

**THE CHARLTON BEQUEST AND DISPENSARY TRUST**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31 MARCH 2023**

## THE CHARLTON BEQUEST AND DISPENSARY TRUST

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## **THE CHARLTON BEQUEST AND DISPENSARY TRUST**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

The trustees present their annual report and financial statements of the charity for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's constitution, the Charities Act 2011, the second edition of the Charities Statement of Recommended Practice issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

## **OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT**

### **PURPOSES AND AIMS**

The objects of the Charity are the provision of accommodation for letting to poor and sick persons and to apply income of the Charity applicable for relief in relieving sick and needy persons resident in the area of the former County Borough of Tynemouth.

### **ENSURING OUR WORK DELIVERS OUR AIMS**

We review our aims, objectives and activities each year. This review looks at what we have achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits that they have brought to those groups of people we are set up to help.

The review also helps us to ensure that our aims, objectives and activities have remained focussed on our stated purposes. We have referred to guidance contained in the Charity's Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

### **THE FOCUS OF OUR WORK**

Our main objectives for the year continued to be to provide accommodation to the sick and needy. The strategies we used to meet these objectives included:

- Providing apartments to the sick, needy and elderly.
- Providing or paying for items, services or facilities that alleviate the suffering of the sick, needy and elderly.

## **HOW OUR ACTIVITIES DELIVER PUBLIC BENEFIT**

Our main activities and who we try to help are described below. All our charitable objectives focus on helping the sick and elderly and are undertaken to further our charitable purposes for the public benefit.

### **WHO USED AND BENEFITED FROM OUR SERVICES?**

There have been no changes in the Charity's objects or policies during the year. The Charity attempts to achieve its objectives by means of providing accommodation in the form of two large properties divided into apartments. The Trustees also listen sympathetically to requests for help from sick and needy persons.

### **ACHIEVEMENT AND PERFORMANCE**

As a result of continuing investment the Charity's two properties are extremely well presented and provide very comfortable accommodation for their tenants after considerable upgrading over the last 10 years. The properties continue to achieve extremely high levels of occupancy.

## **THE CHARLTON BEQUEST AND DISPENSARY TRUST**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

#### **ACHIEVEMENT AND PERFORMANCE *(CONTINUED)***

Funding is provided from the Charity's own resources. The properties were valued at 14 June 2023 at £1,535,000 (up from £1,280,000) and the Trustees have recognised this valuation in the 2023 financial statements.

The Trust will continue to consider and make Grants available to the sick and needy in 2023/24 in accordance with the terms of the Trust Deed.

The Trustees completed an extensive ongoing refurbishment of the Trust properties and had the revaluation when the work was completed.

## **FINANCIAL REVIEW**

### **RESULTS FOR THE YEAR**

The statement of Financial Activities shows a surplus for the year before unrealised gains/(losses) on assets of £29,593 against a surplus of £25,035 in the previous year. The market value of investments and properties resulted in a £23,466 increase for the year (last year £96,110 increase) and as a result the value of the Charity's funds increased by £53,059 to £2,803,424.

£174,693 of property refurbishment costs were offset against the surplus arising on the revaluation of properties. This was funded partly from working capital and partly from the sale of £70,000 of Accumulative Shares held with the Charity Commissions.

### **PRINCIPAL FUNDING SOURCES**

The Charity continues to be self-funding and does not rely on funding from external sources.

### **INVESTMENT POWERS AND POLICY**

Unrestricted Fund Investments are held by Wise Speke, Asset Management Division of Brewin Dolphin Securities under a Declaration of Trust and the portfolio is reviewed constantly. The value of investments decreased from £775,650 to £714,738 over the year. Around 12.7% of investments are held in Fixed Interest Securities and dated stock as well as all of the investments treated as Restricted Funds which decreased by £5,284 to £448,806. Part of this decrease was the sale of £70,000 of units to fund the property upgrade.

All cash belonging to the Charity and not needed for immediate working capital purposes is invested under the power of the Trustees.

### **RESERVES POLICY AND GOING CONCERN**

The Trustees ensure that there are sufficient reserves to meet the working capital and cash flow requirements of the Charity.

### **PLANS FOR FUTURE YEARS**

The Charity's future plan is to continue to maintain its properties to a standard that they provide first class accommodation. The Trust will continue in appropriate cases to award grants to the sick and needy.

## THE CHARLTON BEQUEST AND DISPENSARY TRUST

TRUSTEES' REPORT FOR THE YEAR ENDED  
31 MARCH 2023

### REFERENCE AND ADMINISTRATIVE DETAILS

**CHARITY NAME:** The Charlton Bequest and Dispensary Trust

**CHARITY NUMBER:** 1055160

**OPERATIONAL ADDRESS:** 24 Green Close  
Tynemouth  
Tyne & Wear  
NE30 2TY

**BANKERS:** Lloyds Bank plc  
69 Bedford Street  
North Shields  
NE29 0AU

**INDEPENDENT EXAMINER** E J Hartshorne-Ferguson BA FCA  
Bell Tindle Williamson LLP  
The Old Post Office  
63 Saville Street  
North Shields  
Tyne & Wear  
NE30 1AY

### TRUSTEES

The trustees who served during the year and since the year end were as follows:

#### Key Management Personnel: Trustees'

**ELECTED TRUSTEES:** R King (resigned 25 May 2023)  
M Abbot  
G Bruce (resigned 30 July 2022)  
V Beautyman  
B Steward  
I Hay  
P Stephenson  
N Maughan (appointed 30 July 2022)  
M Brandrith (appointed 30 July 2022)

#### Key Management Personnel: Informed Management

**HONORARY TREASURER:** D Nichol

**MINUTE SECRETARY:** K Kenny

## **THE CHARLTON BEQUEST AND DISPENSARY TRUST**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **GOVERNING DOCUMENT**

The Charity's objects and regulations are regulated by a revised Trust Deed dated 21 October 1994 and under that Deed is constituted as an unincorporated association. The original Deed was dated 13 August 1957.

### **RECRUITMENT AND APPOINTMENT OF TRUSTEES**

There are seven Trustees constituting the body of the Trust. Each Trustee is appointed for a five year term and subject to re-appointment after that time. The Trust endeavours to hold four meetings a year, however the Covid-19 restrictions have curtailed this. Contact and consultation with Trustees has been maintained by telephone and email to ensure that they are involved in decision making and kept informed of Trust matters. Three Trustees constitute a quorum. Declaration and willingness to act as a Trustee are signed in the minute book. Most traditional skills (business, financial, educational and management) are represented on the Board. Efforts are made to recruit Trustees who possess the skills which the organisation requires and membership is kept under review by the Board. The Trustees have in mind a potential Trustee, however the Covid-19 restrictions have not allowed the appropriate "special meeting" to appoint a Trustee. When permissible this will be implemented.

### **TRUSTEE INDUCTION AND TRAINING**

Most Board members are already familiar with the practical work of the charity having received a members' handbook and an opportunity to spend time in the organisation.

The induction and training process for new Board members covers:

- the obligations of the Trustees
- the main documents which set out the operational framework for the charity
- resourcing and the current financial position
- future plans and objectives

The two properties owned by the Trust are run as Almshouses. They are operated by the Trustees under the Standards of Almshouses Management which is a guide to good practice for Trustees and Clerks to Trustees of Almshouse Charities. All Trustees have a copy of this guide and are also taught by precept and example. Regular welfare visits to residents are in force.

### **ORGANISATION**

The Charlton Bequest and Dispensary Trust is managed by a Board of Trustees which meet at least 4 times a year. They are legally responsible for the organisation and for the strategic direction of the organisation. Under the direction and supervision of the Chairman individual Trustees are delegated tasks and responsibilities and this ensures a smooth day to day running of the organisation. The Chairman, R King, is responsible for the day to day management of the Charity.

### **RELATED PARTIES**

Nichol Goodwill Brown Ltd provide accountancy and administrative services to the Trust. D Nichol, Honorary Treasurer of the Trust, is a director of that company.

### **RISK MANAGEMENT**

The Trustees have conducted a review of the major risks to which the organisation is exposed. This assessment of risk is reviewed and updated annually. Where appropriate, systems and procedures have been established to mitigate risks. External risks are limited by means of a cautious investment policy and the use of Brewin Dolphin as investment advisors. Internal control risks are minimised by the implementation of robust policies and procedures which safeguard the resources and reputation of the organisation.

## **THE CHARLTON BEQUEST AND DISPENSARY TRUST**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

#### **TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS**

The Trustees are responsible for preparing a Trustees Annual Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Charity Trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources, of the Charity for that period.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make sound judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustees are responsible for keeping proper accounting records that 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 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Constitution. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities and to provide reasonable assurance that:

- The Charlton Bequest and Dispensary Trust is operating efficiently and effectively;
- All assets are safeguarded against unauthorised use or disposition and are properly applied;
- Proper accounting records are maintained, and financial information used within The Charlton Bequest and Dispensary Trust is reliable; and
- The Charlton Bequest and Dispensary Trust complies with relevant laws and regulations.

#### **STATEMENT OF DISCLOSURE TO OUR INDEPENDENT EXAMINER**

The Trustees who served during the year and up to the date of this report are set out on page 3.

In so far as the Trustees are aware at the time of approving our Trustees' Annual Report:

- There is no relevant information, being information needed by the independent examiner in connection with preparing their report, of which the charity's independent examiner is unaware; and
- The Trustees, having made enquiries of fellow Trustees that they ought to have individually taken, have each taken all the steps that he/she is obliged to make as a Trustee in order to make themselves aware of any relevant information and to establish that the Charity's independent examiner is aware of that information.

## **THE CHARLTON BEQUEST AND DISPENSARY TRUST**

### **TRUSTEES' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

#### **ACCOUNTING POLICIES**

The accounting policies of the charity have not changed during the year. The Trustees confirm that the financial statements comply with the requirements of the Charity's governing document.

#### **INDEMNITY INSURANCE**

The Charity does not hold insurance cover in respect of the Trustees of the Charity.

#### **POLICY ON PAYMENT OF CREDITORS**

It is the Charity policy, in respect of all suppliers to settle the terms of payment when agreeing the terms of each transaction, to ensure that suppliers are made aware of the terms of payment, and abide by the terms of payment.

#### **INDEPENDENT EXAMINER**

During the year E J Hartshorne-Ferguson BA FCA of Bell Tindle Williamson LLP was appointed as independent examiner and has expressed her willingness to continue in that capacity.

This report was approved by the Trustees on 15 January 2024.

Signed on behalf of the Trustees

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**I Hay**  
**Chairman**



## THE CHARLTON BEQUEST AND DISPENSARY TRUST

### REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CHARLTON BEQUEST AND DISPENSARY TRUST

I report on the financial statements for the year ended 31 March 2023 which are set out on pages 8 to 14.

##### **Respective responsibilities of the Trustees and Examiner**

The Charity's Trustees are responsible for the preparation of the financial statements. The Charity's Trustees consider that an audit is not required for this year under Section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the general directions given by the Charities Commission under section 145(5) (b) of the 2011 Act, and:
- state whether particular matters have come to my attention.

##### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and the seeking of explanations from the Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and, consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

##### **Independent Examiner's Statement**

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

- which gives me reasonable cause to believe that, in any material respect, the requirements:
  - a) to keep accounting records in accordance with section 130 of the 2011 Act; and
  - b) to prepare financial statements which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met, or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

**E J Hartshorne-Ferguson BA FCA**  
**Bell Tindle Williamson LLP**  
**Chartered Accountants**  
**The Old Post Office**  
**63 Saville Street**  
**North Shields**  
**Tyne & Wear**  
**NE30 1AY**



**Charity Number 1055160**

**15 January 2024**

THE CHARLTON BEQUEST AND DISPENSARY TRUST

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED  
31 MARCH 2023

	<u>Notes</u>	<u>Unrestricted Funds</u> £	<u>Restricted Funds</u> £	<u>Total 2023</u> £	<u>Total 2022</u> £
<b>INCOME:</b>					
Bank interest received		-	-	-	7
Investment income		18,992	-	18,992	16,013
<b>Income from charitable activities</b>					
Property Income					
47 Linskill Terrace - Gross rents		26,865	-	26,865	25,510
63 Percy Park Road - Gross rents		23,830	-	23,830	28,085
<b>TOTAL INCOMING RESOURCES</b>		<b>69,687</b>	<b>-</b>	<b>69,687</b>	<b>69,615</b>
<b>EXPENDITURE</b>					
<b>Expenditure on Charitable Activities</b>					
Property Expenses:					
47 Linskill Terrace		8,603	-	8,603	26,414
63 Percy Park Road		14,399	-	14,399	8,051
Governance costs	2	13,294	-	13,294	11,643
		<b>36,296</b>	<b>-</b>	<b>36,296</b>	<b>46,108</b>
<b>NET INCOMING RESOURCES BEFORE OTHER RECOGNISED GAINS/(LOSSES)</b>					
Realised (losses)/gain on disposal of investments	3	33,391	-	33,391	23,507
		(3,271)	(527)	(3,798)	1,528
<b>SURPLUS FOR YEAR</b>		<b>30,120</b>	<b>(527)</b>	<b>29,593</b>	<b>25,035</b>
Unrealised (losses)/gain on investment assets		(52,084)	(4,757)	(56,841)	96,110
Property revaluation surplus		80,307	-	80,307	-
<b>NET MOVEMENT IN FUNDS</b>		<b>58,343</b>	<b>(5,284)</b>	<b>53,059</b>	<b>121,145</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Fund balances brought forward at 1 April 2022</b>		<b>2,296,275</b>	<b>454,090</b>	<b>2,750,365</b>	<b>2,629,220</b>
<b>Fund balances carried forward at 31 March 2023</b>		<b>£2,354,618</b>	<b>£448,806</b>	<b>£2,803,424</b>	<b>£2,750,365</b>

The notes on pages 10 to 14 form part of these financial statements.

THE CHARLTON BEQUEST AND DISPENSARY TRUST

BALANCE SHEET AS AT 31 MARCH 2023

	<u>Notes</u>	£	<u>2023</u> £	£	<u>2022</u> £
<b>FIXED ASSETS</b>					
Tangible fixed assets	4		1,535,000		1,280,000
Investments	5		714,738		775,650
Sinking fund investments	6		528,805		604,090
			<hr/>		<hr/>
			2,778,543		2,659,740
<b>CURRENT ASSETS</b>					
Sundry debtors	7	2,010		9,110	
Cash at bank and in hand		52,662		95,957	
		<hr/>		<hr/>	
		54,672		105,067	
<b>CREDITORS: Amounts falling due within one year</b>					
Accrued liabilities	8	(29,791)		(14,442)	
		<hr/>		<hr/>	
<b>NET CURRENT ASSETS</b>			24,881		90,625
			<hr/>		<hr/>
<b>NET ASSETS</b>			£2,803,424		£2,750,365
			<hr/>		<hr/>
<b>CAPITAL FUNDS</b>					
Unrestricted	9		2,354,618		2,296,275
Restricted	9		448,806		454,090
			<hr/>		<hr/>
<b>TOTAL FUNDS</b>			£2,803,424		£2,750,365
			<hr/>		<hr/>

These accounts were approved by the Trustees on 15 January 2024.

.....  
I Hay  
Chairman

.....  
D Nichol  
Honorary Treasurer

The notes on pages 10 to 14 form part of these financial statements.

## THE CHARLTON BEQUEST AND DISPENSARY TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 1. ACCOUNTING POLICIES

##### 1.1 Basis of Preparation

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of fixed assets, with items recognised at cost or transaction value unless otherwise stated in the relevant notes to the financial statements. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

##### 1.2 Preparation of the Financial Statements on a Going Concern Basis

The Trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. There are no significant judgements or key sources of estimation uncertainty that affect the financial statements.

##### 1.3 Cash Flow Statement

The Trustees have taken advantage of the exemption from including a cash flow statement in the financial statements on the grounds that the charity is small.

##### 1.4 Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

- Donations and grants are recognised when the charity has been notified in writing of both the amount and the settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within control of the charity and it is probable that those conditions will be fulfilled in the reporting period.
- Investment income is included when receivable.
- Incoming resources from charitable activities are accounted for when receivable.
- Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

##### 1.5 Expenditure and Irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the costs of performances, events and other activities undertaken to further the purpose of the charity and their associated support costs.
- Governance costs includes those costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination fees and costs linked to the strategic management of the Charity.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

## THE CHARLTON BEQUEST AND DISPENSARY TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 (continued)

#### 1. ACCOUNTING POLICIES (continued)

##### 1.6 Support Costs

Support costs are those functions that assist in the work of the charity but do not directly undertake charitable activities. Support costs include office costs, finance and governance costs which support the charity's activities. These costs have been included within expenditure on charitable activities.

##### 1.7 Fund Accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general Objectives of the Charity and are funds which have not been designated for other purposes.

Restricted funds are to be used in accordance with specific restrictions imposed by their donors.

##### 1.8 Tangible Fixed Assets

Individual fixed assets are capitalised at cost, where acquired, or fair value as determined by the Trustees and are depreciated over their estimated useful economic lives.

##### 1.9 Listed Investments

Listed investments are shown at market value.

##### 1.10 Fixed Asset Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation throughout the year.

##### 1.11 Debtors

Prepayments are valued at the amount prepaid net of any trade discounts due. Accrued income is recognised at the settlement amount due after any trade discount offered.

##### 1.12 Cash at bank and in hand

Cash at bank and in hand comprises a bank current account and a small petty cash balance.

##### 1.13 Creditors and Provisions

Creditors are recognised where the charity has a present obligation as a result of a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

##### 1.14 Financial Instruments

The charity only has financial assets and 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 date, with the exception of fixed asset investments which are subsequently measured at their fair value as at the balance sheet date using the closing quoted market price.

THE CHARLTON BEQUEST AND DISPENSARY TRUST

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED  
31 MARCH 2023 (continued)

2. GOVERNANCE COSTS

	<u>2023</u> £	<u>2022</u> £
<b>Governance costs comprise:</b>		
Independent Examiners fee	878	827
Administration and accountancy	1,680	1,614
Honorarium and donations	300	500
Subscriptions	229	224
Professional Fees (managing surveyor)	1,820	500
Other	655	469
Investment Portfolio Management Fees	6,832	7,509
Property valuation fees	900	-
	<hr/> £13,294	<hr/> £11,643

3. (LOSS)/GAIN ON SALE OF INVESTMENTS

	<b>Unrestricted Funds 2023 £</b>	<b>Restricted Funds 2023 £</b>	<b>Total 2022 £</b>
Proceeds of sale	55,858	70,000	14,779
31 March 2022 market value	(59,129)	(70,527)	(13,251)
	<hr/>	<hr/>	<hr/>
(Loss)/gain on sale of investments	£(3,271)	£(527)	£1,528
	<hr/>	<hr/>	<hr/>

# THE CHARLTON BEQUEST AND DISPENSARY TRUST

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 (continued)

### 4. FIXED ASSETS

	<b>47 Linskill Terrace</b>	<b>63 Percy Park Road</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>COST/VALUATION</b>			
At 1 April 2022	490,000	790,000	1,280,000
Refurbishments at cost	82,338	92,355	174,693
Revaluation surplus	22,662	57,645	80,307
At 31 March 2023	595,000	940,000	1,535,000
<b>NET BOOK VALUE</b>			
At 31 March 2023	£595,000	£940,000	£1,535,000
At 31 March 2022	£490,000	£790,000	£1,280,000

The freehold properties were revalued on 14 June 2023 by NE Residential, Chartered Surveyors, on an existing use open market value basis and following the completion of significant refurbishment work. The Trustees believe that it is appropriate to reflect the valuation in the 31 March 2023 accounts and in view of the substantial upgrade work carried out on both properties on a regular basis, they are of the opinion that any provision for depreciation would be inappropriate.

### 5. INVESTMENTS

Investments comprise equities, government securities and other fixed interest securities which are shown at market value of £714,738 (2022 - £775,650). The split is as follows:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
UK Fixed Interest	90,454	76,659
UK Equities	147,645	182,979
Overseas Equities	353,104	378,789
Alternative Investments	96,001	121,146
Cash	27,534	16,077
	£714,738	£775,650

### 6. SINKING FUNDS

The sinking fund is represented by:

	<b>Nominal value</b>	<b>Original cost</b>	<b>Original cost</b>	<b>Market value</b>	<b>Market value</b>
	<b>£</b>	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Charity Commissioners					
(a) £1 Accumulative shares (47 Linskill Terrace)	432.21	590	590	99,050	99,940
(b) £1 Accumulative shares (63 Percy Park Road)	1,874.36	260,657	303,073	429,549	503,936
(c) £1 Income units	11.00	-	-	206	214
		£261,247	£303,663	£528,805	£604,090

## THE CHARLTON BEQUEST AND DISPENSARY TRUST

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 (continued)

#### 7. DEBTORS

	<u>2023</u> £	<u>2022</u> £
Prepayments and accrued income	£2,010	£9,110

#### 8. CREDITORS: amounts falling due within one year

	<u>2023</u> £	<u>2022</u> £
Accruals and deferred income	£29,791	£14,442

#### 9. FUNDS

	<u>Unrestricted</u> £	<u>Restricted</u> £
Balance at 1 April 2022	2,296,275	454,090
Surplus/(Deficit) for year	30,120	(527)
Unrealised loss on investment assets	(52,084)	(4,757)
Property valuation surplus	80,307	-
Balance at 31 March 2023	£2,354,618	£448,806

Unrestricted Funds – these funds can be used in any way by the Trustees in accordance with the objectives of the charity.

Restricted Funds - are to be used in accordance with specific restrictions imposed by their donors.

#### 10. RELATED PARTY TRANSACTIONS

Included within governance costs is £1,680 (2022 - £1,614) paid to Nichol Goodwill Brown Ltd in respect of accountancy and additional administration services. D Nichol, honorary treasurer, is a director of that company.

#### 11. ANALYSIS OF STAFF COSTS, TRUSTEE REMUNERATION AND EXPENSES AND THE COST OF KEY MANAGEMENT PERSONNEL

The charity had no paid employees during the current or previous financial year.

The charity considers its key management personnel comprises of the trustees.

Trustees are reimbursed for any expenses incurred in connection with the activities of the Charity. The aggregate amount reimbursed in the year was £2,393 (2022 - £1,564) to one Trustee in respect of travel, telephone and other sundry items (including reimbursement of expenditure on the Trust's properties).

An honorarium of £300 (2022 - £300) was paid for secretarial services.

The charity trustees were not paid and did not receive any other benefits from employment with the Charity in the year.



The Charlton Bequest and Dispensary Trust

Schedule of Investments for the year ended  
31 March 2023

	Nominal value	Original cost or valuation 31.03.22	Market value 31.03.22	Original cost or valuation 31.03.23	Market value 31.03.23
<b>UK BONDS</b>					
<b>Bond Funds</b>					
UK Govt Treasury Bond 5% 2025	8395.91	-	-	8,759.87	8,619.06
GCP Infrastructure 1p ord	12,000	14,829.00	13,248.00	14,829.00	10,224.00
Twenty Four AM Corp Bond £1	250	25,261.00	23,973.00	25,261.00	20,487.50
Vanguard Inv Ser UK Gvt Bond Index Inst Pls Inc	100	11,346.00	11,180.00	11,346.00	8,924.39
I Shares III plc market 130XX Corp	190	19,637.00	23,072.00	19,637.00	19,747.65
A2D Funding plc 4.75% Bond	5,000	5,020.00	5,186.00	-	-
<b>TOTAL FOR UK BONDS</b>		<b>76,093.00</b>	<b>76,659.00</b>	<b>79,832.87</b>	<b>68,002.60</b>
<b>OVERSEAS BONDS</b>					
Henderson Inv Fixed Int Monthly Income Janus	35,000	21,131.00	19,464.00	21,131.00	16,513.00
Robeco Lux SA Global Credits 1BH	65	7,258.00	6,547.00	7,258.00	5,938.40
		<b>28,389.00</b>	<b>26,011.00</b>	<b>28,389.00</b>	<b>22,451.40</b>
<b>UK EQUITIES</b>					
Royal Dutch Shell 'B' Ord Eur 0.07	700	10,118.00	14,760.00	10,118.00	16,159.50
Croda International ord shares	170	7,867.00	13,396.00	7,867.00	11,046.60
Rio Tinto ord 10p	200	7,393.00	12,162.00	7,393.00	10,956.00
Experian ord US\$0.10	320	7,937.00	9,443.00	7,937.00	8,512.00
Diageo 28p ord	260	4,239.00	10,045.00	4,239.00	9,396.40
Taylor Wimpey 1p ord	2,000	3,070.00	2,614.00	3,070.00	2,379.00
Unilever plc 3.1111p ord	300	8,053.00	10,365.00	8,053.00	12,570.00
Smith & Nephew ord US\$0.20	430	6,812.00	5,246.00	-	-
Haleon plc ord £0.01	700	-	-	477.00	2,254.00
Glaxo Smith Kline 25p ord	560	2,512.00	11,530.00	2,035.00	8,002.40
Relx plc £0.1444	380	7,221.00	9,055.00	7,221.00	9,948.40
Compass Group 11.05p ord	542	4,988.00	8,943.00	4,988.00	11,018.86
Intercontinental Hotels ord 20.852p	170	4,623.00	8,823.00	-	-
National Grid ord 12.431289p	550	2,784.00	6,448.00	2,784.00	6,030.75
Legal and General ord 2.5p	3,000	6,746.00	8,160.00	6,746.00	7,167.00
Prudential 5p ord	810	8,621.00	9,185.00	8,621.00	8,926.20
Schroders VTG Shs £1 5 for 1 reorg	1,176	3,204.00	6,462.00	3,204.00	5,409.60
Jupiter Fund Mngrs (Merian) UK Mid Cap	12,000	6,883.00	17,258.00	-	-
ES River & Mercantile UK Equity Inc	3,003	6,850.00	8,207.00	6,850.00	7,843.10
Mercantile Inv Trust plc 25p ord	5,000	8,585.00	10,875.00	8,585.00	10,025.00
<b>TOTAL FOR UK EQUITIES</b>		<b>118,506.00</b>	<b>182,977.00</b>	<b>100,188.00</b>	<b>147,644.81</b>

The Charlton Bequest and Dispensary Trust

Schedule of Investments for the year ended  
31/03/2023 (continued)

	Nominal value	Original cost or valuation 31.03.22	Market value 31.03.22	Original cost or valuation 31.03.23	Market value 31.03.23
<b>NORTH AMERICAN EQUITIES</b>					
Stryker Corp Com Stock \$0.10	33	-	-	7,187.85	7,619.98
Artemis Fd Mgrs Vs Select Instit	17,000	39,371.00	53,468.00	35,227.00	42,054.60
JP Morgan Funds Ltd US Equity Inc	43,403	25,410.00	66,884.00	25,410.00	63,976.08
I Shares S&P 500	1,700	31,203.00	56,273.00	31,203.00	53,129.25
Booking Holdings Inc Com \$0.008	4	-	-	8,176.00	8,581.84
Vanguard Funds plc S&P 500 UCITS	850	41,876.00	59,130.00	41,876.00	55,828.00
<b>TOTAL FOR NORTH AMERICAN EQUITIES</b>		137,860.00	235,755.00	149,079.85	231,189.75
<b>EUROPEAN EQUITIES</b>					
Blackrock FM Ltd Euro Dynamic FD Inc	7,000	8,140.00	18,168.00	5,814.00	13,219.14
Blackrock FM Ltd Conti Euro Inc Fund	16,000	23,439.00	28,814.00	23,439.00	29,147.07
<b>TOTAL FOR EUROPEAN EQUITIES</b>		31,579.00	46,982.00	29,253.00	42,366.21
<b>JAPANESE EQUITIES</b>					
Baillie Gifford Japanese B Nav Inc	1,250	22,158.00	24,930.00	18,465.00	19,362.50
<b>TOTAL FOR JAPANESE EQUITIES</b>		22,158.00	24,930.00	18,465.00	19,362.50
<b>ASIA PACIFIC EQUITIES</b>					
First Sentier/Stewart Invrs Asia	5,500	20,731.00	24,453.00	14,252.57	16,459.85
Bny Mellon Newton Asia Inc	28,000	27,399.00	33,869.00	27,399.00	31,780.00
<b>TOTAL FOR ASIA PACIFIC EQUITIES</b>		48,130.00	58,322.00	41,651.57	48,239.85
<b>EMERGING MARKET EQUITIES</b>					
JP Morgan Asset Man Emg Mkts	18,000	11,448.00	12,800.00	11,448.00	11,944.80
<b>TOTAL FOR EMERGING MARKET EQUITIES</b>		11,448.00	12,800.00	11,448.00	11,944.80
<b>GLOBAL INVESTMENTS</b>					
Franklin Tmpltn Clarbridge Gbl Infa Inc	10,000	10,020.00	14,440.00	10,020.00	13,230.00
Scottish Mortgage Inv Trust 5p ord	1,000	2,679.00	10,260.00	2,679.00	6,786.00
<b>TOTAL FOR GLOBAL INVESTMENTS</b>		12,699.00	24,700.00	12,699.00	20,016.00

The Charlton Bequest and Dispensary Trust

Schedule of Investments for the year ended  
31/03/2023 (continued)

	Nominal value	Original cost or valuation <u>31.03.22</u>	Market value <u>31.03.22</u>	Original cost or valuation <u>31.03.23</u>	Market value <u>31.03.23</u>
<b>ABSOLUTE RETURN INVESTMENTS</b>					
BNY Mellon Fnc Mangr GI Dynamic	15,000	14,536.00	13,875.00	14,536.00	13,060.30
Muzinich funds Gbl Tactical Hgd S Inc	96.61	9,689.00	9,611.00	9,689.00	9,032.26
Personal Assets Trust plc £0.125	5,000.00	21,981.00	25,200.00	21,981.00	23,875.00
<b>TOTAL ABSOLUTE RETURN INVESTMENTS</b>		46,206.00	48,686.00	46,206.00	45,967.56
<b>PROPERTY</b>					
Blackrock FM Ltd I shares Prop Secs	10,500	19,302	21,750	19,302	17,153
<b>TOTAL FOR PROPERTY</b>		19,302	21,750	19,302	17,153
<b>OTHER INVESTMENTS</b>					
HICL Infrastructure plc ord £0.0001	8,300	-	-	14,720.43	12,865.00
<b>TOTAL FOR PROPERTY</b>		0.00	0.00	14,720.43	12,865.00
<b>CASH</b>					
Cash deposit and dealing account		15,606.00	15,606.00	25,678.09	25,678.09
Income account		471.00	471.00	1,856.37	1,856.37
<b>TOTAL CASH</b>		16,077.00	16,077.00	27,534.46	27,534.46
<b>TOTAL FOR ALL INVESTMENTS</b>		<b>568,447.00</b>	<b>775,649.00</b>	<b>578,769.18</b>	<b>714,737.81</b>

THE CHARLTON BEQUEST AND DISPENSARY TRUST

PURCHASE OF INVESTMENTS FOR THE YEAR ENDED 31 MARCH 2023

DATE	NAME AND SHARE	NO.	COST
06/06/2022	HICL Infrastructure plc Ord £0.0001	8,300	14,720.43
26/10/2022	UK Govt. Treasury Bond 5% 2025	8,395.91	8,759.87
24/02/2023	Stryker Corp Com Stk \$0.10	33	7,187.85
24/02/2023	Booking Holidays Inc Com \$0.008	4	8,175.86

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38,844.01

The Charlton Bequest and Dispensary Trust

Investment Sales for the year ended

31 March 2023

Date	Name and Share	No.	Sales Proceeds		31/03/2023	Profit/(loss)	
			Net of Commission	Original Cost		on Cost	on Market Value
29/04/2022	Baillie Gifford Overseas Gwth Funds (Japan)	250	3,857.50	3,693.00	4,155.00	164.50	(297.50)
29/04/2022	Blackrock FD Mgrs European Dyn Fd Dis	2,000	4,672.24	2,325.71	5,190.85	2,346.53	(518.61)
01/05/2022	Artemus Inv Fds ICVC US Select Fd	2,000	5,284.60	4,144.31	5,628.21	1,140.29	(343.61)
04/05/2022	First Sentier Inv ICVC Stewart Inv Asia Pac	2,500	7,443.75	6,478.43	7,641.56	965.32	(197.81)
08/05/2022	Jupiter Fund Mgrs (Merian) UK Mid Cap	12,000	14,995.60	6,883.00	17,258.00	8,112.60	(2,262.40)
04/01/2023	Smith & Nephew Ord \$0.20	430	4,821.80	6,812.00	5,246.00	(1,990.20)	(424.20)
08/02/2023	Inter Continental Hotels Ord 20.852p	170	9,738.00	4,623.00	8,823.00	5,115.00	915.00
09/10/2022	A"D Funding plc 4.75% Bond Repaid	5,000	5,042.10	5,020.00	5,186.00	22.10	(143.90)
27/09/2022	Schroeders plc ord 20p cash from entitlement	-	1.95	-	-	1.95	1.95

55,857.54	39,979.45	59,128.62	15,878.09	(3,271.08)
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