

**Whitby Merchant Seamen's Hospital Houses**

**Registered Charity No. 508014**

**Housing Corporation No. A4029**

**Financial Accounts for the Year Ended**  
**31 December 2024**

**Whitby Merchant Seamen's Hospital Houses**

**Financial Accounts**  
**For The Year Ended 31 December 2024**

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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 2024.

**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 G K Thomson  
Capt M Eglon  
Mr E Matthew

Capt S Pringle  
Mr D J Millar

**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**



**Trustee**

24 March 2025

**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 2024 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**

24 March 2025

**Whitby Merchant Seamen's Hospital Houses**

**Income and Expenditure Account**  
**For The Year Ended 31 December 2024**

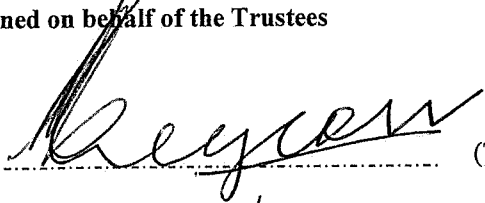
	<u>Note:</u>	<u>Unrestricted</u> <u>Funds</u> £	<u>Restricted</u> <u>Funds</u> £	<u>2024</u> £	<u>2023</u> £
<b>Turnover</b>		95,165		95,165	93,648
<b>Net Operating Expenses</b>					
Administrative Expenses	3	32,902		32,902	262,080
<b>Operating Surplus</b>	5	62,262		62,262	(168,432)
Interest Receivable & Other Income	4	2,714		2,714	2,335
<b>Surplus/(Deficit) on Ordinary Activities Before and After Taxation</b>		64,977		64,977	(166,096)
<b>Transfers To (From) Designated Reserves</b>					
Extraordinary Repair Fund	10	19,394		19,394	(5,602)
Cyclical Maintenance Fund	11	20,000		20,000	(79,382)
Routine Maintenance Fund	12	16,606		16,606	7,973
		(56,000)		(56,000)	77,011
<b>Surplus for the Year</b>		<u>8,977</u>		<u>8,977</u>	<u>(89,085)</u>
<b>Statement of Retained Surplus</b>					
Retained Surplus Brought Forward		333,421		333,421	422,506
Surplus (Deficit) for the Year		8,977		8,977	(89,085)
<b>Retained Surplus Carried Forward</b>		<u>342,398</u>		<u>342,398</u>	<u>333,421</u>

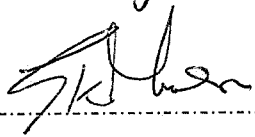
None of the company's activities were acquired or discontinued during the above two financial years.

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 :  
24 March 2025

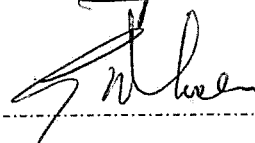
Whitby Merchant Seamen's Hospital Houses

**Balance Sheet**  
**As At 31 December 2024**

	<u>Notes</u>	<u>2024</u>		<u>2023</u>	
		£	£	£	£
<b>Fixed Assets</b>					
Housing Properties	6		739,677		739,677
Fixtures and Fittings	7		6,358		7,065
			<u>746,036</u>		<u>747,527</u>
<b>Current Assets</b>					
Debtors	8	2,785			
Bank Accounts		<u>468,208</u>		<u>427,547</u>	
		470,993		427,547	
<b>Creditors</b> : Amounts falling due within one year	9	<u>(1,620)</u>		<u>(1,550)</u>	
<b>Net Current Assets</b>			469,373		425,997
<b>Total Assets Less Current Liabilities</b>			<u><u>1,215,409</u></u>		<u><u>1,172,739</u></u>
<b>Funds - Unrestricted</b>					
Income and Expenditure Account			342,398		333,421
Extraordinary Repair Fund	10		209,067		200,000
Cyclical Maintenance Fund	11		112,165		100,000
Routine Maintenance Fund	12		112,461		100,000
Revaluation Reserve	15		439,318		439,318
			<u><u>1,215,409</u></u>		<u><u>1,172,739</u></u>

Signed on behalf of the Trustees

  
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(Trustee)

  
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(Trustee)

Approved by the Trustees on :  
24 March 2025

## Whitby Merchant Seamen's Hospital Houses

### Notes to Accounts For the Year Ended 31 December 2024

#### 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 2024

<b>2 <u>Employee Information</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Honoraria	11,684	11,690
The average weekly number of employees during the year was as follows:		
	<b><u>2024</u></b>	<b><u>2023</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>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Honoraria	11,684	11,690
Committee Room Expenses	932	1,195
Phone, Printing Stationery and Advertising	127	237
Subscriptions	1,180	715
Security Charges	11,177	6,902
Property Repairs	675	234,916
Insurances	2,804	2,750
Sundry Expenses	1,869	1,204
Accountancy	1,620	1,550
Professional Fees	-	-
Depreciation	706	785
Bank Charges	127	135
	<u>32,902</u>	<u>262,080</u>
<b>4 <u>Interest Receivable &amp; Other Income</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Sundry Income	-	115
Bank Interest Received	2,714	2,221
Grants & Donations Received	-	-
	<u>2,714</u>	<u>804</u>
<b>5 <u>Operating Surplus</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
<b>The Operating Surplus is Stated after charging:</b>		
Property Maintenance	22,983	234,916
Depreciation of Tangible Fixed Assets	706	785
Honoraria - note 2	11,684	11,690
Accountancy Charges	1,620	1,550

Whitby Merchant Seamen's Hospital Houses

Notes to Accounts

For the Year Ended 31 December 2024

<b>6 <u>Housing Properties for Letting</u></b>	<b><u>Total</u></b>
<b>Cost or Valuation</b>	<b>£</b>
At 31 December 2023	<u>739,677</u>
Improvements in Year	
<b>Net Book Value</b>	
At 31 December 2024	<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 2024	26,927
Additions	
At 31 December 2024	<u>26,927</u>
<b>Depreciation</b>	
At 1 January 2024	19,862
Charge for Year	706
At 31 December 2024	<u>20,569</u>
<b>Net Book Value</b>	
At 31 December 2024	<u>6,358</u>
At 31 December 2023	<u>7,065</u>

<b>8 <u>Debtors</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Prepayments	2,785	-
	<u>2,785</u>	<u>-</u>

<b>9 <u>Creditors</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	<b>£</b>	<b>£</b>
Amounts falling due within one year:		
Accruals	1,620	1,550
Creditors	<u>1,620</u>	<u>1,550</u>

**Whitby Merchant Seamen's Hospital Houses**

**Notes to Accounts**  
**For the Year Ended 31 December 2024**

<b>10 <u>Extraordinary Repair Fund</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Balance at start of year	200,000	205,602
Transfer to (from) fund in year (page 3)	9,067	(5,602)
Balance at end of year	<u>209,067</u>	<u>200,000</u>
<b>11 <u>Cyclical Maintenance Fund</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Balance at start of year	100,000	179,382
Transfer (from) to fund in year (page 3)	12,165	(79,382)
Balance at end of year	<u>112,165</u>	<u>100,000</u>
<b>12 <u>Routine Maintenance Fund</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Balance at start of year	100,000	92,027
Transfer to fund in year (page 3)	12,461	7,973
Balance at end of year	<u>112,461</u>	<u>100,000</u>
<b>13 <u>Rents</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Rents Receivable	95,165	93,648
<b>14 <u>Homes and Bedspaces</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Number of units in management	20	20
<b>15 <u>Revaluation Reserve</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>
	£	£
Balance at 1 January 2024	439,318	439,318
Revaluation during the year		
Balance at 31 December 2024	<u>439,318</u>	<u>439,318</u>