

**Charity Registration No. 1083913**

**Company Registration No. 4115137 (England and Wales)**

**THE PRESTON TRUST HOMES CHARITY  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2020**

# THE PRESTON TRUST HOMES CHARITY

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Directors/Trustees</b>	Lord R O Bradford The Countess of Bradford Mrs C Kenyon-Slaney Mr D Stacey Mr A Kenyon Mrs N Peers
<b>Charity number</b>	1083913
<b>Company number</b>	4115137
<b>Registered office</b>	74a Forton Road Newport Shropshire TF10 8BT
<b>Auditor</b>	Azets Audit Services Column House London Road Shrewsbury Shropshire England SY2 6NN
<b>Solicitors</b>	Farrer & Co

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# THE PRESTON TRUST HOMES CHARITY

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# THE PRESTON TRUST HOMES CHARITY

## DIRECTORS'/TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

### FOR THE YEAR ENDED 31 OCTOBER 2020

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The directors/trustees present their report and financial statements for the year ended 31 October 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

#### Objectives and activities

The charity's objects are the provision of accommodation (and assistance for those located in such accommodation) for those in need who are primarily resident in the County of Shropshire, or were born in the County of Shropshire. The policies adopted in furtherance of these objects are the maintenance of a residential home with an on site manager to cater for residents needs and there has been no change in these during the year.

#### Aims for the year

- Create further garden facilities in consultation with the residents once the transfer is completed
- A programme of replacement of bathrooms with wet rooms – 2 per year with potential addition on change of apartments if required
- Work through planned maintenance identified from our review

*3 aims were completed in the year, the garden has been levelled and turfed as a start with further enhancements to be discussed*

The directors/trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

#### Significant Activities during the year

- The COVID pandemic has been a concern given the age of the Trust's residents. The Manager in consultation with the Trustees has developed robust procedures and guidance at each stage, & communicated these with the residents
- The land transfer completed, and the area has been joined to the existing garden and turfed
- A further section of roof repairs has been done
- Over the year we had the loss of 1 resident and 2 have moved elsewhere, 2 new residents have joined us, with another in November and some have moved within the building. All apartments are let, although one resident is currently in temporary alternative care which may become longer term.

#### Achievements and performance

- John Roberts continues to manage the home, taking care of the buildings and grounds and overseeing residents needs carefully and considerately.
- Trustees are still looking at options for provision of further accommodation by the Trust
- The residents have instigated various enhancements to the communal areas which are more generally used
- We have undertaken our programme of preventative maintenance scheduling

# THE PRESTON TRUST HOMES CHARITY

## DIRECTORS'/TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

**FOR THE YEAR ENDED 31 OCTOBER 2020**

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### Financial review

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to between three and six month's expenditure. The directors/trustees considers that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

The charity has performed well again this year, with the apartments being fully let for the majority of the year.

Repairs costs were higher than usual due to various maintenance issues, but with the investment portfolio valuation increasing, the overall result for the year is still a surplus.

The directors/trustees has assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

### Plans for next year

- Continue to monitor and change procedures relating to COVID as required to protect the residents
- Continue programme of replacement of 2 further bathrooms with wet rooms (with an additional if apartment change gives opportunity)
- Handover to new Clerk
- Review and update the resident's handbook

### Structure, governance and management

The charity is a company limited by guarantee and does not have a share capital. The governing instrument is the Memorandum of Association dated 15 September 2000.

The directors/trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Lord R O Bradford

The Countess of Bradford

The Honorable Mrs S L Graham

(Resigned 9 October 2020)

Mrs C Kenyon-Slaney

Mr D Stacey

Mr A Kenyon

Mrs N Peers

Trustees are recommended to the Board by existing Trustees, and if accepted are given a history of the charity and an opportunity to review its financial accounts and previous minutes in order to familiarise themselves with the operations of the charity.

None of the directors/trustees has any beneficial interest in the company. All of the directors/trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

There was a qualifying third party indemnity provision in force at the time of approval of the report for the benefit of one or more directors.

# THE PRESTON TRUST HOMES CHARITY

## DIRECTORS'/TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

**FOR THE YEAR ENDED 31 OCTOBER 2020**

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The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Day to day decisions over the running of the Preston Trust Homes are made by the Manager, who is answerable to the Clerk to the Trustees. These decisions are then regularly reviewed by the Board of Trustees.

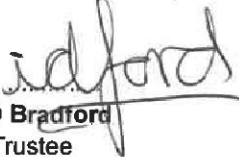
### **Auditor**

Azets Audit Services were appointed auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

### **Disclosure of information to auditor**

Each of the directors/trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The directors'/trustees' report was approved by the Board of Directors/Trustees.

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**Lord R O Bradford**  
Director/Trustee

Dated: .....15.24.2021.....

# THE PRESTON TRUST HOMES CHARITY

## STATEMENT OF DIRECTORS'/TRUSTEES' RESPONSIBILITIES

**FOR THE YEAR ENDED 31 OCTOBER 2020**

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The directors/trustees, who are also the directors of The Preston Trust Homes Charity for the purpose of company law, are responsible for preparing the Directors'/Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the directors/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 incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the directors/trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures 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 charity will continue in operation.

The directors/trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

# THE PRESTON TRUST HOMES CHARITY

## INDEPENDENT AUDITOR'S REPORT

### TO THE DIRECTORS/TRUSTEES OF THE PRESTON TRUST HOMES CHARITY

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#### Opinion

We have audited the accounts of The Preston Trust Homes Charity (the 'charity') for the year ended 31 October 2020 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, and the notes to the accounts, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 October 2020 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the accounts section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the accounts in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors'/trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors'/trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors'/trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors'/Trustees' Report for the financial year for which the accounts are prepared is consistent with the accounts; and
- the directors' report included within the directors'/trustees' report has been prepared in accordance with applicable legal requirements.



# THE PRESTON TRUST HOMES CHARITY

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE DIRECTORS/TRUSTEES OF THE PRESTON TRUST HOMES CHARITY

#### Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the directors'/trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors/trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors'/trustees' report and from the requirement to prepare a strategic report.

#### Responsibilities of directors/trustees


As explained more fully in the statement of directors'/trustees' responsibilities, the directors/trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors/trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors/trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors/trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.



Dawn Owen BA (Hons) BFP FCA (Senior Statutory Auditor)  
for and on behalf of Azets Audit Services

28.04.2021

Statutory Auditor

Column House  
London Road  
Shrewsbury  
Shropshire  
England  
SY2 6NN

# THE PRESTON TRUST HOMES CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 OCTOBER 2020

	Notes	Unrestricted funds 2020 £	Endowment funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Endowment funds 2019 £	Total 2019 £
<b>Income from:</b>							
Donations and legacies	3	-	-	-	40	-	40
Other trading activities	4	-	63,835	63,835	-	63,799	63,799
Investments	5	4,475	30,077	34,552	3,336	32,395	35,731
<b>Total income and endowments</b>		<b>4,475</b>	<b>93,912</b>	<b>98,387</b>	<b>3,376</b>	<b>96,194</b>	<b>99,570</b>
<b>Expenditure on:</b>							
Charitable activities	6	103,772	-	103,772	87,433	-	87,433
Other	10	-	23,549	23,549	-	23,549	23,549
<b>Total resources expended</b>		<b>103,772</b>	<b>23,549</b>	<b>127,321</b>	<b>87,433</b>	<b>23,549</b>	<b>110,982</b>
Net gains/(losses) on investments	11	-	(45,574)	(45,574)	-	42,811	42,811
<b>Net (outgoing)/incoming resources before transfers</b>		<b>(99,297)</b>	<b>24,789</b>	<b>(74,508)</b>	<b>(84,057)</b>	<b>115,456</b>	<b>31,399</b>
Gross transfers between funds		93,912	(93,912)	-	96,195	(96,195)	-
<b>Net movement in funds</b>		<b>(5,385)</b>	<b>(69,123)</b>	<b>(74,508)</b>	<b>12,138</b>	<b>19,261</b>	<b>31,399</b>
Fund balances at 1 November 2019		209,717	2,010,447	2,220,164	197,579	1,991,186	2,188,765
<b>Fund balances at 31 October 2020</b>		<b>204,332</b>	<b>1,941,324</b>	<b>2,145,656</b>	<b>209,717</b>	<b>2,010,447</b>	<b>2,220,164</b>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

# THE PRESTON TRUST HOMES CHARITY

## SUMMARY INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2020

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	All income funds	
	2020	2019
	£	£
Gross income	4,475	3,376
Transfer from endowment funds	93,912	96,195
	<hr/>	<hr/>
Total income in the reporting period	98,387	99,571
	<hr/>	<hr/>
Total expenditure from income funds	127,321	110,982
	<hr/>	<hr/>
Net (expenditure)/income for the year	(5,385)	12,138
	<hr/>	<hr/>

# THE PRESTON TRUST HOMES CHARITY

## BALANCE SHEET

AS AT 31 OCTOBER 2020

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Tangible assets	12	1,044,438		1,055,770	
Investments	13	939,007		984,581	
		<u>1,983,445</u>		<u>2,040,351</u>	
<b>Current assets</b>					
Debtors	15	1,093		9,416	
Cash at bank and in hand		165,829		175,128	
		<u>166,922</u>		<u>184,544</u>	
<b>Creditors: amounts falling due within one year</b>	16	(4,711)		(4,731)	
Net current assets			162,211		179,813
<b>Total assets less current liabilities</b>			<u>2,145,656</u>		<u>2,220,164</u>
<b>Capital funds</b>					
Endowment funds - general	17	1,941,324		2,010,447	
<b>Income funds</b>					
Unrestricted funds		204,332		209,717	
		<u>2,145,656</u>		<u>2,220,164</u>	

The financial statements were approved by the Directors/Trustees on .....15.04.2021

.....  
Lord R O Bradford  
Trustee

Company Registration No. 4115137

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 OCTOBER 2020

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#### 1 Accounting policies

##### Charity information

The Preston Trust Homes Charity is a private company limited by guarantee incorporated in England and Wales. The registered office is 74a Forton Road, Newport, Shropshire, TF10 8BT.

##### 1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the directors/trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the directors/trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the directors/trustees in furtherance of their charitable objectives.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

##### 1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 1 Accounting policies

(Continued)

#### 1.5 Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is included as part of the expenditure to which it relates.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Land and buildings	straight line over 50 years
Fixtures, fittings & equipment	12.5% per annum reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

#### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

#### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the directors/trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Donations and legacies

	Total	Unrestricted funds
	2020	2019
	£	£
Other	-	40

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 4 Other trading activities

	2020	2019
	£	£
Flat maintenance income	63,835	63,799

### 5 Investments

	Unrestricted funds	Endowment funds general	Total 2020	Total 2019
	£	£	£	£
Feed in Tariff income	4,448	-	4,448	3,200
Income from investments	-	30,077	30,077	32,395
Interest receivable	27	-	27	136
	4,475	30,077	34,552	35,731
<b>For the year ended 31 October 2019</b>	<b>3,336</b>	<b>32,395</b>		<b>35,731</b>



# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 6 Charitable activities

	2020 £	2019 £
Wardens salary	16,574	16,245
Rates	3,570	3,470
Insurance	1,921	1,911
Light & heat	10,704	16,547
Repairs & maintenance	56,029	30,575
Postage & stationery	97	323
Telephone & fax	1,797	2,034
Cleaning	1,716	2,075
Garden expenses	3,244	6,499
Legal and professional	100	-
Sundry costs	554	984
	<u>96,306</u>	<u>80,663</u>
Share of support costs (see note 7)	4,106	5,886
Share of governance costs (see note 7)	3,360	2,760
	<u>103,772</u>	<u>87,433</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>103,772</u>	
	<u>103,772</u>	
<b>For the year ended 31 October 2019</b>		
Unrestricted funds		<u>87,433</u>
		<u>87,433</u>

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 7 Support costs

	Support costs £	Governance costs £	2020 £	2019 £	Basis of allocation
Clerk's fees	1,103	-	1,103	1,536	
Depreciation	2,328	-	2,328	1,819	
Curates fees	675	-	675	175	
Audit fees	-	3,360	3,360	3,240	Governance
	<u>4,106</u>	<u>3,360</u>	<u>7,466</u>	<u>6,770</u>	
Analysed between Charitable activities	<u>4,106</u>	<u>3,360</u>	<u>7,466</u>	<u>6,770</u>	

Governance costs includes payments to the auditors of £3,360 (2019- £3,240) for audit fees.

### 8 Directors/Trustees

None of the directors/trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

### 9 Employees

#### Number of employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Warden	<u>1</u>	<u>1</u>
<b>Employment costs</b>	<b>2020 £</b>	<b>2019 £</b>
Wages and salaries	<u>16,574</u>	<u>22,744</u>

There were no employees whose annual remuneration was £60,000 or more.

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 10 Other

	2020	2019
	£	£
Land and building depreciation	23,549	23,549
	<u>23,549</u>	<u>23,549</u>

### 11 Net gains/(losses) on investments

	Endowment funds general 2020 £	Endowment funds general 2019 £
Movement on investments	(45,574)	42,811
	<u>(45,574)</u>	<u>42,811</u>

### 12 Tangible fixed assets

	Land and buildings £	Fixtures, fittings & equipment £	Total £
<b>Cost</b>			
At 1 November 2019	1,427,389	59,443	1,486,832
Additions	11,137	3,409	14,546
Disposals	-	(939)	(939)
At 31 October 2020	<u>1,438,526</u>	<u>61,913</u>	<u>1,500,439</u>
<b>Depreciation and impairment</b>			
At 1 November 2019	401,523	29,540	431,063
Depreciation charged in the year	23,772	2,105	25,877
Eliminated in respect of disposals	-	(939)	(939)
At 31 October 2020	<u>425,295</u>	<u>30,706</u>	<u>456,001</u>
<b>Carrying amount</b>			
At 31 October 2020	<u>1,013,231</u>	<u>31,207</u>	<u>1,044,438</u>
At 31 October 2019	<u>1,025,866</u>	<u>29,904</u>	<u>1,055,770</u>

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 13 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 1 November 2019	984,581
Additions	219,123
Valuation changes	(81,317)
Disposals	(183,380)
	<u>939,007</u>
At 31 October 2020	<u>939,007</u>
<b>Carrying amount</b>	
At 31 October 2020	<u>939,007</u>
At 31 October 2019	<u>984,581</u>

14 Financial instruments	2020 £	2019 £
<b>Carrying amount of financial assets</b>		
Debt instruments measured at amortised cost	163,882	173,224
Equity instruments measured at cost less impairment	939,007	984,581
	<u>1,102,889</u>	<u>1,157,805</u>
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	4,435	4,455
	<u>4,435</u>	<u>4,455</u>

Financial assets measured at amortised cost consists of trade debtors, other debtors and cash at bank.

Financial liabilities measured at amortised cost consists of trade creditors, other creditors and accruals.

### 15 Debtors

	2020 £	2019 £
<b>Amounts falling due within one year:</b>		
Prepayments and accrued income	1,093	9,416
	<u>1,093</u>	<u>9,416</u>

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

	2020 £	2019 £
Other taxation and social security	276	276
Accruals and deferred income	4,435	4,455
	<u>4,711</u>	<u>4,731</u>

**THE PRESTON TRUST HOMES CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 OCTOBER 2020**

**17 Endowment funds**

Endowment funds represent assets which must be held permanently by the charity.

The original Endowment fund was introduced into the charitable company on its incorporation in the form of Land & Buildings and Investment portfolio, on the basis that the Endowment fund is maintained at the value that these assets would represent were they held within a separate legal entity. As such the fund is maintained at the Net Book Value of the Land & Buildings, and the Market Value of the Investment portfolio.

Any excess over this value is available for transfer to the Unrestricted fund and can be used according to the charitable objects.

Balance at 1 November 2018 £	Movement in funds				Balance at 1 November 2019 £	Movement in funds				Balance at 31 October 2020 £
	Incoming resources £	Resources expended £	Transfers £	Revaluations gains and losses £		Incoming resources £	Resources expended £	Transfers £	Revaluations gains and losses £	
1,991,186	96,194	(23,549)	(96,195)	42,811	2,010,447	93,912	(23,549)	(93,912)	(45,574)	1,941,324
1,991,186	96,194	(23,549)	(96,195)	42,811	2,010,447	93,912	(23,549)	(93,912)	(45,574)	1,941,324

# THE PRESTON TRUST HOMES CHARITY

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2020

### 18 Analysis of net assets between funds

	Unrestricted Fund	Endowment Fund	Total	Unrestricted Fund	Endowment Fund	Total
	2020	2020	2020	2019	2019	2019
	£	£	£	£	£	£
Fund balances at 31 October 2020 are represented by:						
Tangible assets	42,121	1,002,317	1,044,438	29,904	1,025,866	1,055,770
Investments	-	939,007	939,007	-	984,581	984,581
Current assets/ (liabilities)	162,211	-	162,211	179,813	-	179,813
	<u>204,332</u>	<u>1,941,324</u>	<u>2,145,656</u>	<u>209,717</u>	<u>2,010,447</u>	<u>2,220,164</u>

### 19 Related party transactions

There were no disclosable related party transactions during the year (2019 - none).