

THE FORESTERS HOMES TRUST

England & Wales · Charity number 1047967

Details

Status Registered

Legal form Trust

Registered 1995-07-13

Register [View on the Charity Commission register](#)

Contact

Address Foresters Homes
Tower Road
Bexleyheath
Kent
DA7 4JQ

Phone 02083038386

Email INFO@FORESTERSHOMESTRUST.ORG.UK

Activities

Objects: TO PROVIDE ALMSHOUSES AND ASSOCIATED AMENITIES INCLUDING AMENITIES SPECIALLY DESIGNED OR ADAPTED TO MEET THE DISABILITIES AND REQUIREMENTS OF THE ELDERLY FOR THE ACCOMMODATION AND BENEFIT OF ELDERLY PERSONS IN NECESSITOUS CIRCUMSTANCES AND IN PARTICULAR SUCH PERSONS WHO ARE MEMBERS OF THE WIDOWS OR MEMBERS OF FORESTERS FRIENDLY SOCIETY.

Activities: SHELTERED HOUSING

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£135,142	£139,366	-	-
2023-12-31	£152,056	£134,150	-	-
2022-12-31	£112,179	£95,303	-	-
2021-12-31	£98,332	£92,551	-	-
2020-12-31	£106,814	£79,100	-	-

Trustees

Name	Role	Appointed
BRENDA WATSON	Chair	
ANDREW JAMES POOLEY		
JAMES SOLLIS		2024-05-11
JANET SUSAN POOLEY		
JOHN SPRINGHAM		

THE FORESTERS HOMES TRUST

England & Wales - Charity number 1047967

Accounts

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

Annual Report
2025

Statements of Accounts
and
Balance Sheet

For The
Year Ending 31st December, 2024

Clerk:

Mrs Mina Chana
Foresters Homes, Tower Road,
Bexleyheath, Kent. DA7 4JQ

mina.chana@forestershomestrust.co.uk

Reg Charity No. 1047967

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

Officers 2023-2024

Trustees / Committee:

Mr A Pooley	Chairman
Mr J Sollis	Vice Chairman
Mrs J Pooley	Trustee
Mr JET Springham	Trustee
Mrs B Watson	Trustee

Clerk: Mrs Mina Chana

Registered Office

Tower Road, Bexleyheath, Kent, DA7 4JQ

Bankers:

Barclays Bank Plc., Bexleyheath Business Centre,
PO Box 140, Bexleyheath, Kent, DA6 7DD

Accountants:

R. K. Lawrence and Co.
94 Brook Street, Erith, Kent. DA8 1JF.

THE FORESTERS HOMES TRUST
BEXLEYHEATH, KENT

25th April 2025

To Foresters and Subscribers,

Please note: The AGM is due to take place on the 10th May.

ALL FORESTERS ARE WELCOME

AGENDA

1. Meeting declared open by the Chairman.
2. Minutes of Annual Meeting, 11th May 2024
3. Trustees' Report.
4. Accounts and Balance Sheet for the year ending 31st December, 2024.
5. Election: Accountant
6. Any other business

Notice

It is requested that notification of any question intended to be raised relative to the Accounts be sent to the Clerk by 5th May 2025 to afford an opportunity to prepare the necessary answers.

Annual Report

Dear Members and Friends,

We are pleased to report that as at the 31st December 2024 all our flats remain occupied and we continue to have a waiting list.

Sadly, in April we lost Harry Froud, who is missed by all.

Our warden Louise and Asa continue to organise events for the residents' regular visits to the local bowling alley, followed by a few drinks and food at the local pub, quiz nights, cheese and wine evenings and race nights have proved very successful with residents.

During the Summer a number of residents spent a week at the Yorkshire Foresters Convalescent Home in Bridlington, and then in October residents and friends in conjunction with the court "Wellington Hope" held a Coffee Morning raising £350. For MacMillian Cancer Support.

The residents enjoyed their Christmas Party this year, the warden and the clerk arranged the food and James arranged the entertainment, a good evening was had by all.

Following the Quinquennial report we had in 2023, we have undertaken extensive internal & external maintenance and this work is ongoing.

Court "Wellington Hope" No. 2215 holds its regular bi-monthly meetings at the Homes. If any Foresters would like to attend, please contact the secretary, Brenda Watson.

Public Benefit Statement: We provide Almshouses and associated amenities including amenities specially designed or adapted to meet the disabilities and requirements of the elderly, for the accommodation and benefit of elderly persons in necessitous circumstances, and in particular such persons "who are members of the widows/widowers of members of the Foresters Friendly society".

Our Annual General Meeting this year is scheduled for 10th May 2025 at 2pm at the Foresters Homes. Light refreshments will be provided and you may have an opportunity to look around the Homes.



Clerk to the Trustees
M Chana

The Foresters Homes Trust

Trustees' Report

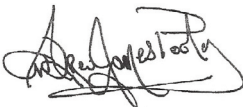
Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

A handwritten signature in black ink, appearing to read 'Mr A Pooley', written over a horizontal line.

Mr A Pooley
Chairman

**Accountants Report to the Trustees of
The Foresters Homes Trust**

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.


Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2024 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.



R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DA8 1JF

Date 25th April 2024

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

		Unrestricted funds	Restricted funds	2024 Total	2023 Total
	Notes	£	£	£	£
Income and expenditure					
Incoming resources					
Residents' maintenance contributions			89,761	89,761	88,900
Interest and dividends receivable	13	29,309		29,309	47,746
Subscriptions and donations		11,455		11,455	9,450
Legacy			0	0	0
Laundry		4,470		4,470	4,240
Xmas Draw		0		0	0
Garden party/cream tea			0	0	0
Sundry income		147	0	147	1,720
		_____	_____	_____	_____
Total incoming resources		45,381	89,761	135,142	152,056
		_____	_____	_____	_____
		_____	_____	_____	_____
Resources expended					
Direct charitable expenditure	2	2,311	132,963	135,274	124,879
Management and administration of the Homes	3	<u>3,692</u>	<u>400</u>	<u>4,092</u>	<u>9,271</u>
Total resources expended	4	6,003	133,363	139,366	134,150
		_____	_____	_____	_____
		_____	_____	_____	_____
Net incoming resources for the year		39,378	-43,602	-4,224	17,906
Balances brought forward at 1st January 2024		572,276	124,173	696,449	678,543
		_____	_____	_____	_____
Balances carried forward 31st December 2024		611,654	80,571	692,225	696,449
		_____	_____	_____	_____
		_____	_____	_____	_____

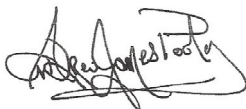
The Foresters Homes Trust

Balance Sheet

As at 31st December 2024

		2024	2023
		£	£
Fixed assets	5	630	630
		_____	_____
Current assets			
Investment accounts	6	508,363	508,363
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>181,638</u>	<u>185,862</u>
Total incoming resources		692,731	696,955
Creditors: amounts falling due within one year	7	1,136	1,136
		_____	_____
Net current assets		691,595	695,819
		_____	_____
Net assets		692,225	696,449
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	611,654	572,276
Restricted	11	80,571	124,173
		_____	_____
		692,225	696,449
		_____	_____
		_____	_____

Approved by the Board of Trustees on 25th April 2024
and signed on its behalf



.....

Trustee

Mr A Pooley
Chairman

The Foresters Homes Trust

Notes to the financial statements

For the year ended 31st December 2024

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund. The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements

For the year ended 31st December 2024

1 Accounting Policies - (continued)

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

	Unrestricted funds	Restricted funds	Total 2024	Total 2023
	£	£	£	£
Notes				
Wages and salaries & Pension Cont	0	36,850	36,850	25,908
Emergency linkline - capital response		0	0	3,867
Light, heat and power		21,359	21,359	23,756
Water rates/council tax		8,582	8,582	5,876
Telephone	2,311		2,311	1,705
Laundry		0	0	0
Insurance		7,091	7,091	6,256
Building maintenance		43,782	43,782	35,044
Household expenses		506	506	85
Heating maintenance		846	846	9,720
Security & Fire Alarm Maint		2,717	2,717	677
Garden		5,975	5,975	1,560
Washing Machine		4,554	4,554	0
Depreciation		0	0	4,991
Lift		<u>701</u>	<u>701</u>	<u>5,434</u>
	2,311	132,963	135,274	124,879
	_____	_____	_____	_____
	_____	_____	_____	_____

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2024 Total	2023 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	380		380	557
Audit and accountancy	1,320		1320	1,310
Donations	30		30	0
Christmas party		400	400	0
Staff gratuities	0		0	0
Outing	0		0	0
Subscriptions	687		687	0
Sundries	<u>1,275</u>		1275	<u>7,404</u>
	3,692	400	4,092	9,271
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2024 Total	2023 Total
	£	£	£	£	£
Direct charitable expenditure	36,850	0	98,424	135,274	124,879
Management and administration of the homes	--	--	4,092	4,092	9,271
	—	—	—	—	—
	36,850	0	102,516	139,366	134,150
	—	—	—	—	—
	—	—	—	—	—

The Foresters Homes Trust

Notes to the Financial Statements

For the year ended 31st December 2024

	2024			
5 Fixed Assets	Freehold land and buildings	Building extension	Improvements	Total
	£	£		£
Cost / valuation				
At 1st January 2024 and 31st December 2024	630	50,713	49,910	101,253
Additions				
	<u>630</u>	<u>50,713</u>	<u>49,910</u>	<u>101,253</u>
Depreciation				
At 1st January 2024		50,713	49,910	100,623
Charge for the year		0	0	0
		<u>50,713</u>	<u>49,910</u>	<u>100,623</u>
At 31st December 2023		50,713	49,910	100,623
		<u>50,713</u>	<u>49,910</u>	<u>100,623</u>
Written down values				
At 31st December 2024	630	0	0	630
	<u>630</u>	<u>0</u>	<u>0</u>	<u>630</u>
At 31st December 2023	630	0	4,991	5,621
	<u>630</u>	<u>0</u>	<u>4,991</u>	<u>5,621</u>

The cost / valuation of freehold land and buildings comprises:

	2024	2023
	£	£
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	<u>41,630</u>	<u>41,630</u>
Less: Disposal proceeds (December 1977)	41,000	41,000
	<u>630</u>	<u>630</u>

The Foresters Homes Trust

Notes to the Financial Statements

For the year ended 31st December 2024

The cost of the building extension comprises:

	2024	2023
	£	£
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<hr/>	<hr/>
	50,713	50,713
	<hr/>	<hr/>

6 Investments

Gilt Investments	0	0
Charity Common investment funds	<u>508,363</u>	<u>508,363</u>
	<u>508,363</u>	<u>508,363</u>

(Market Valuation)

CCLA Fixed Ir 3924.34 units	4,947	4,800
CCLA Properl 56938.36 units	58,806	59,444
M& G		
Charifund 605.200 (Accumulation Units)	197,895	181,540
Charifund 2658.596 (Income Units)	39,145	38,151
Charibond 99010.927 (Income Units)	106,833	110,734
Charity Multi 196680.267 (Income Units)	182,578	176,658
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Interes 0 (Income Units)	0	0
Equity 27878 (Income Units)	<u>139,753</u>	<u>129,773</u>
	<u>729,957</u>	<u>701,100</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<hr/>	<hr/>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

9 Contingent Liabilities

As at 31st December 2024 and 2023 there were no known contingent liabilities.

10 Commitments

Capital commitments

As at 31st December 2024 and 2023 there were no capital expenditure commitments.

Lease commitments - None

11 Restricted funds

	Balance	<u>Movements in resource</u>		Balance
	01.01.24	Incoming	Outgoing	31.12.24
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Building and maintenance benefit fund	124,173	89,761	133,363	80,571
	_____	_____	_____	_____
	124,173	89,761	133,363	80,571
	_____	_____	_____	_____

The Foresters Homes Trust

Statement of Financial Activities

For the year ended 31st December 2024

12 Analysis of net assets between funds

	Tangible fixed assets	Net current assets	Total
	£	£	£
Restricted funds:			
Building and maintenance benefit fund	630	79,941	80,571
	_____	_____	_____
	630	79,941	80,571
Unrestricted funds	0	611,654	611,654
	_____	_____	_____
	630	691,595	692,225
	_____	_____	_____

13 Income Analysis

	<u>2024</u>	<u>2023</u>
	£	£
NAACIF Fund	0	1573
Gilt	0	0
M&G	18690	8174
Charibond	0	3960
Charifund	0	0
Schroder	0	21094
Schroder	5910	6038
CCLA	3358	6111
Bank Interest	<u>1351</u>	<u>796</u>
	<u>29,309</u>	<u>47,746</u>

2024 Donations

Our sincere thanks to all who donated this year and for your continued support.

THE FORESTERS HOMES TRUST

The Foresters Homes is a sheltered Housing Complex of 21 self-contained flats - 7 Double and 14 single.

They are set in their own landscaped gardens, secluded but very near Bexleyheath Shopping Precinct and shops. These homes are run by Foresters.

If any of your members are interested in being considered for one of the flats, and they are fully retired and capable of caring for themselves,

Please apply to:

Mrs. Mina Chana - Clerk to the Trustees
Foresters Homes, Tower Road,
Bexleyheath, Kent. DA7 4JQ

mina.chana@forestershomestrust.co.uk

THE FORESTERS HOMES TRUST

England & Wales - Charity number 1047967

Accounts

Registered Charity number
1047967

The Foresters Homes Trust

Financial Statements

31st December 2023

Contents:	Pages
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Trustees' Report

In accordance with the requirements of Section 45 of the Charities Act 1993, the Trustees present this annual report and financial statements of the charity for the year to 31st December 2023.

The Foresters Homes Trust was registered as a charity in 1997 - registration No. 1047967.

The purpose of the charity is to provide sheltered accommodation for members of the Ancient Order of Foresters.

The trustees/committee members during the year under review were as follows:

A.J.Pooley	President	Resigned
Mr A.J. Pooley	Chairman	
Mr J.Sollis	Vice Chairman	Trustee
Mr A.J. Pooley		Trustee
Mrs J.Pooley		Trustee
Mr J.E.T Springham		Trustee
Mrs B.M. Watson		Trustee
Mrs Mina Chana		Clerk

The Trustees meet once a month.

The principal officers of the charity are:

Clerk to the Trustees Mrs Mina Chana

Registered Office Tower Road
Bexleyheath
Kent
DA7 4JQ

Bankers Barclays Bank plc
Bexleyheath Business Centre
PO Box 140
Bexleyheath
Kent DA6 7DD

Accountants R K Lawrence and Co
94 Brook Street
Erith
Kent DA8 1JF

Trustees' Report

Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

A handwritten signature in black ink, appearing to be 'John Jones', written over a horizontal dotted line. The signature is stylized and somewhat cursive.

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.

Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2023 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.

R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DA8 1JF

Date *24 April 2024*

Statement of Financial Activities

For the year ended 31st December 2023

	Unrestricted funds	Restricted funds	2023 Total	2022 Total
	£	£	£	£
Notes				
Income and expenditure				
Incoming resources				
Residents' maintenance contributions		88,900	88,900	80,393
Interest and dividend 13	47,746		47,746	20,646
Subscriptions and donations	9,450		9,450	6,272
Legacy		0	0	0
Laundry	4,240		4,240	3,168
Xmas Draw	0		0	1,415
Garden party/cream tea		0	0	0
Sundry income	1,720	0	1,720	285
	-----	-----	-----	-----
Total incoming resources	63,156	88,900	152,056	112,179
	-----	-----	-----	-----
Resources expended				
Direct charitable exp 2	1,705	123,174	124,879	92,200
Management and administration of the Homes 3	<u>9,271</u>	<u>0</u>	<u>9,271</u>	<u>3,103</u>
Total resources expended 4	10,976	123,174	134,150	95,303
	-----	-----	-----	-----
	-----	-----	-----	-----
Net incoming resources for the year	52,180	-34,274	17,906	16,876
Balances brought forward at 1st January 2023	520,096	158,447	678,543	661,667
	-----	-----	-----	-----
Balances carried forward 31st December 2023	572,276	124,173	696,449	678,543
	-----	-----	-----	-----
	-----	-----	-----	-----

Balance Sheet

As at 31st December 2023

		2023	2022
		£	£
Fixed assets	5	630	5,621
		_____	_____
Current assets			
Investment accounts	6	508,363	503,363
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>185,862</u>	<u>167,965</u>
Total incoming resources		696,955	674,058
Creditors: amounts falling due within one y	7	1,136	1,136
		_____	_____
Net current assets		695,819	672,922
		_____	_____
Net assets		696,449	678,543
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	572,276	520,096
Restricted	11	124,173	158,447
		_____	_____
		696,449	678,543
		_____	_____
		_____	_____

Approved by the Board of Trustees on 11/5/24 March 2024
and signed on its behalf


Trustee

Notes to the financial statements

For the year ended 31st December 2023

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund.

The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements**For the year ended 31st December 2023****1 Accounting Policies - (continued)**

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

	Unrestricted funds	Restricted funds	Total 2023	Total 2022
	£	£	£	£
Notes				
Wages and salaries & Pension Cont	0	25,908	25,908	22,153
Emergency linkline		3,867	3,867	1,800
Light, heat and power		23,756	23,756	12,506
Water rates/council tax		5,876	5,876	7,057
Telephone	1,705		1,705	1,068
Laundry		0	0	0
Insurance		6,256	6,256	5,870
Building maintenance		35,044	35,044	16,799
Household expenses		85	85	796
Heating maintenance		9,720	9,720	1,717
Security & Fire Alarm Maint		677	677	2,203
Garden		1,560	1,560	3,319
Windows		0	0	0
Decoration		0	0	11,291
Depreciation		4,991	4,991	4,991
Garden Patio	0	0	0	0
Lift	—	5,434	5,434	630
	1,705	123,174	124,879	92,200
	—	—	—	—
	—	—	—	—

Statement of Financial Activities

For the year ended 31st December 2023

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2023 Total	2022 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	557		557	353
Audit and accountancy	1,310		1310	1,308
Donations	0		0	0
Christmas party		0	0	800
Staff gratuities	0		0	0
Outing	0		0	91
Subscriptions	0		0	0
Sundries	<u>7,404</u>		7404	<u>551</u>
	9,271	0	9,271	3,103
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2023 Total	2022 Total
	£	£	£	£	£
Direct charitable expenditure	25,908	4,991	93,980	124,879	92,200
Management and administration of the homes	—	—	9,271	9,271	3,103
	—	—	—	—	—
	<u>25,908</u>	<u>4,991</u>	<u>103,251</u>	<u>134,150</u>	<u>95,303</u>
	—	—	—	—	—
	—	—	—	—	—

Notes to the Financial Statements

For the year ended 31st December 2023

	2023			
5 Fixed Assets	Freehold land and buildings	Building extension	Improvement:	Total
	£	£		£
Cost / valuation				
At 1st January 2023 and 31st December 2023	630	50,713	49,910	101,253
Additions				
	630	50,713	49,910	101,253
Depreciation				
At 1st January 2023		50,713	44,919	95,632
Charge for the year		0	4,991	4,991
		50,713	49,910	100,623
At 31st December 2023		50,713	49,910	100,623
Written down values				
At 31st December 2023	630	0	0	630
	630	0	4,991	5,621
At 31st December 2022	630	0	4,991	5,621

The cost / valuation of freehold land and buildings comprises:

	2023	2022
	£	£
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	41,630	41,630
Less: Disposal proceeds (December 1977)	41,000	41,000
	630	630

Notes to the Financial Statements**For the year ended 31st December 2023**

The cost of the building extension comprises:

	2023	2022
	<u>£</u>	<u>£</u>
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<u>50,713</u>	<u>50,713</u>

6 Investments

Gilt Investments	0	0
Charity Common investment funds	<u>508,363</u>	<u>503,363</u>
	<u>508,363</u>	<u>503,363</u>

(Market Valuation)

CCLA Fixed 3924.34 units	4,800	4,560
CCLA Prop 56938.36 units	59,444	63,401
M& G		
Charifund 605.200 (Accumulation Units)	181,540	170,147
Charifund 2658.596 (Income Units)	38,151	39,068
Charibond 99010.927 (Income Units)	110,734	107,239
Charity Mi 196680.267 (Income Units)	176,658	173,688
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Int 0 (Income Units)	0	22,097
Equity 27878 (Income Units)	<u>129,773</u>	<u>118,147</u>
	<u>701,100</u>	<u>698,348</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<u>1,136</u>	<u>1,136</u>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

Statement of Financial Activities

For the year ended 31st December 2023

9 Contingent Liabilities

As at 31st December 2023 and 2022 there were no known contingent liabilities.

10 Commitments

Capital commitments

As at 31st December 2023 and 2022 there were no capital expenditure commitments.

Lease commitments - None

11 Restricted funds

	Balance	<u>Movements in resource</u>		Balance
	01.01.23	Incoming	Outgoing	31.12.23
	£	£	£	£
Building and maintenance benefit fund	158,447	88,900	123,174	124,173
	_____	_____	_____	_____
	158,447	88,900	123,174	124,173
	_____	_____	_____	_____

Statement of Financial Activities

For the year ended 31st December 2023

12 Analysis of net assets between funds

	Tangible fixed assets £	Net current assets £	Total £
Restricted funds:			
Building and maintenance benefit fund	630	123,543	124,173
	-----	-----	-----
	630	123,543	124,173
Unrestricted funds	0	572,276	572,276
	-----	-----	-----
	630	695,819	696,449
	-----	-----	-----

13 Income Analysis

	<u>2023</u> £	<u>2022</u> £
NAACIF Fund	1573	4720
Gilt	0	0
Gilt	0	0
M&G	8174	3717
Charibond	3960	0
Charifund	0	2713
Schroder	21094	0
Schroder	6038	5480
CCLA	6111	3940
Bank Interest	796	76
	<u>47,746</u>	<u>20,646</u>

THE FORESTERS HOMES TRUST

England & Wales - Charity number 1047967

Accounts

Registered Charity number
1047967

The Foresters Homes Trust

Financial Statements

31st December 2022

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Trustees' Report

In accordance with the requirements of Section 45 of the Charities Act 1993, the Trustees present this annual report and financial statements of the charity for the year to 31st December 2022.

The Foresters Homes Trust was registered as a charity in 1997 - registration No. 1047967.

The purpose of the charity is to provide sheltered accommodation for members of the Ancient Order of Foresters.

The trustees/committee members during the year under review were as follows:

Mr A.J. Pooley	President		
Mrs B.M. Watson	Chairman	Trustee	
Mrs M.C. Harris	Vice Chairman	Trustee	Resigned Sept 2022
Mr A.J. Pooley		Trustee	
Mrs J.Pooley		Trustee	
Mr J.E.T Springham		Trustee	
Mr R.Thomas		Trustee	Resigned Sept 2022
Mr J.H. Norris		Co-opted M	Resigned Sept 2022
Mrs S. J. Norris		Clerk	Resigned Sept 2022

The Trustees meet once a month.

The principal officers of the charity are:

Clerk to the Trustees S Norris Resigned Sept 2022

Registered Office Tower Road
Bexleyheath
Kent
DA7 4JQ

Bankers Barclays Bank plc
Bexleyheath Business Centre
PO Box 140
Bexleyheath
Kent DA6 7DD

Accountants R K Lawrence and Co
94 Brook Street
Erith
Kent DA8 1JF

Trustees' Report

Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

B. M. Watson

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.

Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2022 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.

R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DA8 1JF

Date *3rd October 2023*

Statement of Financial Activities

For the year ended 31st December 2022

	Notes	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Income and expenditure					
Incoming resources					
Residents' maintenance contributions			80,393	80,393	72,158
Interest and dividends re	13	20,646		20,646	13,707
Subscriptions and donations		6,272		6,272	7,100
Legacy			0	0	0
Laundry		3,168		3,168	3,045
Xmas Draw		1,415		1,415	2,020
Garden party/cream tea			0	0	0
Sundry income		285	0	285	302
		<u>31,786</u>	<u>80,393</u>	<u>112,179</u>	<u>98,332</u>
Total incoming resources					
Resources expended					
Direct charitable expendi	2	1,068	91,132	92,200	88,113
Management and administration of the Homes	3	<u>2,303</u>	<u>800</u>	<u>3,103</u>	<u>4,438</u>
Total resources expende	4	<u>3,371</u>	<u>91,932</u>	<u>95,303</u>	<u>92,551</u>
Net incoming resources for the year		28,415	-11,539	16,876	5,781
Balances brought forward at 1st January 2022		491,681	169,986	661,667	655,886
Balances carried forward 31st December 2022		<u>520,096</u>	<u>158,447</u>	<u>678,543</u>	<u>661,667</u>

Balance Sheet

As at 31st December 2022

		2022	2021
		£	£
Fixed assets	5	5,621	10,612
		_____	_____
Current assets			
Investment accounts	6	503,363	493,363
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>167,965</u>	<u>156,098</u>
Total incoming resources		674,058	652,191
Creditors: amounts falling due within one year	7	1,136	1,136
		_____	_____
Net current assets		672,922	651,055
		_____	_____
Net assets		678,543	661,667
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	520,096	491,681
Restricted	11	158,447	169,986
		_____	_____
		678,543	661,667
		_____	_____
		_____	_____

Approved by the Board of Trustees on
and signed on its behalf

March 2023

B M Watson
Trustee

Notes to the financial statements

For the year ended 31st December 2022

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund.

The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements**For the year ended 31st December 2022****1 Accounting Policies - (continued)**

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

Notes	Unrestricted funds £	Restricted funds £	Total 2022 £	Total 2021 £
Wages and salaries & Pension Cont	0	22,153	22,153	26,436
Emergency linkline		1,800	1,800	3,538
Light, heat and power		12,506	12,506	8,878
Water rates/council tax		7,057	7,057	6,425
Telephone	1,068		1,068	1,051
Laundry		0	0	0
Insurance		5,870	5,870	5,395
Building maintenance		16,799	16,799	18,323
Household expenses		796	796	793
Heating maintenance		1,717	1,717	2,013
Security & Fire Alarm Maint		2,203	2,203	540
Garden		3,319	3,319	3,057
Windows		0	0	6,177
Decoration		11,291	11,291	0
Depreciation		4,991	4,991	4,991
Garden Patio		0	0	0
Lift		<u>630</u>	<u>630</u>	<u>496</u>
	<u>1,068</u>	<u>91,132</u>	<u>92,200</u>	<u>88,113</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

Statement of Financial Activities

For the year ended 31st December 2022

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2022 Total	2021 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	353		353	438
Audit and accountancy	1,308		1,308	1,302
Donations	0		0	0
Christmas party		800	800	1,167
Staff gratuities	0		0	375
Outing	91		91	652
Subscriptions	0		0	0
Sundries	<u>551</u>		<u>551</u>	<u>504</u>
	2,303	800	3,103	4,438
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2022 Total	2021 Total
	£	£	£	£	£
Direct charitable expenditure	22,153	4,991	65,056	92,200	88,113
Management and administration of the homes	—	—	3,103	3,103	4,438
	—	—	—	—	—
	<u>22,153</u>	<u>4,991</u>	<u>68,159</u>	<u>95,303</u>	<u>92,551</u>
	—	—	—	—	—
	—	—	—	—	—

Notes to the Financial Statements

For the year ended 31st December 2022

	2022			
5 Fixed Assets	Freehold land and buildings	Building extension	Improvement	Total
	£	£		£
Cost / valuation				
At 1st January 2022 and 31st Decemb	630	50,713	49,910	101,253
Additions				
	<u>630</u>	<u>50,713</u>	<u>49,910</u>	<u>101,253</u>
Depreciation				
At 1st January 2022		50,713	39,928	90,641
Charge for the year		0	4,991	4,991
		<u>50,713</u>	<u>44,919</u>	<u>95,632</u>
At 31st December 2022				
Written down values				
At 31st December 2022	630	0	4,991	5,621
	<u>630</u>	<u>0</u>	<u>4,991</u>	<u>10,612</u>
At 31st December 2021	630	0	9,982	10,612
	<u>630</u>	<u>0</u>	<u>9,982</u>	<u>10,612</u>

The cost / valuation of freehold land and buildings comprises:

	2022	2021
	£	£
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	<u>41,630</u>	<u>41,630</u>
Less: Disposal proceeds (December 1977)	41,000	41,000
	<u>630</u>	<u>630</u>

Notes to the Financial Statements**For the year ended 31st December 2022**

The cost of the building extension comprises:

	2022	2021
	£	£
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<u>50,713</u>	<u>50,713</u>

6 Investments

Gilt Investments	0	0
Charity Common investment funds	<u>503,363</u>	<u>493,363</u>
	<u>503,363</u>	<u>493,363</u>

(Market Valuation)

CCLA Fixed I 3924.34 units	4,560	5,212
CCLA Proper 56938.36 units	63,401	71,971
M& G		
Charifund 587.806 (Accumulation Units)	170,147	170,491
Charifund 2658.596 (Income Units)	39,068	31,264
Charibond 99010.927 (Income Units)	107,239	119,972
Charity Mult 196680.267 (Income Units)	173,688	179,274
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Intere: 43438 (Income Units)	22,097	29,147
Equity 27878 (Income Units)	<u>118,147</u>	<u>123,110</u>
	<u>698,348</u>	<u>730,440</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<u>1,136</u>	<u>1,136</u>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

Statement of Financial Activities**For the year ended 31st December 2022****9 Contingent Liabilities**

As at 31st December 2022 and 2021 there were no known contingent liabilities.

10 Commitments**Capital commitments**

As at 31st December 2022 and 2021 there were no capital expenditure commitments.

Lease commitments - None**11 Restricted funds**

	Balance 01.01.22	Movements in resource		Balance 31.12.22
	£	Incoming £	Outgoing £	£
Building and maintenance benefit fund	169,986	80,393	91,932	158,447
	_____	_____	_____	_____
	169,986	80,393	91,932	158,447
	_____	_____	_____	_____

Statement of Financial Activities

For the year ended 31st December 2022

12 Analysis of net assets between funds

	Tangible fixed assets £	Net current assets £	Total £
Restricted funds:			
Building and maintenance benefit fun	5,621	152,826	158,447
	_____	_____	_____
	5,621	152,826	158,447
Unrestricted funds	0	520,096	520,096
	_____	_____	_____
	5,621	672,922	678,543
	_____	_____	_____

13 Income Analysis

	<u>2022</u> £	<u>2021</u> £
NAACIF Fund	4720	6490
Gilt	0	-4072
Gilt	0	281
M&G	3717	0
Charibond	0	2362
Charifund	2713	1446
Schroder	5480	4242
CCLA	3940	2951
Bank Interest	<u>76</u>	<u>7</u>
	<u>20,646</u>	<u>13,707</u>

THE FORESTERS HOMES TRUST

England & Wales - Charity number 1047967

Accounts

Registered Charity number
1047967

The Foresters Homes Trust

Financial Statements

31st December 2021

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Trustees' Report

In accordance with the requirements of Section 45 of the Charities Act 1993, the Trustees present this annual report and financial statements of the charity for the year to 31st December 2021.

The Foresters Homes Trust was registered as a charity in 1997 - registration No. 1047967.

The purpose of the charity is to provide sheltered accommodation for members of the Ancient Order of Foresters.

The trustees/committee members during the year under review were as follows:

Mr A.J. Pooley	President	
Mrs B.M. Watson	Chairman	Trustee
Mrs M.C. Harris	Vice Chairman	Trustee
Mr A.J. Pooley		Trustee
Mrs J.Pooley		Trustee
Mr J.E.T Springham		Trustee
Mr R.Thomas		Trustee
Mr J.H. Norris		Co-opted Member
Mrs S. J. Norris		Clerk

The Trustees meet once a month.

The principal officers of the charity are:

Clerk to the Trustees

S Norris

Registered Office

Tower Road
Bexleyheath
Kent
DA7 4JQ

Bankers

Barclays Bank plc
Bexleyheath Business Centre
PO Box 140
Bexleyheath
Kent DA6 7DD

Accountants

R K Lawrence and Co
94 Brook Street
Erith
Kent DA8 1JF

Trustees' Report

Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

.....

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.

Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2021 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.

R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DAB 1JF

Date

Statement of Financial Activities

For the year ended 31st December 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total £	2020 Total £
Income and expenditure					
Incoming resources					
Residents' maintenance contributions			72,158	72,158	78,182
Interest and dividends receivable	13	13,707		13,707	18,306
Subscriptions and donations		7,100		7,100	6,805
Legacy			0	0	0
Laundry		3,045		3,045	3,481
Xmas Draw		2,020		2,020	0
Garden party/cream tea			0	0	0
Sundry income		302	0	302	40
		<u>26,174</u>	<u>72,158</u>	<u>98,332</u>	<u>106,814</u>
Total incoming resources		<u>26,174</u>	<u>72,158</u>	<u>98,332</u>	<u>106,814</u>
Resources expended					
Direct charitable expenditure	2	9,319	78,794	88,113	76,274
Management and administration of the Homes	3	<u>3,271</u>	<u>1,167</u>	<u>4,438</u>	<u>2,826</u>
Total resources expended	4	<u>12,590</u>	<u>79,961</u>	<u>92,551</u>	<u>79,100</u>
Net incoming resources for the year		13,584	-7,803	5,781	27,714
Balances brought forward at 1st January 2021		<u>478,097</u>	<u>177,789</u>	<u>655,886</u>	<u>628,172</u>
Balances carried forward 31st December 2021		<u>491,681</u>	<u>169,986</u>	<u>661,667</u>	<u>655,886</u>

Balance Sheet

As at 31st December 2021

		2021 £	2020 £
Fixed assets	5	10,612	15,603
		_____	_____
Current assets			
Investment accounts	6	493,363	476,220
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>156,098</u>	<u>162,469</u>
Total incoming resources		652,191	641,419
Creditors: amounts falling due within one year	7	1,136	1,136
		_____	_____
Net current assets		651,055	640,283
		_____	_____
Net assets		661,667	655,886
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	491,681	478,097
Restricted	11	169,986	177,789
		_____	_____
		661,667	655,886
		_____	_____
		_____	_____

Approved by the Board of Trustees on
and signed on its behalf

March 2022

.....
Trustee

Notes to the financial statements

For the year ended 31st December 2021

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund.

The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements

For the year ended 31st December 2021

1 Accounting Policies - (continued)

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

	Unrestricted funds	Restricted funds	Total 2021	Total 2020
	£	£	£	£
Notes				
Wages and salaries & Pension Cont	8268	18,168	26,436	24,556
Emergency linkline		3,538	3,538	3,407
Light, heat and power		8,878	8,878	8,283
Water rates		6,425	6,425	6,442
Telephone	1,051		1,051	1,104
Laundry		0	0	0
Insurance		5,395	5,395	5,222
Building maintenance		18,323	18,323	10,764
Household expenses		793	793	681
Heating maintenance		2,013	2,013	406
Security & Fire Alarm Maint		540	540	3,180
Garden		3,057	3,057	6,780
Windows		6,177	6,177	0
Decoration		0	0	0
Depreciation		4,991	4,991	4,991
Garden Patio		0	0	0
Lift		496	496	458
	9,319	78,794	88,113	76,274
	—	—	—	—
	—	—	—	—

Statement of Financial Activities

For the year ended 31st December 2021

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2021 Total	2020 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	438		438	332
Audit and accountancy	1,302		1302	1,296
Donations			0	0
Christmas party		1,167	1167	0
Staff gratuities	375		375	355
Outing	652		652	0
Subscriptions	0		0	400
Sundries	<u>504</u>		504	<u>443</u>
	3,271	1,167	4,438	2,826
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2021 Total	2020 Total
	£	£	£	£	£
Direct charitable expenditure	26,436	4,991	56,686	88,113	76,274
Management and administration of the homes	—	—	4,438	4,438	2,826
	—	—	—	—	—
	26,436	4,991	61,124	92,551	79,100
	—	—	—	—	—
	—	—	—	—	—

Notes to the Financial Statements

For the year ended 31st December 2021

5 Fixed Assets	2021			Total
	Freehold land and buildings £	Building extension £	Improvements	
Cost / valuation				
At 1st January 2021 and 31st December 2021	630	50,713	49,910	101,253
Additions				
	630	50,713	49,910	101,253
Depreciation				
At 1st January 2021		50,713	34,937	85,650
Charge for the year		0	4,991	4,991
At 31st December 2021		50,713	39,928	90,641
Written down values				
At 31st December 2021	630	0	9,982	10,612
At 31st December 2020	630	0	14,973	15,603

The cost / valuation of freehold land and buildings comprises:

	2021 £	2020 £
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	41,630	41,630
Less: Disposal proceeds (December 1977)	41,000	41,000
	630	630

Notes to the Financial Statements

For the year ended 31st December 2021

The cost of the building extension comprises:

	2021	2020
	£	£
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<u>50,713</u>	<u>50,713</u>

6 Investments

Gilt Investments	0	12,857
Charity Common investment funds	<u>493,363</u>	<u>463,363</u>
	<u>493,363</u>	<u>476,220</u>
 (Market Valuation)		
Gilt (Stock title - 8% Treasury Stock 2021)	0	12,857
CCLA Fixed Int 3924.34 units	5,212	5,580
CCLA Property 56938.36 units	71,971	48,820
M& G		
Charifund 587.806 (Accumulation Units)	170,491	143,207
Charifund 2009.005 (Income Units)	31,264	22,707
Charibond 99010.927 (Income Units)	119,972	114,048
Charity Multi / 196680.267 (Income Units)	179,274	164,464
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Interest 43438 (Income Units)	29,147	31,210
Equity 27878 (Income Units)	<u>123,110</u>	<u>98,186</u>
	<u>730,440</u>	<u>641,079</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<u>1,136</u>	<u>1,136</u>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

Statement of Financial Activities

For the year ended 31st December 2021

9 Contingent Liabilities

As at 31st December 2021 and 2020 there were no known contingent liabilities.

10 Commitments**Capital commitments**

As at 31st December 2021 and 2020 there were no capital expenditure commitments.

Lease commitments - None**11 Restricted funds**

	Balance	<u>Movements in resource</u>		Balance
	01.01.21	Incoming	Outgoing	31.12.21
	£	£	£	£
Building and maintenance benefit fund	177,789	72,158	79,961	169,986
	————	————	————	————
	177,789	72,158	79,961	169,986
	————	————	————	————

Statement of Financial Activities

For the year ended 31st December 2021

12 Analysis of net assets between funds

	Tangible fixed assets £	Net current assets £	Total £
Restricted funds:			
Building and maintenance benefit fund	10,612	159,374	169,986
	———	———	———
	10,612	159,374	169,986
Unrestricted funds	0	491,681	491,681
	———	———	———
	10,612	651,055	661,667
	———	———	———

13 Income Analysis

	<u>2021</u> £	<u>2020</u> £
NAACIF Fund	6490	6884
Gilt	-4072	562
Gilt	281	
Charibond	2362	2727
Charifund	1446	906
Schroder	4242	4424
CCLA	2951	2747
Bank Interest	7	56
	<u>13,707</u>	<u>18,306</u>

THE FORESTERS HOMES TRUST

England & Wales - Charity number 1047967

Accounts

The Foresters Homes Trust

Financial Statements

31st December 2020

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Trustees' Report

In accordance with the requirements of Section 45 of the Charities Act 1993, the Trustees present this annual report and financial statements of the charity for the year to 31st December 2020.

The Foresters Homes Trust was registered as a charity in 1997 - registration No. 1047967.

The purpose of the charity is to provide sheltered accommodation for members of the Ancient Order of Foresters.

The trustees/committee members during the year under review were as follows:

Mr A.J. Pooley	President	
Mrs J Pooley	Chairman	Trustee
Mrs B.M. Watson	Vice Chairman	Trustee
Mr A.J. Pooley		Trustee
Mrs C.I. Graham		Trustee
Mrs M.C. Harris		Trustee
Mr J.E.T Springham		Trustee
Mr R.Thomas		Trustee
Mr J.H. Norris		Co-opted Member
Mrs S. J. Norris		Clerk

The Trustees meet once a month.

The principal officers of the charity are:

Clerk to the Trustees

S Norris

Registered Office

Tower Road
Bexleyheath
Kent
DA7 4JQ

Bankers

Barclays Bank plc
Bexleyheath Business Centre
PO Box 140
Bexleyheath
Kent DA6 7DD

Accountants

R K Lawrence and Co
94 Brook Street
Erith
Kent DA8 1JF

Trustees' Report

Preparation of financial statements

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the financial activities of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the policies adopted are in accordance with SORP2 and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charity will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 1993. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

.....

We have prepared the financial statements on pages 5 to 13 which have been prepared under the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 3, the trustees are responsible for the preparation of the financial statements. As accountants it is our responsibility to form an independent opinion, on those financial statements and to report our opinion to you. We have been appointed as accountants under section 43 of the Charities Act 1993 and report in accordance with the regulations made under section 44 of that Act.

Basis of opinion

We conducted our preparation of accounts in accordance with Accounting Standards. This includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Charity's circumstances, consistently applied and adequately disclosed.

We planned and performed our accounts so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement.

Opinion

In our opinion the financial statements give a true and fair view of the Charity's state of affairs as at 31st December 2020 and of its incoming resources and application of resources in the year then ended and have been properly prepared in accordance with the Charities Act 1993.

R.K. Lawrence & Co.
94 Brook Street
Erith
Kent
DA8 1JF

Date

Statement of Financial Activities

For the year ended 31st December 2020

		Unrestricted funds	Restricted funds	2020 Total	2019 Total
		£	£	£	£
	Notes				
Income and expenditure					
Incoming resources					
Residents' maintenance contributions			78,182	78,182	70,774
Interest and dividends receivable	13	18,306		18,306	19,833
Subscriptions and donations		6,805		6,805	5,235
Legacy			0	0	0
Laundry		3,481		3,481	3,264
Xmas Draw		0		0	2,073
Garden party/cream tea			0	0	0
Sundry income		40	0	40	480
		_____	_____	_____	_____
Total incoming resources		28,632	78,182	106,814	101,659
		_____	_____	_____	_____
		_____	_____	_____	_____
Resources expended					
Direct charitable expenditure	2	11,832	64,442	76,274	88,544
Management and administration of the Homes	3	<u>2,826</u>	<u>0</u>	<u>2,826</u>	<u>3,591</u>
Total resources expended	4	14,658	64,442	79,100	92,135
		_____	_____	_____	_____
		_____	_____	_____	_____
Net incoming resources for the year		13,974	13,740	27,714	9,524
Balances brought forward at 1st January 2020		464,123	164,049	628,172	618,648
		_____	_____	_____	_____
Balances carried forward 31st December 2020		478,097	177,789	655,886	628,172
		_____	_____	_____	_____
		_____	_____	_____	_____

Balance Sheet**As at 31st December 2020**

		2020	2019
		<u>£</u>	<u>£</u>
Fixed assets	5	15,603	20,594
		_____	_____
Current assets			
Investment accounts	6	476,220	461,220
Debtors and prepayments		2,730	2,730
Cash at bank and in hand		<u>162,469</u>	<u>144,764</u>
Total incoming resources		641,419	608,714
Creditors: amounts falling due within one year	7	1,136	1,136
		_____	_____
Net current assets		640,283	607,578
		_____	_____
Net assets		655,886	628,172
		_____	_____
		_____	_____
Represented by:			
Funds			
Unrestricted	12	478,097	464,123
Restricted	11	177,789	164,049
		_____	_____
		655,886	628,172
		_____	_____
		_____	_____

Approved by the Board of Trustees on
and signed on its behalf

March 2021

.....
Trustee

Notes to the financial statements

For the year ended 31st December 2020

1 Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed assets

(i) Building extension

The building extension is stated at cost less housing association grant received (including interest as a result of late payment) and building and endowment fund.

The costs include:

- payments for work done
- services provided
- mortgage interest payable to 31st December 1985

(ii) Land and buildings

In the absence of a valuation of the proportion of land retained, the sale proceeds of the part disposal of land were deducted from the book value of the whole of the land and buildings prior to the sale in 1977.

(iii) Depreciation

Depreciation is provided on buildings in order to write off over their expected useful life of 50 years on a straight line basis.

Depreciation on the Lift is 10% over 10 years straight line.

No depreciation is provided on furniture and equipment as the expenditure is written off in the year of purchase.

Depreciation on the boilers is 10% over 10 years straight line.

(iv) Housing Association grant

The building extension has been financed partly by a housing association grant. The cost of the building extension has been reduced by the amount of the grant received.

(v) Cyclical repairs and maintenance

No provision is made for future repairs and maintenance as there is a regular programme of repairs and maintenance in place by the committee of management, and all costs incurred are charged to the income and expenditure account.

Notes to the financial statements**For the year ended 31st December 2020****1 Accounting Policies - (continued)**

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the building maintenance and benefit fund income and expenditure account, on the basis of costs of staff to the extent that they are directly engaged in each of the operations dealt within the financial statements.

Capitalisation of interest

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

Value Added Tax

The Foresters Homes Trust is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of Value Added Tax.

2 Direct charitable expenditure

	Unrestricted funds	Restricted funds	Total 2020	Total 2019
	£	£	£	£
Notes				
Wages and salaries & Pension Cont	10728	13,828	24,556	25,129
Emergency linkline		3,407	3,407	3,276
Light, heat and power		8,283	8,283	8,885
Water rates		6,442	6,442	5,892
Telephone	1,104		1,104	1,071
Laundry		0	0	0
Insurance		5,222	5,222	5,385
Building maintenance		10,764	10,764	19,115
Household expenses		681	681	762
Heating maintenance		406	406	540
Security & Fire Alarm Maint		3,180	3,180	390
Garden		6,780	6,780	4,400
Windows		0	0	0
Decoration		0	0	0
Depreciation		4,991	4,991	4,991
Garden Patio		0	0	8,280
Lift	—	<u>458</u>	<u>458</u>	<u>428</u>
	11,832	64,442	76,274	88,544
	—	—	—	—
	—	—	—	—

Statement of Financial Activities

For the year ended 31st December 2020

3 Management and administration of the Homes

	Unrestricted funds	Restricted funds	2020 Total	2019 Total
	£	£	£	£
Quinquennial		0	0	0
Postage, stationery and advertising	332		332	410
Audit and accountancy	1,296		1,296	1,284
Donations			0	0
Christmas party		0	0	1,053
Staff gratuities	355		355	0
			0	0
Subscriptions	400		400	390
Sundries	443	0	443	454
	2,826	0	2,826	3,591
	—	—	—	—
	—	—	—	—

4 Total resources expended

	Staff costs	Depreciation	Other costs	2020 Total	2019 Total
	£	£	£	£	£
Direct charitable expenditure	24,556	4,991	46,727	76,274	88,544
Management and administration of the homes	--	--	2,826	2,826	3,591
	—	—	—	—	—
	24,556	4,991	49,553	79,100	92,135
	—	—	—	—	—
	—	—	—	—	—

Notes to the Financial Statements

For the year ended 31st December 2020

5 Fixed Assets	2020			Total
	Freehold land and buildings	Building extension	Improvements	
Cost / valuation	£	£		£
At 1st January 2020 and 31st December 2020	630	50,713	49,910	101,253
Additions				
	<u>630</u>	<u>50,713</u>	<u>49,910</u>	<u>101,253</u>
Depreciation				
At 1st January 2020		50,713	29,946	80,659
Charge for the year		0	4,991	4,991
		<u>50,713</u>	<u>34,937</u>	<u>85,650</u>
At 31st December 2020				
Written down values				
At 31st December 2020	630	0	14,973	15,603
	<u>630</u>	<u>0</u>	<u>19,964</u>	<u>20,594</u>
At 31st December 2019	630	0	19,964	20,594
	<u>630</u>	<u>0</u>	<u>19,964</u>	<u>20,594</u>

The cost / valuation of freehold land and buildings comprises:

	2020	2019
	£	£
Valuation (prior to 1958)	31,000	31,000
Costs to 1st January 1977	10,630	10,630
	<u>41,630</u>	<u>41,630</u>
Less: Disposal proceeds (December 1977)	41,000	41,000
	<u>630</u>	<u>630</u>

Notes to the Financial Statements**For the year ended 31st December 2020**

The cost of the building extension comprises:

	2020	2019
	£	£
Payments for work done, services provided and mortgage interest payable to 31st December 1995	391,568	391,568
Less:		
Housing Association grant (including interest for late payment)	-273,032	-273,032
Building and Endowment Fund	-67,823	-67,823
	<u>50,713</u>	<u>50,713</u>

6 Investments

Gilt Investments	12,857	12,857
Charity Common investment funds	<u>463,363</u>	<u>448,363</u>
	<u>476,220</u>	<u>461,220</u>

(Market Valuation)

Gilt (Stock title - 8% Treasury Stock 2021)	12,857	12,857
CCLA Fixed Int: 3924.34 units	5,580	5,232
CCLA Property 44125.47 units	48,820	46,542
M& G		
Charifund 587.806 (Accumulation Units)	143,207	164,407
Charifund 1654.329 (Income Units)	22,707	15,775
Charibond 90889.752 (Income Units)	114,048	112,749
Charity Multi £ 196680.267 (Income Units)	164,464	177,740
NAACIF 0 (Income Units)	0	0
Schroders		
Fixed Interest 43438 (Income Units)	31,210	29,447
Equity 27878 (Income Units)	<u>98,186</u>	<u>116,977</u>
	<u>641,079</u>	<u>681,726</u>

7 Creditors: Amounts falling due within one year

Accruals	1,136	1,136
	<u>1,136</u>	<u>1,136</u>

8 Taxation

The Foresters Homes Trust is an exempt charity and accordingly is not subject to taxation on any of its activities.

Statement of Financial Activities

For the year ended 31st December 2020

9 Contingent Liabilities

As at 31st December 2020 and 2019 there were no known contingent liabilities.

10 Commitments**Capital commitments**

As at 31st December 2020 and 2019 there were no capital expenditure commitments.

Lease commitments - None**11 Restricted funds**

	Balance	<u>Movements in resource</u>		Balance
	01.01.20	Incoming	Outgoing	31.12.20
	£	£	£	£
Building and maintenance benefit fund	164,049	78,182	64,442	177,789
	_____	_____	_____	_____
	164,049	78,182	64,442	177,789
	_____	_____	_____	_____

Statement of Financial Activities

For the year ended 31st December 2020

12 Analysis of net assets between funds

	Tangible fixed assets £	Net current assets £	Total £
Restricted funds:			
Building and maintenance benefit fund	15,603	162,111	177,714
Resident's fund			
GG Hockett fund		75	75
	————	————	————
	15,603	162,186	177,789
Unrestricted funds	0	478,097	478,097
	————	————	————
	15,603	640,283	655,886
	————	————	————

13 Income Analysis

	<u>2020</u> £	<u>2019</u> £
Gilt	562	562
NAACIF Fund	6884	7520
M&G	0	0
Charibond	2727	1909
Charifund	906	536
Schroder	4424	6349
CCLA	2747	2821
Bank Interest	<u>56</u>	<u>136</u>
	<u>18,306</u>	<u>19,833</u>