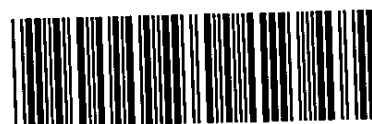


**THE CHRISTIAN HOUSING TRUST
(A COMPANY LIMITED BY GUARANTEE)
REPORT OF THE DIRECTORS AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010**

Registered Charity Number 1005330

Company number 02600207

WEDNESDAY



LD3 *LD9PVQCT* 29/12/2010 63
COMPANIES HOUSE

Metsons Accountants Limited
Chartered Accountants
13a The Parade
Wrotham Road
Meopham
Kent
DA13 0JL

**THE CHRISTIAN HOUSING TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010**

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**THE CHRISTIAN HOUSING TRUST
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2010**

CHARITY NAME AND NUMBER	The Christian Housing Trust Registered charity number - 1005330 Company limited by guarantee number - 02600207 The company's governing document is its Memorandum and Articles of Association
REGISTERED OFFICE	29 King Street Ramsgate Kent CT11 8NP
DIRECTORS	R Biddulph (resigned 11 October 2010) P K Trumble (resigned 18 June 2009) Mrs G E Trumble (resigned 7 October 2009) Dr J S Tebbutt (resigned 11 October 2010) R Lee (resigned 19 October 2009) Mrs V J Biddulph (appointed 15 July 2009 and resigned 11 October 2010) K Single (appointed 16 June 2010)
SECRETARY	Mrs G E Trumble (resigned 7 October 2009) Mrs V J Biddulph (appointed 19 October 2009 and resigned 16 June 2010) K Single (appointed 16 June 2010 and resigned 11 October 2010)
BANKERS	HSBC 244 Northdown Road Cliftonville Margate Kent CT9 2PZ
REPORTING ACCOUNTANTS	Melsons Accountants Limited 13a The Parade Wrotham Road Meopham Kent DA13 0JL

**THE CHRISTIAN HOUSING TRUST
TRUSTEES REPORT
FOR THE YEAR ENDED 31 MARCH 2010**

The Trustees (who are also directors of the charity for the purpose of the Companies Act) present their annual report and accounts for the year ended 31 March 2010. The Trustees confirm that the annual report and accounts of the company comply with the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005.

Governing Document

The Christian Housing Trust (CHT) is a not-for-profit company limited by guarantee and is registered with the Charity Commissioners in England and Wales with number 1005330. The company is a private limited company, with number 2600207 and is limited by guarantee. In the event of the company being wound up the amount required from each member shall not exceed £1.

CHT was registered as a company limited by guarantee on 10 April 1991 and was registered as a charity on 5 November 1991.

Objects of the Charity

The Company's objects were changed on 11 November 2010 to reflect its current activities.

- a) The Company's activities are the promotion and advancement for the public benefit of urban and rural regeneration in the Isle of Thanet by the relief of poverty and unemployment and the advancement of education and training, the provision of work space and the well being of the population in the Isle of Thanet.
- b) The company's specific aim during the year was to tackle social exclusion and deprivation throughout the Isle of Thanet by community development.

Principal Activities

The main activities for the year continued to focus upon relieving the residence of the Isle of Thanet in need, hardship, or distress.

Public Benefit

In accordance with its charitable objects CHT supports the most disadvantaged in our community.

CHT does not itself work with the public at large but instead owns and manages a community centre and café in the centre of Ramsgate with High Street frontage, all of which is open to members of the public and other charities who directly serve the public.

Recruitment and Appointment of Trustees

Trustees are elected and co-opted from the members under the terms and conditions of the Articles of Association.

Trustees

All the Trustees of the charity are also directors of the company and all those who served in the year are set out on page 1.

Governance and Accountability

The Company is organised so that the Trustees meet regularly to set the strategy and manage the affairs of the company and keep minutes of such meetings.

Structure

The day to day responsibility and operational matters of the company are carried out by the Chairman.

Achievement and Performance

The Company has achieved its objectives by working in partnership with Thanet Community Development Trust (TCDT), a similar charity working in the Isle of Thanet.

Plans for the Future

CHT has become reliant on the partnership with TCDT and has begun to lose its individual identity. TCDT continues to be successful in attracting regular funding and its reserves are liquid. The Trustees of CHT have not ruled out transferring the business to TCDT, disposing of the assets and closing down.

**THE CHRISTIAN HOUSING TRUST
TRUSTEES REPORT
FOR THE YEAR ENDED 31 MARCH 2010**

Review of Financial Position

The Trustees are aware of the constraints of the financial situation of CHT in that the reserves are made up of the fixed assets of the company. CHT is continually seeking additional open funding from beyond its usual funders and is not adverse to selling its services to boost its funds.

Reserves Policy

The Trustees endeavour to follow the guidelines of the Chartry Commission on reserves. There has been a deterioration in reserves in the year and the Trustees confirm they will continue to revisit this area of responsibility.

Risk Management

The Trustees regularly review the major risks to which the company is exposed and ensure that structures and procedures are in place to mitigate such risks.

Written policies and procedures covering all aspects of governance, employment, finance, and health & safety are regularly reviewed to ensure statutory compliance.

Declaration

This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of section 415A of the Companies Act 2006 relating to small companies.

This report was approved by the Trustees on 21/12/10



Keith Single
Chair

**THE CHRISTIAN HOUSING TRUST
CHARTERED ACCOUNTANTS' INDEPENDENT ASSURANCE REPORT ON THE
ON THE UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010**

Independent examiner's report to the trustees of The Christian Housing Trust

I report on the accounts of the company for the year ended 31 March 2010, which are set out on pages 5 to 12

This report is made solely to the Company's directors as a body, in accordance with the terms of our engagement letter dated 16 June 2010. It has been released to the directors on the basis that this report shall not be copied, referred to or disclosed, in whole (save for the directors' own internal purposes or as may be required by law or by a competent regulator) or in part, without our prior written consent. Our work has been undertaken so that we might state to the directors those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's directors as a body for our work, for this report or the conclusions we have formed.

Respective responsibilities

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 43(2) of the Charities Act 1993 (the 1993 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to

- examine the accounts under section 43 of the 1993 Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 43(7)(b) of the 1993 Act and
- to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the 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 with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as 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.

The terms of our engagement exclude any requirements to carry out a comprehensive assessment of the risks of material misstatement, a consideration of fraud, laws, regulations and internal controls and we have not done so. We are not required to, and we do not, express an audit opinion on these financial statements.

Independent examiner's report

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

(1) which gives me reasonable cause to believe that in any material respect of the requirements

- to keep accounting records in accordance with section 386 of the Companies Act 2006, and to prepare accounts which accord with accounting standards, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities have not been met, or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Adnan Metson BA(Hons) FCA
Chartered Accountant
For and behalf of Metsons Accountants Limited

Date 23/12/10

13a The Parade
Wrotham Road
Meopham
Kent
DA13 0JL

THE CHRISTIAN HOUSING TRUST
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2010

	<u>Note</u>	<u>Unrestricted Funds</u> £	<u>Restricted Funds</u> £	<u>Total Funds 2010</u> £	<u>Total Funds 2009</u> £
Incoming resources					
Incoming resources from generated funds					
Voluntary income	2	144	-	144	604
Investment income		-	-	-	2,123
Incoming resources from charitable activities					
30 Dalby Square	3	-	-	-	37,284
38 Sweyn Road	3	51,652	-	51,652	50,365
Room and shop rental	3	14,858	-	14,858	-
Total incoming resources		<u>66,654</u>	<u>-</u>	<u>66,654</u>	<u>90,376</u>
Resources expended					
Charitable activities					
30 Dalby Square	4	-	-	-	48,007
38 Sweyn Road	4	36,904	-	36,904	61,572
Thanet Café and Resource Centre	4	-	-	-	32,384
Governance costs	5	36,883	1,290	38,173	22,116
Total resources expended		<u>73,787</u>	<u>1,290</u>	<u>75,077</u>	<u>164,079</u>
Net incoming/outgoing resources		(7,133)	(1,290)	(8,423)	(73,703)
Reconciliation of funds					
Total funds brought forward		74,000	61,393	135,393	209,096
Total funds carried forward	12 & 13	<u>66,867</u>	<u>60,103</u>	<u>126,970</u>	<u>135,393</u>

**THE CHRISTIAN HOUSING TRUST
BALANCE SHEET
FOR THE YEAR ENDED 31 MARCH 2010**

	Notes	2010 £	£	2009 £	£
FIXED ASSETS					
Tangible fixed assets	8		125,384		128,239
CURRENT ASSETS					
Debtors	9	2,210		247	
Bank and cash in hand		<u>8,310</u>		<u>16,011</u>	
		10,520		16,258	
CREDITORS' AMOUNTS FALLING DUE WITHIN ONE YEAR	10	<u>(8,934)</u>		<u>(9,104)</u>	
NET CURRENT ASSETS			1,586		7,154
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>126,970</u>		<u>135,393</u>
Restricted funds	12		60,103		61,393
Unrestricted funds - designated	13		66,867		74,000
TOTAL CHARITY FUNDS			<u>126,970</u>		<u>135,393</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime in Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

For the financial year ended 31 March 2010 the company was entitled to exemption from audit under s477 Companies Act 2006 and no members have deposited a notice under s476 requiring an audit

The Trustees acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with s386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit and loss for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company


K Single Esq
Chair

Date 21 December 2010

**THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010**

1 ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Companies Act 2006, the Financial Reporting Standard for Smaller Entities (effective April 2008) and the Statement of Recommended Practice "Accounting and Reporting by Charities" issued March 2005

(b) Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general purposes of the charity

Designated funds are unrestricted funds earmarked by the trustees for particular purposes

Restricted funds are subject to restrictions on their expenditure imposed by the donor or through the terms of an appeal

(c) Incoming resources

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income

- voluntary income is received by way of grants, donations and gifts and is included in full when receivable
- Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts
- Investment income is included when receivable

(d) Resources expended

Expenditure is accounted for on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates

- costs of generating funds comprise the costs associated with attracting voluntary income
- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them
- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the accountancy fees and costs linked to the strategic management of the charity
- All costs are allocated between the expenditure categories of the SOFA on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis

(e) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows

Freehold property	The buildings element of the property is depreciated over 50 years
Fixtures and fittings	15% on cost
Computer equipment	25% on cost

**THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010**

2 VOLUNTARY INCOME

	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2010</u>	<u>Total Funds 2009</u>
	£	£	£	£
Donations	144	-	144	604
	<u>144</u>	<u>-</u>	<u>144</u>	<u>604</u>

3 INCOMING RESOURCES FROM CHARITABLE PURPOSES

	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2010</u>	<u>Total Funds 2009</u>
	£	£	£	£
Hostel rent - 30 Dalby Square	-	-	-	37,284
Hostel rent - 38 Sweyn Road	51,652	-	51,652	50,365
Room and shop rental	14,858	-	14,858	-
	<u>66,510</u>	<u>-</u>	<u>66,510</u>	<u>87,649</u>

THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010

4 CHARITABLE ACTIVITIES

	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Total Funds 2010</u>	<u>Total Funds 2009</u>
	£	£	£	£
30 Dalby Square				
- staff costs	-	-	-	15,963
- communications	-	-	-	1,566
- premises	-	-	-	24,259
- depreciation	-	-	-	80
- other support costs	-	-	-	162
- staff training and travelling	-	-	-	79
- management charge	-	-	-	5,898
38 Sweyn Road				
- staff costs	21,321	-	21,321	13,355
- communications	897	-	897	1,256
- premises	12,925	-	12,925	20,496
- depreciation	-	-	-	32
- other support costs	20	-	20	366
- staff training and travelling	206	-	206	37
- management charge	-	-	-	26,030
- legal and professional	1,535	-	1,535	-
Community Café				
- grant in respect of payroll costs	-	-	-	29,149
- depreciation	-	-	-	3,235
	<u>36,904</u>	<u>-</u>	<u>36,904</u>	<u>141,963</u>

THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010

5 GOVERNANCE COSTS

	Unrestricted Funds	Restricted Funds	Total Funds 2010	Total Funds 2009
	£	£	£	£
Staff costs	18,342	-	18,342	22,993
Premises costs	5,695	-	5,695	-
Accountancy	1,279	-	1,279	3,150
Trustees indemnity insurance	490	-	490	490
Repairs and maintenance	2,144	-	2,144	21,879
Relocation costs	-	-	-	509
Travelling and accommodation	330	-	330	309
Telephone	900	-	900	997
Printing, postage and stationery	790	-	790	948
Computer and software costs	169	-	169	791
Insurance	3,053	-	3,053	1,096
Sundry	119	-	119	485
Household and cleaning	-	-	-	27
PAYE filing incentive	-	-	-	(100)
Interdepartmental management charges	2,185	-	2,185	(31,928)
Depreciation	1,565	1,290	2,855	39
Loss on disposal of fixed asset	(500)	-	(500)	-
Bank charges	322	-	322	-
Interest payable	-	-	-	431
	<u>36,883</u>	<u>1,290</u>	<u>38,173</u>	<u>22,116</u>

6 STAFF COSTS AND NUMBERS

	2010 £	2009 £
Salaries and wages	35,632	46,210
Social security costs	-	3,710
Other pension costs	-	2,391
	<u>35,632</u>	<u>52,311</u>

No employee received emoluments of more than £60,000

The average number of employees during the year was 1 (2009 3)

No director/trustee received any remuneration or reimbursed expenses during the year

No director/trustee or other person related to the Charity had any personal interest in any contract or transaction entered into by the Charity during the year (2009 - nil)

7 TAXATION

The charitable company is exempt from corporation tax on its charitable activities

THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010

8 TANGIBLE FIXED ASSETS

	Freehold property	Fixtures & fittings	Computer equipment	TOTAL
COST				
At 1 April 2009	150,409	19,633	3,301	173,343
Disposals	-	-	(935)	(935)
At 31 March 2010	<u>150,409</u>	<u>19,633</u>	<u>2,366</u>	<u>172,408</u>
DEPRECIATION				
At 1 April 2009	22,482	19,326	3,296	45,104
Charge for year	2,674	181	-	2,855
Disposals	-	-	(935)	(935)
At 31 March 2010	<u>25,156</u>	<u>19,507</u>	<u>2,361</u>	<u>47,024</u>
NET BOOK VALUE				
At 31 March 2010	<u>125,253</u>	<u>126</u>	<u>5</u>	<u>125,384</u>
At 31 March 2009	<u>127,927</u>	<u>307</u>	<u>5</u>	<u>128,239</u>

Included in land and buildings is freehold land at £16,640 (2009 - £16,640) which is not depreciated

9 DEBTORS

	2010 £	2009 £
Trade debtors	2,210	-
Other debtors	-	100
Prepayments and accrued income	-	147
	<u>2,210</u>	<u>247</u>

10 CREDITORS

	2010 £	2009 £
Bank overdraft	-	1,308
Trade creditors	7,754	4,344
Other creditors	64	302
Accruals	1,116	3,151
	<u>8,934</u>	<u>9,105</u>

11 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Total Funds £
Tangible fixed asset	65,281	60,103	125,384
Current assets	10,520	-	10,520
Current liabilities	(8,934)	-	(8,934)
Net assets 31 March 2010	<u>66,867</u>	<u>60,103</u>	<u>126,970</u>

**THE CHRISTIAN HOUSING TRUST
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2010**

12 RESTRICTED FUNDS

	At 1 April 2009	Incoming resources	Outgoing resources	At 31 March 2010
Land and buildings	61,393	-	1,290	60,103
Total restricted funds	<u>61,393</u>	<u>-</u>	<u>1,290</u>	<u>60,103</u>

13 UNRESTRICTED FUNDS

	At 1 April 2009	Incoming resources	Outgoing resources	Further designations	At 31 March 2010
General fund	7,140	66,654	72,222	-	1,572
Fixed assets	66,860	-	1,565	-	65,295
	<u>74,000</u>	<u>66,654</u>	<u>73,787</u>	<u>-</u>	<u>66,867</u>