	(223,024)
Creditors due in more than one year	(11,000)	-	(11,000)
<b>Total</b>	<b>5,086,860</b>	<b>9,326,801</b>	<b>14,413,661</b>

**Analysis of net assets between funds -**

**Prior year**

	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total Funds £</b>
Tangible fixed assets	15,000	7,844,637	7,859,637
Fixed asset investments	4,799,310	1,106,594	5,905,904
Current assets	303,326	298,546	601,872
Creditors due within one year	(142,944)	-	(142,944)
Creditors due in more than one year	(76,915)	-	(76,915)
<b>Total</b>	<b>4,897,777</b>	<b>9,249,777</b>	<b>14,147,554</b>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**22 Reconciliation of net movement in funds to net cash flow from operating activities**

	2021 £	2020 £
Net income for the year (as per the Statement of Financial Activities)	<u>266,106</u>	<u>80,184</u>
<b>Adjustments for:</b>		
Depreciation charges	239,715	228,233
Loss on the sale of fixed assets	890	362
(Gains)/Losses on investments	(520,500)	(18,978)
Investment income	(140,806)	(139,973)
Decrease/(increase) in debtors	14,302	(2,937)
Increase/(decrease) in creditors	80,080	(14,482)
Defined benefit pension scheme employer contributions payable	(29,522)	(27,085)
Defined benefit pension scheme finance cost	4,000	3,000
Defined benefit pension scheme actuarial (gains)/losses	(40,392)	31,000
<b>Net cash provided by operating activities</b>	<u><u>(126,127)</u></u>	<u><u>139,324</u></u>

**23 Analysis of cash and cash equivalents**

	2021 £	2020 £
Cash in hand	412,401	450,812
Short term bank deposits	45,916	45,912
<b>Total cash and cash equivalents</b>	<u><u>458,317</u></u>	<u><u>496,724</u></u>

**24 Analysis of net debt**

	At 1 January 2021 £	Cash flows £	At 31 December 2021 £
Cash at bank and in hand	450,812	(38,411)	412,401
Liquid investments	45,912	4	45,916
	<u>496,724</u>	<u>(38,407)</u>	<u>458,317</u>

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**25 CONTINGENT LIABILITIES**

Other than the potential employer debt on the Pension Scheme (Note 27) there were no other contingent liabilities at the balance sheet date (2020: £nil).

**26 SOCIAL HOUSING GRANT**

The total Social Housing Grant received for the Harrison Housing charitable company as at the 31 December 2021, was £4,645,318 (2020 - £4,645,318), made up as follows:

	£
Capital grant	4,604,327
Revenue grant	40,991
<b>Total</b>	<b>4,645,318</b>
Grant relating to components disposed of as at 01/01/2021	228,454
Disposals during 2021	-
	<b>228,454</b>

This liability is reflected within the Restricted Fixed Asset fund.

**27 PENSION COMMITMENTS**

The Charity participates in the Social Housing Pension Scheme (SHPS) a multi-employer scheme which provides benefits to some 450 non-associated employers. The scheme is a defined benefit scheme in the UK administered by TPT Retirement Solutions (TPT). Historically TPT has not been able to supply sufficient information for each employer's share of SHPS to allow defined benefit accounting to be applied. Instead, in accordance with FRS 102 paragraphs 28.11 and 28.11A and, the Charity accounted for SHPS as a defined contribution scheme and recognised a liability for the present value of the deficit funding agreement.

Following a number of changes made to systems and processes by TPT, sufficient information is available for SHPS to allow defined benefit accounting to be applied with effect from 1 January 2019 and the Charity has adopted the 'Amendments to FRS 102 multi-employer defined benefit plans'.

The scheme is classified as a 'last-man standing arrangement'. Therefore the Charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out with an effective date of 30 September 2020. The actuarial valuation showed assets of £5,148m, liabilities of £6,708m and a deficit of £1,560m.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**27 PENSION COMMITMENTS (CONTINUED)**

Principal actuarial assumptions at the Balance Sheet date:

	At 31 December 2021 %
Discount rate	1.79
Inflation (RPI)	3.64
Inflation (CPI)	2.99
Salary Growth	3.99
Allowance of commutation of pension for cash at retirement - percentage	<u>75%</u>

The mortality assumptions adopted at 31 December 2021 imply the following life

	At 31 December 2021
Mortality rates (in years)	
- for a male aged 65 now	21.6
- at 65 for a male aged 45 now	22.9
- for a female aged 65 now	23.5
- at 65 for a female aged 45 now	<u>25.1</u>

The Charity's share of the assets in the scheme was:

	At 31 December 2021 £
Global Equity	109,000
Absolute Return	27,000
Distressed Opportunities	19,000
Credit Relative Value	18,000
Alternative Risk Premia	22,000
Emerging Markets Debt	24,000
Risk Sharing	17,000
Insurance-Linked Securities	12,000
Property	14,000
Infrastructure	36,000
Private Debt	13,000
Opportunistic Illiquid Credit	17,000
Opportunistic Credit	4,000
Cash	3,000
Corporate Bond Fund	39,000
Liquid Credit	4,000
Long Lease Property	13,000
Secured Income	20,000
Liability Driven Investment	173,000
Currency Hedging	(1,000)
Net Current Assets	<u>1,000</u>
Total Assets	<u><u>584,000</u></u>

The actual return on scheme assets was £34,000.

**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**27 PENSION COMMITMENTS (CONTINUED)**

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

The amounts recognised in the Statement of Financial Activities are as follows:

	2021 £
Interest income	6,000
Interest cost	(7,000)
Administrative expenses	(3,000)
	<u>(4,000)</u>
Total amount recognised in the Statement of Financial Activities	<u>(4,000)</u>
	2020 £
Interest income	9,000
Interest cost	(10,000)
Administrative expenses	(2,000)
	<u>(3,000)</u>
Total amount recognised in the Statement of Financial Activities	<u>(3,000)</u>

Movements in the present value of the defined benefit obligation were as follows:

	2021 £
Opening defined benefit obligation	632,000
Interest cost and administration expenses	10,000
Actuarial losses	(12,000)
Benefits paid	(35,000)
	<u>(3,000)</u>
<b>Closing defined benefit obligation</b>	<b><u>595,000</u></b>

Movements in the fair value of the Charity's share of scheme assets were as follows:

	2020 £
Opening defined benefit scheme assets	580,000
Interest cost and administration expenses	12,000
Actuarial losses	79,000
Benefits paid	(39,000)
	<u>(3,000)</u>
<b>Closing defined benefit obligation</b>	<b><u>632,000</u></b>



**HARRISON HOUSING**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)**

**28 OPERATING LEASE COMMITMENTS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Less than 1 year	1,154	1,154
Between 1 and 5 years	2,309	3,463
Greater than 5 years	-	-
	<u>3,463</u>	<u>4,617</u>