

Charity Registration Number: 1042683  
Almshouse Association Member Number: 1883

# Roebuck Memorial Homes Trust

Annual Report and Financial Statements

for the Year Ended 31 March 2021

# **Roebuck Memorial Homes Trust**

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## **Roebuck Memorial Homes Trust**

### **Reference and Administrative Details**

<b>Charity Registration Number</b>	1042683
<b>Almshouse Association Member Number</b>	1883
<b>Trustees</b>	Clifford Prest Raymond Ram Janis Dean Jonathan Taylor
<b>Other Officers</b>	Kirklees Metropolitan Council
<b>Principal Office</b>	Kirklees Council Civic Centre 3 Huddersfield HD1 2TG
<b>Solicitors</b>	Ramsdens Solicitors LLP Oakley House 1 Hungerford Road Huddersfield HD3 3AL
<b>Bankers</b>	Lloyds Bank 16 Market Place Oldham OL1 1JG
<b>Independent Examiner</b>	Watson Buckle Limited Independent Examiner York House Cottingley Business Park Bradford BD16 1PE

# **Roebuck Memorial Homes Trust**

## **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2021.

### **Objectives, activities and performance**

Roebuck Memorial Homes Trust, is a not for profit registered charity administered by a voluntary group of trustees. The principle activities are to provide accommodation for those who qualify under the trust deed, with priority being given to local residents. When making decisions about the applicants the trustees have tried to ensure that they provide accommodation to those most in need of the type of accommodation the trust offers.

We have been unable to have our AGM, due in January 2021, because of the current health crisis. Similarly, the Trustees have been unable to meet but have agreed various actions through shared electronic communication.

In view of these circumstances the Trust issued to all residents a Spring newsletter keeping all informed of the current situation.

We have had 2 new households join the scheme over the last year with consequent costs, in terms of lost revenue and works to void properties. The new residents seem to have settled in well.

We have at last a Housing Officer in post having been without one for some time over the last year.

Katie Bloomfield is an experienced Housing Officer having many years working in the Huddersfield area.

It is critical that the Trustees meet again as soon as possible, particularly as a decision needs to be taken about the Trust participation in the Entrust scheme which could fund a comprehensive restoration of the gardens.

### **Public benefit**

The trustees pay due regard to the Charity Commission guidance on Public Benefit and believe that the provision of social housing within the local community conforms with this guidance.

### **Structure, governance and management**

Trustees are appointed from within the local community and from professionals who bring additional skills and expertise to the trust. All new trustees are provided with Charity Commission publication CC3 'The Essential Trustee; what you need to know' and CC10 'The Hallmarks of an Effective Charity'. Trustees are also given an introduction by existing trustees to the specific rules relating to social housing along with an overview of the charity's operations.

The trustees remain committed to their aim of providing a high standard of accommodation at an affordable weekly contribution in order to compete with other social housing providers.

# **Roebuck Memorial Homes Trust**

## **Trustees' Report**

### **Details of the properties**

There are 8 two bedroom cottages built in 1932. The Trust owns the properties with Kirklees Council acting as the Custodian trustee.

### **Financial review**

The trustees continue to build up the charity's funds as and when possible and uses the routine maintenance for renewals and regular maintenance.

The surplus for the year on unrestricted funds was £10,181 (2020 - deficit of £18,135). There was an increase in the value of investments during the year of £11,085 (2020 - decrease of £3,402).

The total funds of the charity at 31 March 2021 were £1,647,677 (2020 - £1,637,496).

The Trust has undertaken various works over the year in addition to the works needed on the vacant properties.

Two walls in the garden have been rebuilt, one following a partial collapse and the other being part of the piecemeal strategy of repair forced on the Trust due to the lack of funding for a comprehensive scheme of restoration for the gardens.

Legislative changes have prompted a requirement to survey all the electrical installations in the properties, at a cost, which has entailed some minor remedial work.

The display of the Roebuck family history is being kept in the Chapel and was once again available during the annual Heritage Days.

The Trust has conducted a review of the ground maintenance costs for the scheme, which cost almost a third of our revenue. By altering the specification, the Trust has been able to reduce this cost without, we hope, a significant impact on the quality of the work, only time will tell.

Once again, several residents have asked about being allowed to work themselves on the planted beds. They have been encouraged to do so.

The Trust will continue to review our costs. With the incorporation of KNH, our managing agent back to KMC it may be time to review the management fee we pay.

The annual report was approved by the trustees of the charity on 10 November 2021 and signed on its behalf by:



.....  
Raymond Ram  
Trustee

## **Roebuck Memorial Homes Trust**

### **Independent Examiner's Report to the trustees of Roebuck Memorial Homes Trust**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which are set out on pages 5 to 15.

#### **Respective responsibilities of trustees and examiner**

As the charity's trustees of Roebuck Memorial Homes Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

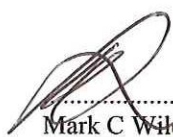
I report in respect of my examination of the Roebuck Memorial Homes Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Roebuck Memorial Homes Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....  
Mark C Wilcock FCA  
Independent Examiner  
Watson Buckle Limited  
Bradford

10 November 2021

# **Roebuck Memorial Homes Trust**

## **Statement of Financial Activities for the Year Ended 31 March 2021** **(Including Income and Expenditure Account)**

		Unrestricted funds		Total 2021	Total 2020
	Note	General £	Revaluation reserve	£	£
<b>Income and endowments from</b>					
Charitable activities	3	34,211	-	34,211	33,982
Investments	4	1,995	-	1,995	1,964
<b>Total income and endowments</b>		<u>36,206</u>	<u>-</u>	<u>36,206</u>	<u>35,946</u>
<b>Expenditure</b>					
Charitable activities	5	(37,110)	-	(37,110)	(50,679)
<b>Total expenditure</b>		<u>(37,110)</u>	<u>-</u>	<u>(37,110)</u>	<u>(50,679)</u>
Net expenditure		(904)	-	(904)	(14,733)
Gains/losses on investment assets		-	11,085	11,085	(3,402)
Net movement in funds		<u>(904)</u>	<u>11,085</u>	<u>10,181</u>	<u>(18,135)</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		1,254,967	382,529	1,637,496	1,655,631
Total funds carried forward		<u>1,254,063</u>	<u>393,614</u>	<u>1,647,677</u>	<u>1,637,496</u>

The notes on pages 7 to 15 form an integral part of these financial statements.



# Roebuck Memorial Homes Trust

**(Registration number: 1042683)**  
**Balance Sheet as at 31 March 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	9	1,602,177	1,608,156
Investments	10	<u>63,736</u>	<u>52,651</u>
		<u>1,665,913</u>	<u>1,660,807</u>
<b>Current assets</b>			
Debtors	11	1,135	1,156
Cash at bank and in hand		<u>15,424</u>	<u>12,212</u>
		16,559	13,368
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,127)</u>	<u>(2,890)</u>
<b>Net current assets</b>		<u>14,432</u>	<u>10,478</u>
<b>Total assets less current liabilities</b>		1,680,345	1,671,285
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(32,668)</u>	<u>(33,789)</u>
<b>Net assets</b>		<u>1,647,677</u>	<u>1,637,496</u>
<b>Funds of the charity:</b>			
<b>Unrestricted income funds</b>			
Unrestricted		1,254,063	1,254,967
Revaluation reserve		<u>393,614</u>	<u>382,529</u>
Total unrestricted		<u>1,647,677</u>	<u>1,637,496</u>
<b>Total funds</b>	14	<u>1,647,677</u>	<u>1,637,496</u>

The financial statements on pages 5 to 15 were approved by the trustees, and authorised for issue on 10 November 2021 and signed on their behalf by:



.....  
Raymond Ram  
Trustee



# **Roebuck Memorial Homes Trust**

## **Notes to the Financial Statements for the Year Ended 31 March 2021**

### **1 General information**

The entity is an unincorporated registered charity governed by their constitution, registered in England and Wales.

Registered charity number: 1042683

Almshouse Association member number: 1883

Their registered address is:

Kirklees Council  
Civic Centre 3  
Huddersfield  
HD1 2TG

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The charity constitutes a public benefit entity as defined by FRS102.

The charity's functional and presentation currency is pound sterling.

#### **Going concern**

The financial statements have been prepared on a going concern basis.

#### **Exemption from preparing a cash flow statement**

The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

### **Income and endowments**

#### ***Investment income***

Income is earned from holding fixed assets for investment purposes and is recognised when receivable and the amount can be measured reliably by the charity.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity.

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### ***Charitable activities***

Rent from land and buildings is recognised on an accruals basis.

#### **Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably.

#### ***Charitable activities***

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**

Governance costs include the examination of the statutory accounts.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable entity for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Tangible fixed assets**

Tangible fixed assets are stated at historical cost or valuation.

#### **Depreciation and amortisation**

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold buildings	2% on cost
Land	Not depreciated

#### **Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include:

##### ***Depreciation***

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets; however, by their nature, component life cannot be determined with absolute certainty.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

#### **Debtors**

Debtors are recognised initially when they become due at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the debtors.

#### **Creditors**

Creditors are obligations to pay for goods and services that have been acquired by the charity. Creditors are initially recognised at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

# **Roebuck Memorial Homes Trust**

## **Notes to the Financial Statements for the Year Ended 31 March 2021**

### **3 Income from Charitable activities**

	Unrestricted funds		
	General £	Total 2021 £	Total 2020 £
Rents	34,211	34,211	33,982

### **4 Income from investments**

	Unrestricted funds		
	General £	Total 2021 £	Total 2020 £
Other income from fixed asset investments	1,995	1,995	1,964

### **5 Expenditure on Charitable Activities**

	Unrestricted funds		
	General £	Total 2021 £	Total 2020 £
Repairs and renewals	9,600	9,600	21,719
Insurance	1,670	1,670	1,613
Gardening costs	6,437	6,437	6,794
Light, heat and power	204	204	189
Sundry expenses	-	-	451
Consultancy & management fees	81	81	163
Subscriptions	46	46	46
Management charges	2,439	2,439	2,441
Depreciation of freehold property	14,234	14,234	14,069
Loan interest	1,379	1,379	1,421
Independent Examiner's remuneration	1,020	1,020	1,620
	<u>37,110</u>	<u>37,110</u>	<u>50,526</u>

### **6 Analysis of support costs**

#### **Governance costs**

	Unrestricted		
	General £	Total 2021 £	Total 2020 £
Independent examiners fees	1,020	1,020	1,620

## **Roebuck Memorial Homes Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2021**

#### **7 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

The amount expenses waived by the trustees during the year totalled £Nil (2020 - £Nil).

#### **8 Key management personnel**

The charity considers its key management personnel comprise the trustees.

The total key management personnel remuneration benefits were £Nil (2020 - £Nil).



## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2021

#### 9 Tangible fixed assets

	Land and buildings £	Total £
<b>Cost</b>		
At 1 April 2020	1,663,454	1,663,454
Additions	<u>8,255</u>	<u>8,255</u>
At 31 March 2021	<u>1,671,709</u>	<u>1,671,709</u>
<b>Depreciation</b>		
At 1 April 2020	55,298	55,298
Charge for the year	<u>14,234</u>	<u>14,234</u>
At 31 March 2021	<u>69,532</u>	<u>69,532</u>
<b>Net book value</b>		
At 31 March 2021	<u>1,602,177</u>	<u>1,602,177</u>
At 31 March 2020	<u>1,608,156</u>	<u>1,608,156</u>

Included within land and buildings at the year end is £960,000 (2020 - £960,00) relating to land which is not depreciated because it is considered to have an infinite useful life.

#### Revaluation

The charity's land and buildings are recognised at depreciated replacement cost and was revalued on 20 April 2016 by Jowett Chartered Surveyors & Estate Agents, an independent valuer.

Had this class of asset been measured on a historical cost basis, their carrying amount would have been £1,248,170 (2020 - £1,252,621).

# Roebuck Memorial Homes Trust

## Notes to the Financial Statements for the Year Ended 31 March 2021

### 10 Fixed asset investments

	2021 £	2020 £
Other investments	<u>63,736</u>	<u>52,651</u>

### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2020	52,651	52,651
Revaluation	<u>11,085</u>	<u>11,085</u>
At 31 March 2021	<u>63,736</u>	<u>63,736</u>
<b>Net book value</b>		
At 31 March 2021	<u>63,736</u>	<u>63,736</u>
At 31 March 2020	<u>52,651</u>	<u>52,651</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. The historical cost of the investments is £46,896 (2020 - £46,896).

### 11 Debtors

	2021 £	2020 £
Trade debtors	93	6
Prepayments	<u>1,042</u>	<u>1,150</u>
	<u>1,135</u>	<u>1,156</u>

### 12 Creditors: amounts falling due within one year

	2021 £	2020 £
Other loans	1,121	1,077
Accruals and deferred income	<u>1,006</u>	<u>1,813</u>
	<u>2,127</u>	<u>2,890</u>



# Roebuck Memorial Homes Trust

## Notes to the Financial Statements for the Year Ended 31 March 2021

### 13 Creditors: amounts falling due after one year

	2021 £	2020 £
Other loan 1 (1-2yrs)	1,166	1,121
Other loan 1 (2-5yrs)	3,791	3,643
Other loan 1 (over 5yrs)	27,711	29,025
	<u>32,668</u>	<u>33,789</u>

### 14 Funds

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2021 £
<b>Unrestricted</b>					
General	1,254,967	36,206	(37,110)	-	1,254,063
<i>Unrestricted other funds</i>					
Revaluation reserve	<u>382,529</u>	<u>-</u>	<u>-</u>	<u>11,085</u>	<u>393,614</u>
<b>Total funds</b>	<u>1,637,496</u>	<u>36,206</u>	<u>(37,110)</u>	<u>11,085</u>	<u>1,647,677</u>
	Balance at 1 April 2019 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2020 £
<b>Unrestricted</b>					
General	<u>1,269,700</u>	<u>35,946</u>	<u>(50,679)</u>	<u>-</u>	<u>1,254,967</u>
<i>Unrestricted other funds</i>					
Revaluation reserve	<u>385,931</u>	<u>-</u>	<u>-</u>	<u>(3,402)</u>	<u>382,529</u>
Other	<u>385,931</u>	<u>-</u>	<u>-</u>	<u>(3,402)</u>	<u>382,529</u>
<b>Total funds</b>	<u>1,655,631</u>	<u>35,946</u>	<u>(50,679)</u>	<u>(3,402)</u>	<u>1,637,496</u>

## Roebuck Memorial Homes Trust

### Notes to the Financial Statements for the Year Ended 31 March 2021

#### 15 Analysis of net assets between funds

	Unrestricted funds General funds £	Revaluation reserve £	Total funds £
Tangible fixed assets	1,225,403	376,774	1,602,177
Fixed asset investments	46,896	16,840	63,736
Current assets	16,559	-	16,559
Current liabilities	(2,127)	-	(2,127)
Creditors over 1 year	(32,668)	-	(32,668)
Total net assets	<u>1,254,063</u>	<u>393,614</u>	<u>1,647,677</u>

#### 16 Related party transactions

During the year the charity made the following related party transactions:

##### **Raymond Ram**

(Trustee)

Mr Raymond Ram was reimbursed expenses during the year of £81 (2020 - £163). At the balance sheet date the amount due to/from Raymond Ram was £Nil (2020 - £Nil).