

Charity registration number 1083913

Company registration number 4115137 (England and Wales)

THE PRESTON TRUST HOMES CHARITY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2022

THE PRESTON TRUST HOMES CHARITY

LEGAL AND ADMINISTRATIVE INFORMATION

| | | |
|-----------------------------|---|-----------------------------|
| Directors/Trustees | Lord R O Bradford Mrs. C Kenyon-Slaney Mr. D Stacey Mr. A Kenyon Mrs. N Peers Viscount A M O Newport | (Appointed 1 December 2021) |
| Charity number | 1083913 | |
| Company number | 4115137 | |
| Registered office | 74a Forton Road Newport Shropshire United Kingdom TF10 8BT | |
| Independent examiner | Azets St David's Court Union Street WV1 3JE | |
| Solicitors | Farrer & Co | |

THE PRESTON TRUST HOMES CHARITY

CONTENTS

| | Page |
|--|-------------|
| Directors'/Trustees' report | 1 - 4 |
| Independent examiner's report | 5 |
| Statement of financial activities | 6 |
| Summary income and expenditure account | 7 |
| Balance sheet | 8 |
| Notes to the financial statements | 9 - 18 |

THE PRESTON TRUST HOMES CHARITY

DIRECTORS'/TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE PERIOD ENDED 31 DECEMBER 2022

The directors/trustees present their annual report and financial statements for the period ended 31 December 2022.

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 period.

Aims for the year

Improve Clerk processes

- Gain access of banking
- Fully move to xero accounting and cease duplication in excel
- Reformat budget and reporting
- Improve recharging of electricity

Create and implement resident maintenance increase schedules

Investigate boiler longevity and alternative eco options

Agree on wetrooms to complete this financial period

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

- Completed all wetrooms
- Commissioned new boiler
- Erected garden pergola
- Increased resident maintenance and laundry charges
- Successful health & safety inspection
- Welcomed The Viscount Newport to the board of Trustees and accepted resignation from The Countess Bradford
- Handover from previous Clerk completed, including banking

THE PRESTON TRUST HOMES CHARITY

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

FOR THE PERIOD ENDED 31 DECEMBER 2022

Achievements and performance

Residents

- Maintenance increased on 1st April 2022 - standard room £440 increased to £465. Going forward increases will be set and agreed in each Autumn meeting, letters sent to residents on/before 1st December, and will be in place by 1st January each year.
- Worked on updating the resident handbook and sought advice on new policies to include, ready to issue in the new year.
- No christmas meal in 2021 due to Covid, but went ahead for 2022. Residents and staff received Waitrose/John Lewis vouchers for 2021 instead.

Buildings and grounds

- A dangerous tree felled behind the bird feeding station.
- All wetrooms now completed. With money in the bank, material costs rising, and a reduction offered to finish them all in one go, it was decided to have them all completed.
- The boiler has been replaced and upgraded in time for winter use. It was advised that the age of the old boilers could result in increased repair costs and lower efficiency. Advice was sought for a green alternative, but the site was deemed not suitable.
- A pergola was built in the communal garden, paid for by PTH. The residents' fund paid for the climbing and surrounding plants.
- A new Health & Safety inspection company has ensured we are compliant and will return annually. A good report was received. Advised looking into evac chair for stairs - sought advice but without a trained person available 24/7 it should not be installed.
- New trees planted in the garden and submitted to the Queen's Green Canopy project.

Finance

- The clerk now has access to online banking and other online internet accounts.
- Year end moved to 31 December meaning a 14 month set of accounts to 31 December 2022.
- Electricity contract ends 4th December 2022 and gas contract ends 31st December 2022.
- Laundry charges increased in March 2022 - £2 wash/80p dry increase to the £3 wash/£2 dry. This caused some aggravation but checked the cost of running the appliances and deemed fair and reasonable.
- It was decided that an Examiners report would be sufficient and checks were made to ensure we were compliant and not in need of a full audit.
- John Roberts, Manager, took on some extra gardening hours to replace the weekly contracted gardener, paid at a separate rate of £11ph.
- Two apartments were empty for one month each.
- The trustees agreed to move the investment fund to another advisor from EFG Harris Allday to M & G Charifund. The move will take place in 2023.

Team

- The Viscount Newport joined PTH at Autumn 2021 meeting, officially appointed via Companies House 1st December 2021.
- The Countess Bradford resigned on 1st October 2022.
- John received a salary increase of 5% on 1st November 2021.
- The Clerk attended an Almshouse Association Member Day.
- The Clerk attempted to streamline hours, allocating Thursday to PTH for all tasks that are non urgent. This aligns with coffee mornings, of which most have been attended to build rapport with the residents.
- DBS process restarted November 2022. ID required and will need to be seen in person at next meeting.
- Accountants reappointed. Offices moved from Telford to Shrewsbury, but most documents are shared digitally - especially with the increased adoption of Xero.

THE PRESTON TRUST HOMES CHARITY

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

FOR THE PERIOD ENDED 31 DECEMBER 2022

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 consider 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 period.

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 have 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 improve the Clerk processes and annual schedule
- Complete DBS applications, restart Trustee resident visits and carry out resident finance and apartment reviews
- Review all contracts: compare service provided vs costs and alternative companies
- Investigate reclaiming overpaid VAT

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 period and up to the date of signature of the financial statements were:

Lord R O Bradford

Countess of Bradford

(Resigned 1 October 2022)

Mrs. C Kenyon-Slaney

Mr. D Stacey

Mr. A Kenyon

Mrs. N Peers

Viscount A M O Newport

(Appointed 1 December 2021)

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.

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.

THE PRESTON TRUST HOMES CHARITY

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

FOR THE PERIOD ENDED 31 DECEMBER 2022

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



Mr. D Stacey

Director/Trustee

Dated: 24/4/23

THE PRESTON TRUST HOMES CHARITY

INDEPENDENT EXAMINER'S REPORT

TO THE DIRECTORS/TRUSTEES OF THE PRESTON TRUST HOMES CHARITY

I report to the directors/trustees on my examination of the financial statements of The Preston Trust Homes Charity (the charity) for the period ended 31 December 2022.

Responsibilities and basis of report

As the directors/trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

Azets

Helen Tinsley FCCA
Azets

St David's Court
Union Street
Wolverhampton
WV1 3JE
United Kingdom

Dated: 13.7.23.....

THE PRESTON TRUST HOMES CHARITY

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE PERIOD ENDED 31 DECEMBER 2022

| | Notes | Unrestricted funds 2022 £ | Endowment funds 2022 £ | Total Unrestricted funds 2022 £ | Unrestricted funds 2021 £ | Endowment funds 2021 £ | Total 2021 £ |
|---|-------|---------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------------|--------------------|
| Income from: | | | | | | | |
| Other trading activities | 3 | - | 90,496 | 90,496 | - | 71,187 | 71,187 |
| Investments | 4 | 3,369 | 35,247 | 38,616 | 4,444 | 31,442 | 35,886 |
| Total income and endowments | | 3,369 | 125,743 | 129,112 | 4,444 | 102,629 | 107,073 |
| Expenditure on: | | | | | | | |
| Charitable activities | 5 | 129,899 | - | 129,899 | 79,102 | - | 79,102 |
| Other | 9 | - | 27,733 | 27,733 | - | 23,772 | 23,772 |
| Total expenditure | | 129,899 | 27,733 | 157,632 | 79,102 | 23,772 | 102,874 |
| Net gains/(losses) on investments | 10 | - | (138,733) | (138,733) | - | 175,465 | 175,465 |
| Net (outgoing)/incoming resources before transfers | | (126,530) | (40,723) | (167,253) | (74,658) | 254,322 | 179,664 |
| Gross transfers between funds | | 131,642 | (131,642) | - | 102,406 | (102,406) | - |
| Net movement in funds | | 5,112 | (172,365) | (167,253) | 27,748 | 151,916 | 179,664 |
| Fund balances at 1 November 2021 | | 232,079 | 2,093,240 | 2,325,319 | 204,331 | 1,941,324 | 2,145,655 |
| Fund balances at 31 December 2022 | | 237,191 | 1,920,875 | 2,158,066 | 232,079 | 2,093,240 | 2,325,319 |

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

All income and expenditure derive from continuing activities.

THE PRESTON TRUST HOMES CHARITY

SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD ENDED 31 DECEMBER 2022

| | All income funds Period ended 31 December 2022 £ | 31 October 2021 £ |
|--------------------------------------|---|-------------------------|
| Gross income | 3,369 | 4,444 |
| Transfer from endowment funds | 131,642 | 102,406 |
| | <hr/> | <hr/> |
| Total income in the reporting period | 135,011 | 106,850 |
| | <hr/> | <hr/> |
| Total expenditure from income funds | 129,899 | 79,102 |
| | <hr/> | <hr/> |
| Net income for the period | 5,112 | 27,748 |
| | <hr/> | <hr/> |

THE PRESTON TRUST HOMES CHARITY

BALANCE SHEET

AS AT 31 DECEMBER 2022

| | Notes | 2022 £ | £ | 2021 £ | £ |
|---|-------|------------------|------------------|------------------|------------------|
| Fixed assets | | | | | |
| Tangible assets | 11 | 1,005,592 | | 1,019,266 | |
| Investments | 12 | 969,580 | | 1,114,472 | |
| | | <u>1,975,172</u> | | <u>2,133,738</u> | |
| Current assets | | | | | |
| Debtors | 13 | 899 | | 2,878 | |
| Cash at bank and in hand | | 187,244 | | 196,455 | |
| | | <u>188,143</u> | | <u>199,333</u> | |
| Creditors: amounts falling due within one year | 15 | (5,249) | | (7,752) | |
| Net current assets | | | 182,894 | | 191,581 |
| Total assets less current liabilities | | | <u>2,158,066</u> | | <u>2,325,319</u> |
| Capital funds | | | | | |
| Endowment funds - general | 16 | 1,920,875 | | 2,093,240 | |
| Income funds | | | | | |
| Unrestricted funds | | 237,191 | | 232,079 | |
| | | <u>2,158,066</u> | | <u>2,325,319</u> | |

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the period ended 31 December 2022.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Directors/Trustees on 24/4/23



Mr. D Stacey
Trustee

Company registration number 4115137

THE PRESTON TRUST HOMES CHARITY

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2022

1 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.

2 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, United Kingdom.

2.1 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. The principal accounting policies adopted are set out below.

2.2 Change in accounting period

These financial statements are for the 14 months ended 31 December 2022 as the trustees have opted to change the accounting period end to match the calendar year. The comparative figures are for the 12 months ended 31 October 2021.

2.3 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.

2.4 Charitable funds

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

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.

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2022

2 Accounting policies

(Continued)

2.5 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.

2.6 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.

2.7 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 the statement of financial activities.

2.8 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.

2.9 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).

2.10 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.

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

2 Accounting policies

(Continued)

2.11 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.

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.

2.12 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.

3 Other trading activities

| | 2022 | 2021 |
|-------------------------|--------|--------|
| | £ | £ |
| Flat maintenance income | 90,496 | 71,187 |

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

4 Investments

| | Unrestricted funds | Endowment funds general | Total 2022 | Total 2021 |
|------------------------------------|--------------------|-------------------------|---------------|---------------|
| | £ | £ | £ | £ |
| Feed in Tariff income | 3,328 | - | 3,328 | 4,266 |
| Income from investments | - | 35,247 | 35,247 | 31,442 |
| Interest receivable | 41 | - | 41 | 178 |
| | <u>3,369</u> | <u>35,247</u> | <u>38,616</u> | <u>35,886</u> |
| For the year ended 31 October 2021 | <u>4,444</u> | <u>31,442</u> | | <u>35,886</u> |

5 Charitable activities

| | 2022 £ | 2021 £ |
|--|----------------|---------------|
| Staff costs | 22,469 | 17,403 |
| Rates | 4,216 | 3,505 |
| Insurance | 2,493 | 2,033 |
| Light & heat | 11,568 | 9,381 |
| Repairs & maintenance | 62,812 | 34,361 |
| Postage & stationery | 106 | 133 |
| Telephone & fax | 2,320 | 1,853 |
| Cleaning | 3,121 | 2,281 |
| Legal and professional | 10,226 | 491 |
| Sundry costs | 43 | 983 |
| | <u>119,374</u> | <u>72,424</u> |
| Share of support costs (see note 6) | 7,945 | 4,278 |
| Share of governance costs (see note 6) | 2,580 | 2,400 |
| | <u>129,899</u> | <u>79,102</u> |

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

6 Support costs

| | Support costs £ | Governance costs £ | 2022 £ | 2021 £ | Basis of allocation |
|--|--------------------|-----------------------|---------------|--------------|---------------------|
| Clerk's fees | 3,052 | - | 3,052 | 2,280 | |
| Depreciation | 4,893 | - | 4,893 | 1,998 | |
| Independent Examiners fees | - | 2,580 | 2,580 | 2,400 | Governance |
| | <u>7,945</u> | <u>2,580</u> | <u>10,525</u> | <u>6,678</u> | |
| Analysed between Charitable activities | <u>7,945</u> | <u>2,580</u> | <u>10,525</u> | <u>6,678</u> | |

Governance costs includes payments to the auditors of £Nil (2021- £Nil) for audit fees.

7 Directors/Trustees

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

8 Employees

Number of employees

The average monthly number of employees during the period was:

| | 2022 Number | 2021 Number |
|-------------------------|-------------------|-------------------|
| Warden | <u>1</u> | <u>1</u> |
| Employment costs | 2022 £ | 2021 £ |
| Wages and salaries | <u>22,469</u> | <u>17,403</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 PERIOD ENDED 31 DECEMBER 2022

9 Other

| | 2022 | 2021 |
|--------------------------------|---------------|---------------|
| | £ | £ |
| Land and building depreciation | 27,733 | 23,772 |
| | <u>27,733</u> | <u>23,772</u> |

10 Net gains/(losses) on investments

| | Endowment funds general 2022 £ | Endowment funds general 2021 £ |
|-------------------------|---|---|
| Movement on investments | (138,733) | 175,465 |

11 Tangible fixed assets

| | Land and buildings £ | Fixtures, fittings & equipment £ | Total £ |
|------------------------------------|----------------------------|---|------------------|
| Cost | | | |
| At 1 November 2021 | 1,438,526 | 62,511 | 1,501,037 |
| Additions | - | 18,952 | 18,952 |
| At 31 December 2022 | <u>1,438,526</u> | <u>81,463</u> | <u>1,519,989</u> |
| Depreciation and impairment | | | |
| At 1 November 2021 | 449,067 | 32,704 | 481,771 |
| Depreciation charged in the period | 27,733 | 4,893 | 32,626 |
| At 31 December 2022 | <u>476,800</u> | <u>37,597</u> | <u>514,397</u> |
| Carrying amount | | | |
| At 31 December 2022 | <u>961,726</u> | <u>43,866</u> | <u>1,005,592</u> |
| At 31 October 2021 | <u>989,459</u> | <u>29,807</u> | <u>1,019,266</u> |

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

12 Fixed asset investments

| | Listed investments £ | Cash in portfolio | Total £ |
|----------------------------|----------------------------|----------------------|-------------|
| Cost or valuation | | | |
| At 1 November 2021 | 1,112,744 | 1,728 | 1,114,472 |
| Additions | 202,746 | - | 202,746 |
| Valuation changes | (138,733) | - | (138,733) |
| Converted to liquid assets | - | 869,519 | 869,519 |
| Disposals | (1,078,424) | - | (1,078,424) |
| At 31 December 2022 | 98,333 | 871,247 | 969,580 |
| Carrying amount | | | |
| At 31 December 2022 | 98,333 | 871,247 | 969,580 |
| At 31 October 2021 | 1,112,744 | 1,728 | 1,114,472 |

As the Trustees are changing the Investment Portfolio Managers, the main portfolio was converted to cash at the year end.

13 Debtors

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Amounts falling due within one year: | | |
| Prepayments and accrued income | 899 | 2,878 |

14 Financial instruments

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Carrying amount of financial assets | | |
| Debt instruments measured at amortised cost | 187,056 | 196,367 |
| Equity instruments measured at cost less impairment | 969,580 | 1,114,472 |
| Carrying amount of financial liabilities | | |
| Measured at amortised cost | 4,302 | 7,462 |

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.

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

15 Creditors: amounts falling due within one year

| | 2022 | 2021 |
|------------------------------------|--------------|--------------|
| | £ | £ |
| Other taxation and social security | 947 | 290 |
| Other creditors | 1,218 | - |
| Accruals and deferred income | 3,084 | 7,462 |
| | <u>5,249</u> | <u>7,752</u> |

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 DECEMBER 2022

16 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 2020 | Movement in funds | | | | Balance at 1 November 2021 | Movement in funds | | | | Balance at 31 December 2022 |
|----------------------------------|-----------------------|-----------------------|-----------|-------------------------------------|----------------------------------|-----------------------|-----------------------|-----------|-------------------------------------|-----------------------------------|
| | Incoming resources | Resources expended | Transfers | Revaluations gains and losses | | Incoming resources | Resources expended | Transfers | Revaluations gains and losses | |
| £ | £ | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| 1,941,324 | 102,629 | (23,772) | (102,406) | 175,465 | 2,093,240 | 125,743 | (27,733) | (131,642) | (138,733) | 1,920,875 |
| 1,941,324 | 102,629 | (23,772) | (102,406) | 175,465 | 2,093,240 | 125,743 | (27,733) | (131,642) | (138,733) | 1,920,875 |

THE PRESTON TRUST HOMES CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2022

17 Analysis of net assets between funds

| | Unrestricted Fund | Endowment Fund | Total | Unrestricted Fund | Endowment Fund | Total |
|---|----------------------|-------------------|------------------|----------------------|-------------------|------------------|
| | 2022 | 2022 | 2022 | 2021 | 2021 | 2021 |
| | £ | £ | £ | £ | £ | £ |
| Fund balances at 31 December 2022 are represented by: | | | | | | |
| Tangible assets | 54,297 | 951,295 | 1,005,592 | 40,498 | 978,768 | 1,019,266 |
| Investments | - | 969,580 | 969,580 | - | 1,114,472 | 1,114,472 |
| Current assets/(liabilities) | 182,894 | - | 182,894 | 191,581 | - | 191,581 |
| | <u>237,191</u> | <u>1,920,875</u> | <u>2,158,066</u> | <u>232,079</u> | <u>2,093,240</u> | <u>2,325,319</u> |

18 Related party transactions

There were no disclosable related party transactions during the period (2021 - none).