

Whitby Merchant Seamen's Hospital Houses
Registered Charity No. 508014
Housing Corporation No. A4029
Financial Accounts for the Year Ended
31 December 2021

Whitby Merchant Seamen's Hospital Houses

Financial Accounts
For The Year Ended 31 December 2021

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Whitby Merchant Seamen's Hospital Houses

Report of the Trustees

The Trustees present their report together with the financial statements of the Charity for the year ended 31 December 2021.

Principal Activity and Taxation Status

The principal activity of the Charity for the year under review was that of being a registered social landlord. The charity is registered under number 508014, and has a tax exempt status.

Trustees

The Trustees during the year were:

- Capt J J Robinson
- Capt M Egton
- Capt R Greenwood (resigned 11/10/2021)
- Capt S Pringle
- Capt G K Thomson
- Rev David Smith Rector
- Mr E Matthew

Statement of Trustees Responsibilities

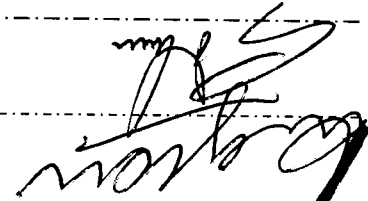
Housing Association and Charity legislation require Trustees to prepare Financial Accounts for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period.

In preparing the Financial Accounts, suitable accounting policies have been adopted and consistently applied, to the best of the Trustees' knowledge and belief, by reference to reasonable and prudent judgments and estimates.

Applicable accounting standards have been followed.

The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities. The Trustees are also required to indicate where the Financial Accounts are prepared other than on the basis that the Charity is a going concern.

On Behalf of the Trustees



Trustee

Trustee

21 March 2022

**Independent Examiner's Report to the Trustees
Of Whitby Merchant Seamen's Hospital Houses**

We report on the financial accounts for the year ended 31 December 2021 on pages 3 to 8.

Respective Responsibilities of Trustees and Examiner

As described on page 1 the Charity's Trustees are responsible for the preparation of Financial Accounts. It is our responsibility to examine the accounts under section 145 of the Charities Act, to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act) and state any particular matters that have come to our attention.

Basis of independent examiner's statement

Our examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with our examination, no matter has come to our attention

1. which gives us reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Wasley Chapman LLP
Chartered Accountants
5 Bobbies Bank
Whitby
North Yorkshire
YO21 1EF

21 March 2022

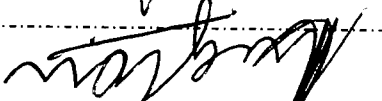
Whitby Merchant Seamen's Hospital Houses

**Income and Expenditure Account
For The Year Ended 31 December 2021**

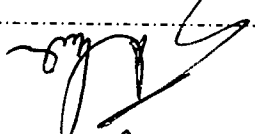
	Note:	Unrestricted Funds	Restricted Funds	2021	2020
Turnover		84,753	-	84,753	79,327
Net Operating Expenses		63,344	-	63,344	56,681
Operating Surplus	5	21,409	-	21,409	22,645
Interest Receivable & Other Income	4	8	-	8	3,068
Surplus/(Deficit) on Ordinary Activities Before and After Taxation		21,417	-	21,417	25,713
Transfers To (From) Designated Reserves					
Extraordinary Repair Fund	10	9,964	-	9,964	8,883
Cyclical Maintenance Fund	11	(14,302)	-	(14,302)	9,363
Routine Maintenance Fund	12	8,774	-	8,774	(1,378)
Surplus for the Year		16,980	-	16,980	8,845
Retained Surplus Brought Forward		388,762	-	388,762	379,917
Surplus (Deficit) for the Year		16,980	-	16,980	8,845
Retained Surplus Carried Forward		405,742	-	405,742	388,762

None of the company's activities were acquired or discontinued during the above two financial years.
There were no recognised gains or losses other than the profit or loss for the above two financial years.
The notes on pages 5 to 8 form part of these accounts.

Signed on Behalf of the Trustees



(Trustee)



(Trustee)

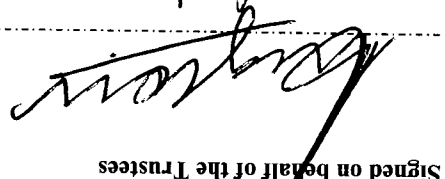
Approved by the Trustees on :
21 March 2022

Whitby Merchant Seamen's Hospital Houses

**Balance Sheet
As At 31 December 2021**

Notes	2021	2020
	£	£
Fixed Assets		
Housing Properties	739,677	739,677
Fixtures and Fittings	8,722	9,691
	<u>748,399</u>	<u>749,368</u>
Current Assets		
Debtors	7,062	-
Bank Accounts	609,803	598,745
	<u>616,865</u>	<u>598,745</u>
Creditors : Amounts falling due within one year	(1,565)	(5,861)
Net Current Assets	615,300	592,884
Total Assets Less Current Liabilities	<u>1,363,699</u>	<u>1,342,252</u>
Funds - Unrestricted		
Income and Expenditure Account	405,742	388,762
Extraordinary Repair Fund	233,973	224,009
Cyclical Maintenance Fund	168,283	182,488
Routine Maintenance Fund	116,383	107,676
Revaluation Reserve	439,318	439,318
	<u>1,363,699</u>	<u>1,342,252</u>

Signed on behalf of the Trustees



(Trustee)

(Trustee)

Approved by the Trustees on :
21 March 2022

1. Accounting Policies

The accounts have been prepared under the historical cost convention and in accordance with the statement of recommended practice for social landlords.

Housing Properties

Housing properties are stated at valuation, see note 6.

Tangible Fixed Assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Fixtures and Fittings 10% on net book value
Housing Properties Not depreciated

The company has a policy and practice of regular maintenance and repair of housing properties, so that their value does not diminish over time. The trustees consider that the remaining useful economic lives of the housing properties are in excess of 50 years, and that any depreciation charge would not have a material impact on the financial statements.

Cash Flow Statement

The Charity has taken advantage of the exemption provided by Financial Reporting Standard 1 and has not prepared a Cash Flow Statement for the Year.

Turnover

Represents rents receivable from housing units (Note 13).

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts
For the Year Ended 31 December 2021

		2021		2020	
2 Employee Information					
	Honoraria	£	9,330	£	8,888
The average weekly number of employees during the year was as follows:					
	Office Staff	No	2	No	2
	Other	No	1	No	1
		3	3	3	3
3 Administrative Expenses					
	Honoraria	£	9,330	£	8,888
	Committee Room Expenses	£	1,397	£	1,485
	Printing Stationery and Advertising	£	293	£	-
	Subscriptions	£	300	£	843
	Security Charges	£	6,970	£	7,426
	Property Repairs	£	39,563	£	30,193
	Insurances	£	2,407	£	2,338
	Sundry Expenses	£	566	£	986
	Accountancy	£	1,406	£	1,344
	Professional Fees	£	-	£	2,041
	Depreciation	£	969	£	1,077
	Bank Charges	£	144	£	60
	Interest Receivable & Other Income	£	2021	£	2020
	Sundry Income	£	-	£	-
	Bank Interest Received	£	8	£	68
	Grants & Donations Received	£	-	£	3,000
	Operating Surplus	£	8	£	3,068
5 The Operating Surplus is Stated after charging:					
	Accountancy Charges	£	1,406	£	1,344
	Property Maintenance	£	39,563	£	30,193
	Depreciation of Tangible Fixed Assets	£	969	£	1,077
	Honoraria - note 2	£	9,330	£	8,888
	Operating Surplus	£	1,406	£	1,344

6 Housing Properties for Letting

	At 31 December 2020	At 31 December 2021
Cost or Valuation	739,677	739,677
Improvements in Year	-	-
Net Book Value	-	739,677

The housing properties were revalued on 23 April 2002 by Bell Snoxell Associates, a firm of professional Chartered Surveyors. The valuation has been based on the properties existing use. The housing properties were originally stated at the cost of improvements incurred on the properties, in the absence of an original purchase price, at £655,243, less associated housing association grants of £352,561

7 Fixtures & Fittings

	At 1 January 2021	At 31 December 2021
Cost	26,927	26,927
Additions	-	-
At 31 December 2021	-	26,927
Depreciation	17,236	18,205
Charge for Year	969	969
At 1 January 2021	18,205	18,205
Net Book Value	8,722	8,722
At 31 December 2021	-	9,691

8 Debtors

Prepayments

	2021
£	7,062
	7,062

9 Creditors

Amounts falling due within one year:

	2021	2020
£	1,370	1,332
	195	4,529
Accruals	1,370	1,332
Creditors	1,565	5,861

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts

For the Year Ended 31 December 2021

<p>10 <u>Extraordinary Repair Fund</u></p>	<p>Balance at start of year Transfer to (from) fund in year (page 3)</p>	<p>2021 £ 224,009 9,964 <u>233,973</u></p>	<p>2020 £ 215,126 8,883 <u>224,009</u></p>
<p>11 <u>Cyclical Maintenance Fund</u></p>	<p>Balance at start of year Transfer (from) to fund in year (page 3)</p>	<p>2021 £ 182,488 (14,204) <u>168,283</u></p>	<p>2020 £ 173,125 9,363 <u>182,488</u></p>
<p>12 <u>Routine Maintenance Fund</u></p>	<p>Balance at start of year Transfer to fund in year (page 3)</p>	<p>2021 £ 107,676 8,707 <u>116,383</u></p>	<p>2020 £ 109,054 (1,378) <u>107,676</u></p>
<p>13 <u>Rents</u></p>	<p>Rents Receivable</p>	<p>2021 £ 84,753</p>	<p>2020 £ 79,327</p>
<p>14 <u>Homes and Bedspaces</u></p>	<p>Number of units in management</p>	<p>2021 £ 20</p>	<p>2020 £ 20</p>
<p>15 <u>Revaluation Reserve</u></p>	<p>Balance at 1 January 2021 Revaluation during the year Balance at 31 December 2021</p>	<p>2021 £ 439,318 - <u>439,318</u></p>	<p>2020 £ 439,318 - <u>439,318</u></p>