

Whitby Merchant Seamen's Hospital Houses

Registered Charity No. 508014

Housing Corporation No. A4029

Financial Accounts for the Year Ended
31 December 2022

Whitby Merchant Seamen's Hospital Houses

Financial Accounts
For The Year Ended 31 December 2022

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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 2022.

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 Eglon
Capt S Pringle

Capt G K Thomson
Rev David Smith Rector (deceased 29 April 2022)
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 judgements 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



27 March 2023

Trustee

**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 2022 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**

27 March 2023

Whitby Merchant Seamen's Hospital Houses

Income and Expenditure Account
For The Year Ended 31 December 2022

	<u>Note</u>	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>2022</u>	<u>2021</u>
		£	£	£	£
Turnover		86,317		86,317	84,753
Net Operating Expenses					
Administrative Expenses	3	111,986		111,986	63,344
Operating Surplus	5	(25,669)		(25,669)	21,409
Interest Receivable & Other Income	4	804		804	8
Surplus/(Deficit) on Ordinary Activities Before and After Taxation		(24,865)		(24,865)	21,417
Transfers To (From) Designated Reserves					
Extraordinary Repair Fund	10	(28,371)		(28,371)	9,964
Cyclical Maintenance Fund	11	11,099		11,099	(14,302)
Routine Maintenance Fund	12	(24,356)		(24,356)	8,774
		41,628		41,628	(4,437)
Surplus for the Year		16,764		16,764	16,980
Statement of Retained Surplus					
Retained Surplus Brought Forward		405,742		405,742	388,762
Surplus (Deficit) for the Year		16,764		16,764	16,980
Retained Surplus Carried Forward		422,506		422,506	405,742

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)

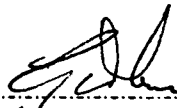
Approved by the Trustees on :
27 March 2023

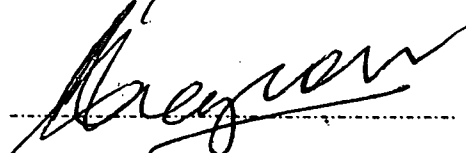
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**Balance Sheet
As At 31 December 2022**

	<u>Notes</u>	<u>2022</u>	<u>2021</u>
		£	£
Fixed Assets			
Housing Properties	6	739,677	739,677
Fixtures and Fittings	7	7,850	8,722
		<u>747,527</u>	<u>748,399</u>
Current Assets			
Debtors	8		7,062
Bank Accounts		592,808	609,803
		<u>592,808</u>	<u>616,865</u>
Creditors : Amounts falling due within one year	9	(1,500)	(1,565)
			<u>(1,565)</u>
Net Current Assets		591,308	615,300
Total Assets Less Current Liabilities		<u>1,338,835</u>	<u>1,363,699</u>
Funds - Unrestricted			
Income and Expenditure Account		422,506	405,742
Extraordinary Repair Fund	10	205,602	233,973
Cyclical Maintenance Fund	11	179,382	168,283
Routine Maintenance Fund	12	92,027	116,383
Revaluation Reserve	15	439,318	439,318
		<u>1,338,835</u>	<u>1,363,699</u>

Signed on behalf of the Trustees


 ----- (Trustee)


 ----- (Trustee)

Approved by the Trustees on :
27 March 2023

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts

For the Year Ended 31 December 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 2022

2 Employee Information

	<u>2022</u>	<u>2021</u>
	£	£
Honoraria	10,264	9,330

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

	<u>2022</u>	<u>2021</u>
	No	No
Office Staff	2	2
Other	1	1
	<u>3</u>	<u>3</u>

3 Administrative Expenses

	<u>2022</u>	<u>2021</u>
	£	£
Honoraria	10,264	9,330
Committee Room Expenses	1,000	1,397
Printing Stationery and Advertising	167	293
Subscriptions	614	300
Security Charges	7,694	6,970
Property Repairs	86,647	39,563
Insurances	2,339	2,407
Sundry Expenses	754	566
Accountancy	1,500	1,406
Professional Fees	-	-
Depreciation	872	969
Bank Charges	135	144
	<u>111,986</u>	<u>63,344</u>

Interest Receivable & Other Income

	<u>2022</u>	<u>2021</u>
	£	£
4 Sundry Income	-	-
Bank Interest Received	581	8
Grants & Donations Received	223	-
	<u>804</u>	<u>8</u>

Operating Surplus

	<u>2022</u>	<u>2021</u>
	£	£
5 The Operating Surplus is Stated after charging:		
Property Maintenance	86,647	39,563
Depreciation of Tangible Fixed Assets	872	969
Honoraria - note 2	10,264	9,330
Accountancy Charges	1,500	1,406

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts
For the Year Ended 31 December 2022

6 Housing Properties for Letting

	<u>Total</u>
	£
Cost or Valuation	
At 31 December 2021	<u>739,677</u>
Improvements in Year	
Net Book Value	
At 31 December 2022	<u>739,677</u>

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

	<u>Total</u>
	£
Cost	
At 1 January 2022	26,927
Additions	
At 31 December 2022	<u>26,927</u>
Depreciation	
At 1 January 2022	18,205
Charge for Year	872
At 31 December 2022	<u>19,077</u>
Net Book Value	
At 31 December 2022	<u>7,850</u>
At 31 December 2021	<u>8,722</u>

8 Debtors

	<u>2022</u>
	£
Prepayments	

9 Creditors

	<u>2022</u>	<u>2021</u>
	£	£
Amounts falling due within one year:		
Accruals	1,500	1,370
Creditors		195
	<u>1,500</u>	<u>1,565</u>

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts
For the Year Ended 31 December 2022

10 <u>Extraordinary Repair Fund</u>	<u>2022</u>	<u>2021</u>
	£	£
Balance at start of year	233,973	224,009
Transfer to (from) fund in year (page 3)	(28,371)	9,964
Balance at end of year	<u>205,602</u>	<u>233,973</u>
11 <u>Cyclical Maintenance Fund</u>	<u>2022</u>	<u>2021</u>
	£	£
Balance at start of year	168,283	182,488
Transfer (from) to fund in year (page 3)	11,099	(14,204)
Balance at end of year	<u>179,382</u>	<u>168,283</u>
12 <u>Routine Maintenance Fund</u>	<u>2022</u>	<u>2021</u>
	£	£
Balance at start of year	116,383	107,676
Transfer to fund in year (page 3)	(24,356)	8,707
Balance at end of year	<u>92,027</u>	<u>116,383</u>
13 <u>Rents</u>	<u>2022</u>	<u>2021</u>
	£	£
Rents Receivable	86,317	84,753
14 <u>Homes and Bedspaces</u>	<u>2022</u>	<u>2021</u>
	£	£
Number of units in management	20	20
15 <u>Revaluation Reserve</u>	<u>2022</u>	<u>2021</u>
	£	£
Balance at 1 January 2022	439,318	439,318
Revaluation during the year		
Balance at 31 December 2022	<u>439,318</u>	<u>439,318</u>