

**Whitby Merchant Seamen's Hospital Houses**

**Registered Charity No. 508014**

**Housing Corporation No. A4029**

**Financial Accounts for the Year Ended**  
**31 December 2023**

CHARITY COMMISSION  
FIRST CONTACT  
  
21 AUG 2024  
  
RECORDED  
RECEIVED

CHARITY COMMISSION  
FIRST CONTACT  
  
21 AUG 2024  
  
ACCOUNTS  
RECEIVED

**Whitby Merchant Seamen's Hospital Houses**

**Financial Accounts**  
**For The Year Ended 31 December 2023**

**Contents**

1	Trustees Report
2	Report of the Independent Examiners
3	Income and Expenditure Account
4	Balance Sheet
5 – 8	Notes to the Accounts

**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 2023.

**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 (deceased 14 November 2023)  
Capt M Eglon  
Mr E Matthew

Capt G K Thomson  
Capt S Pringle  
Mr D J Millar (appointed 29 January 2024)

**Statement of Trustees Responsibilities**

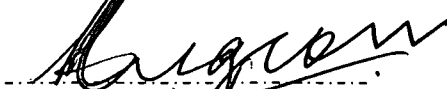

Housing Association and Charity legislation require Trustees to prepare Financial Accounts for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period.

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**

  
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**Trustee**

**Trustee**

25 March 2024

**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 2023 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.

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

25 March 2024

**Whitby Merchant Seamen's Hospital Houses**

**Income and Expenditure Account**  
**For The Year Ended 31 December 2023**

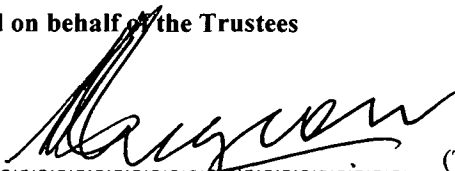
	<u>Note:</u>	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>2023</u> £	<u>2022</u> £
<b>Turnover</b>		93,648		93,648	86,317
<b>Net Operating Expenses</b>					
Administrative Expenses	3	262,080		262,080	111,986
<b><u>Operating Surplus</u></b>	5	(168,432)		(168,432)	(25,669)
Interest Receivable & Other Income	4	2,335		2,335	804
<b><u>Surplus/(Deficit) on Ordinary Activities Before and After Taxation</u></b>		(166,096)		(166,096)	(24,865)
<b>Transfers To (From) Designated Reserves</b>					
Extraordinary Repair Fund	10	(5,602)		(5,602)	(28,371)
Cyclical Maintenance Fund	11	(79,382)		(79,382)	11,099
Routine Maintenance Fund	12	7,973		7,973	(24,356)
		77,011		77,011	41,628
<b><u>Surplus for the Year</u></b>		(89,085)		(89,085)	16,764
<b><u>Statement of Retained Surplus</u></b>					
Retained Surplus Brought Forward		422,506		422,506	405,742
Surplus (Deficit) for the Year		(89,085)		(89,085)	16,764
<b><u>Retained Surplus Carried Forward</u></b>		333,421		333,421	422,506

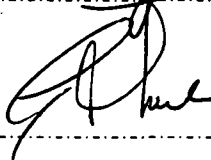
None of the company's activities were acquired or discontinued during the above two financial years.

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)

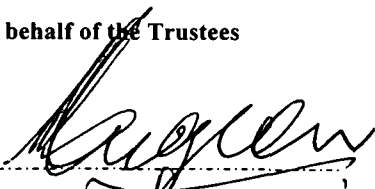
Approved by the Trustees on :  
25 March 2024

**Whitby Merchant Seamen's Hospital Houses**

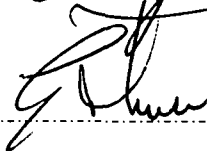
**Balance Sheet**  
**As At 31 December 2023**

	<u>Notes</u>	<u>2023</u>		<u>2022</u>	
		£	£	£	£
<b>Fixed Assets</b>					
Housing Properties	6		739,677		739,677
Fixtures and Fittings	7		7,065		7,850
			<u>746,742</u>		<u>747,527</u>
<b>Current Assets</b>					
Debtors	8				
Bank Accounts		427,547		592,808	
		<u>427,547</u>		<u>592,808</u>	
<b>Creditors</b> : Amounts falling due within one year	9	(1,550)		(1,500)	
<b>Net Current Assets</b>			425,997		591,308
<b>Total Assets Less Current Liabilities</b>			<u>1,172,739</u>		<u>1,338,835</u>
<b>Funds - Unrestricted</b>					
Income and Expenditure Account			333,421		422,506
Extraordinary Repair Fund	10		200,000		205,602
Cyclical Maintenance Fund	11		100,000		179,382
Routine Maintenance Fund	12		100,000		92,027
Revaluation Reserve	15		439,318		439,318
			<u>1,172,739</u>		<u>1,338,835</u>

Signed on behalf of the Trustees



(Trustee)



(Trustee)

Approved by the Trustees on :  
25 March 2024

## Whitby Merchant Seamen's Hospital Houses

### Notes to Accounts For the Year Ended 31 December 2023

#### 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 2023**

<b>2 <u>Employee Information</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Honoraria	11,690	10,264
The average weekly number of employees during the year was as follows:		
	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>No</b>	<b>No</b>
Office Staff	2	2
Other	1	1
	<u>3</u>	<u>3</u>
<b>3 <u>Administrative Expenses</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Honoraria	11,690	10,264
Committee Room Expenses	1,195	1,000
Phone, Printing Stationery and Advertising	237	167
Subscriptions	715	614
Security Charges	6,902	7,694
Property Repairs	234,916	86,647
Insurances	2,750	2,339
Sundry Expenses	1,204	754
Accountancy	1,550	1,500
Professional Fees	-	-
Depreciation	785	872
Bank Charges	135	135
	<u>262,080</u>	<u>111,986</u>
<b><u>Interest Receivable &amp; Other Income</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
4 Sundry Income	115	-
Bank Interest Received	2,221	581
Grants & Donations Received	-	223
	<u>2,335</u>	<u>804</u>
<b><u>Operating Surplus</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
5 <b>The Operating Surplus is Stated after charging:</b>	<b>£</b>	<b>£</b>
Property Maintenance	234,916	86,647
Depreciation of Tangible Fixed Assets	785	872
Honoraria - note 2	11,690	10,264
Accountancy Charges	1,550	1,500

**Whitby Merchant Seamen's Hospital Houses**

**Notes to Accounts**

**For the Year Ended 31 December 2023**

<b>6 <u>Housing Properties for Letting</u></b>	<b><u>Total</u></b>
<b>Cost or Valuation</b>	<b>£</b>
At 31 December 2022	<u>739,677</u>
Improvements in Year	
<b>Net Book Value</b>	
At 31 December 2023	<u>739,677</u>

The housing properties were revalued 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

<b>7 <u>Fixtures &amp; Fittings</u></b>	<b><u>Total</u></b>
	<b>£</b>
<b>Cost</b>	
At 1 January 2023	26,927
Additions	
At 31 December 2023	<u>26,927</u>
<b>Depreciation</b>	
At 1 January 2023	19,077
Charge for Year	785
At 31 December 2023	<u>19,862</u>
<b>Net Book Value</b>	
At 31 December 2023	<u>7,065</u>
At 31 December 2022	<u>7,850</u>

<b>8 <u>Debtors</u></b>	<b><u>2,023</u></b>
	<b>£</b>
Prepayments	-
	<u>-</u>

<b>9 <u>Creditors</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Amounts falling due within one year:		
Accruals	1,550	1,500
Creditors	<u>1,550</u>	<u>1,500</u>

**Whitby Merchant Seamen's Hospital Houses**

**Notes to Accounts**

**For the Year Ended 31 December 2023**

<b>10 <u>Extraordinary Repair Fund</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Balance at start of year	205,602	233,973
Transfer to (from) fund in year (page 3)	(5,602)	(28,371)
Balance at end of year	<u>200,000</u>	<u>205,602</u>
<b>11 <u>Cyclical Maintenance Fund</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Balance at start of year	179,382	168,283
Transfer (from) to fund in year (page 3)	(79,382)	11,099
Balance at end of year	<u>100,000</u>	<u>179,382</u>
<b>12 <u>Routine Maintenance Fund</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Balance at start of year	92,027	116,383
Transfer to fund in year (page 3)	7,973	(24,356)
Balance at end of year	<u>100,000</u>	<u>92,027</u>
<b>13 <u>Rents</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Rents Receivable	93,648	86,317
<b>14 <u>Homes and Bedspaces</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Number of units in management	20	20
<b>15 <u>Revaluation Reserve</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b>£</b>	<b>£</b>
Balance at 1 January 2023	439,318	439,318
Revaluation during the year		
Balance at 31 December 2023	<u>439,318</u>	<u>439,318</u>