

The Sutton Turner Houses

England & Wales · Charity number 1155069

Details

Other names	ANNIE SUTTON AND HOULT MEMORIAL HOUSES, ANNIE SUTTON MEMORIAL HOUSES
Status	Registered
Legal form	Charitable company
Company number	07914471
Registered	2013-12-18
Register	View on the Charity Commission register

Contact

Address	Nelsons Solicitors Pennine House 8 Stanford Street Nottingham NG1 7BQ
Phone	01159585251
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Website	www.suttonturner.co.uk

Activities

Objects: THE PROVISION OF ALMSHOUSES FOR THE PUBLIC BENEFIT FOR PERSONS OF GOOD CHARACTER AND ON LOW INCOME AGED NOT LESS THAN 60 YEARS OF AGE WHO PERMANENTLY RESIDE WITHIN THE COUNTY OF DERBYSHIRE

Activities: Provision of Almshouse accommodation to the elderly of Derby

Classification

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

Geography

- **Area of benefit:** THE COUNTY OF DERBYSHIRE
- Derby City
- Derbyshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£172,961	£177,403	-	-
2024-04-05	£158,739	£155,490	-	-
2023-04-05	£152,260	£155,490	-	-
2022-04-05	£146,875	£230,661	-	-
2021-04-05	£140,322	£168,989	-	-

Trustees

Name	Role	Appointed
Bernard James Thorpe	Chair	2020-12-01
Anne Smith		2021-12-16
Dale Leslie Spademan		2021-07-29
David Poynton		2017-10-05
IAN SAXTON BECK		2013-11-14
Julie Ann Carter		2022-12-15

The Sutton Turner Houses

England & Wales - Charity number 1155069

Accounts

REGISTERED COMPANY NUMBER: 07914471 (England and Wales)
REGISTERED CHARITY NUMBER: 1155069

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 5 April 2025
for
Sutton Turner Houses

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Sutton Turner Houses

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 5 APRIL 2025

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for the Year Ended 5 April 2025**

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Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 5 April 2025. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's principal objective during the year was to provide low cost accommodation to people of limited financial means, who are of good character, and of not less than 60 years of age, who reside in the City of Derby and surrounding areas.

Significant activities

The charity was created by the generosity of the late Annie Sutton who passed away in 1913. In her Will she bequeathed property and money for the purpose of providing Almshouses for the poor and elderly.

Following the merger with the Turner Almshouses, the charity now owns and operates 33 Almshouses through which it achieves its objectives. These comprise of 12 two bedroom bungalows at Windmill Hill, Derby, and a further 3 two bedroom and 10 single bedroom bungalows located at Sutton Close, Derby. In addition, the property that was transferred as part of the merger includes a further 4 bungalows and 4 houses at Ashbourne Road, Derby. The Almshouses are unfurnished dwellings, usually designed with the needs of older, independent people in mind. The aim is to provide convenient and comfortable accommodation, and residents are allowed to come and go as they please. The Almshouses each have a community call system installed, to allow residents to call for urgent assistance if required.

Public benefit

The Trustees have had regard to the Charities Commission guidance on public benefit. The charity is of benefit to those with limited financial means, specifically those of not less than 60 years of age. It therefore satisfies the benefit aspect of the requirements, and is not required to meet the public aspect as it assists in relieving or preventing poverty.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

The charity's principal aim during the year was to provide accommodation to elderly people in the City of Derby and surrounding areas who are of limited financial means. The charity has also undertaken statutory compliance checks, health and safety risk assessments, as well as producing detailed information on the current condition of the housing stock. This enables the charity to draw up a planned maintenance programme, which allows the Trustees to plan medium and long term objectives for maintenance work and the associated financial requirements.

The charity is also continuing to improve methods of communication with residents, having in recent years created a new website, made further updates to the residents' handbook and continued regular visits to the residents by the Trustees.

Fundraising activities

The charity continued to receive maintenance contributions from residents, with very few void periods.

The quoted investments held by the Trustees are managed by Abrdn (previously Rathbones Investment Management) and are considered to have performed satisfactorily; with realised gains totalling £5,120 (2024 £865 losses) arising on disposals, and an income return of £2,514 (2024 £2,533).

FINANCIAL REVIEW

Financial position

During the year the charity continued its policy of upgrading the existing property portfolio.

The charity continues to hold funds with Abrdn Investment Management.

At the year end the properties including various components and fixtures & fittings had a written down value of £1,116,840 (2024 £1,082,018), fixed asset investments with a value of £210,462 (2024 £280,126) and cash of £44,234 (2024 £12,874).

The freehold land and buildings were valued on 30 October 2017 by Gadsby Nicols at £3,475,000 on an open market basis.

Principal funding sources

The charity's principal source of funding is the weekly maintenance contributions received from its residents.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2025

FINANCIAL REVIEW

Investment policy and objectives

Subject to some funds being held in cash to meet more immediate requirements, the reserves are invested with the aim of producing a return above inflation and are measured on a total return basis. The invested funds are managed by an investment advisor on a cautious basis.

Reserves policy

The Trustees review the reserves policy on an annual basis.

The charity has set aside funds for regular maintenance and repair costs to ensure that the Almshouses are maintained in accordance with the standard required under the Government's Decent Homes Standard as applicable to Social Housing.

Going concern

There are no material uncertainties about the charity's ability to continue.

FUTURE PLANS

The Trustees main aims for the future are to ensure the continued operation of the charity whilst maintaining the Almshouses to a high standard.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees and co-opted Trustees as required under the trust deed. The Trustees provide their services on a voluntary basis.

Recruitment to the Board of Trustees is by application from those expressing an interest, giving details of their reasons, skills and experience. Candidates are interviewed by the Board of Trustees and if appropriate are appointed by a vote of the Board.

Each Trustee is provided with guidance on the role.

Organisational structure

The trust deed provides for a maximum of eight Trustees, the board of Trustees is now wholly co-opted with Derby City Council no longer having rights of nomination.

The Trustees are collectively responsible for decision making within the charity. Decisions on the running of the charity are made, and risks faced by the charity discussed, at regular Trustee meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
07914471 (England and Wales)

Registered Charity number
1155069

Registered office
Sterne House
Lodge Lane
Derby
DE1 3WD

Trustees

I S Beck Construction & Property Development Prof (resigned 30.9.24)
D G Poynton Director
B J Thorpe (Chairman) Retired
D L Spademan (Deputy Chairman) Director
J A Carter Retired
A Smith Retired

Sutton Turner Houses

**Report of the Trustees
for the Year Ended 5 April 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

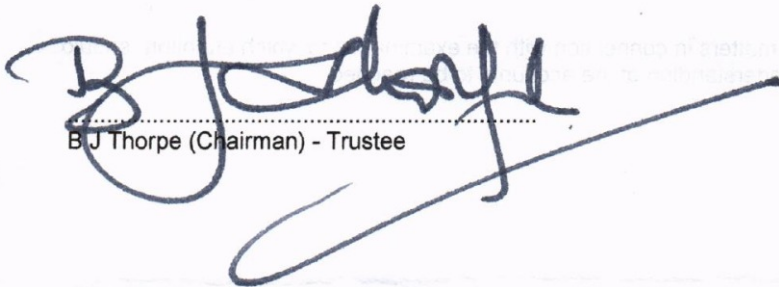
Solicitors

Nelsons
Sterne House
Lodge Lane
Derby
DE1 3WD

Clerk to Trustees

G Neville

Approved by order of the board of trustees on and signed on its behalf by:



BJ Thorpe (Chairman) - Trustee



Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Date: 31 October 2025

**Independent Examiner's Report to the Trustees of
Sutton Turner Houses**

Independent examiner's report to the trustees of Sutton Turner Houses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.



D L Caine

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Date: 31 October 2025

Sutton Turner Houses

Statement of Financial Activities
for the Year Ended 5 April 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		169,884	-	169,884	155,504
Investment income	2	3,077	-	3,077	3,235
Total		<u>172,961</u>	<u>-</u>	<u>172,961</u>	<u>158,739</u>
EXPENDITURE ON					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		68,019	-	68,019	140,127
Raising funds		2,618	-	2,618	5,036
Other		106,766	-	106,766	101,190
Total		<u>177,403</u>	<u>-</u>	<u>177,403</u>	<u>246,353</u>
Net gains on investments		91	-	91	20,289
NET INCOME/(EXPENDITURE)		<u>(4,351)</u>	<u>-</u>	<u>(4,351)</u>	<u>(67,325)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		1,378,098	-	1,378,098	1,445,423
TOTAL FUNDS CARRIED FORWARD		<u>1,373,747</u>	<u>-</u>	<u>1,373,747</u>	<u>1,378,098</u>

Sutton Turner Houses (Registered number: 07914471)

Balance Sheet
5 April 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	8	1,116,840	-	1,116,840	1,082,018
Investments	9	210,462	-	210,462	280,126
		<u>1,327,302</u>	<u>-</u>	<u>1,327,302</u>	<u>1,362,144</u>
CURRENT ASSETS					
Debtors	10	956	-	956	-
Prepayments and accrued income		5,302	-	5,302	7,399
Cash at bank and in hand		44,471	-	44,471	12,899
		<u>50,729</u>	<u>-</u>	<u>50,729</u>	<u>20,298</u>
CREDITORS					
Amounts falling due within one year	11	(4,284)	-	(4,284)	(4,344)
		<u>46,445</u>	<u>-</u>	<u>46,445</u>	<u>15,954</u>
NET CURRENT ASSETS					
		<u>1,373,747</u>	<u>-</u>	<u>1,373,747</u>	<u>1,378,098</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,373,747</u>	<u>-</u>	<u>1,373,747</u>	<u>1,378,098</u>
NET ASSETS					
		<u>1,373,747</u>	<u>-</u>	<u>1,373,747</u>	<u>1,378,098</u>
FUNDS					
Unrestricted funds	12			1,373,747	1,378,098
TOTAL FUNDS					
				<u>1,373,747</u>	<u>1,378,098</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2025.

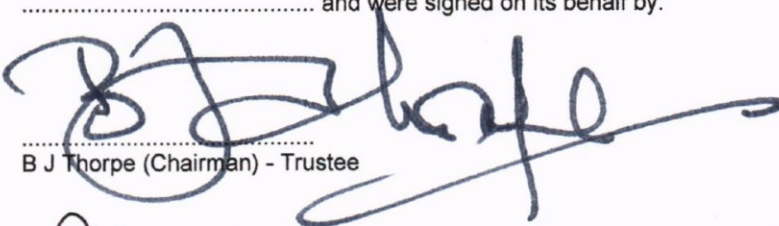
The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2025 in accordance with Section 476 of the Companies Act 2006.

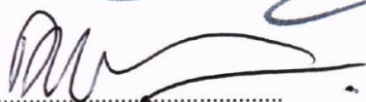
The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:


B J Thorpe (Chairman) - Trustee


D L Spademan (Deputy Chairman) - Trustee

The notes form part of these financial statements

Sutton Turner Houses

Notes to the Financial Statements for the Year Ended 5 April 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

- Freehold property - 2% on cost
- Building components - at varying rates on cost
- Fixtures and fittings - 20% on cost

Housing properties are principally properties available for occupation and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in the net management charges being maintained or enhanced, by a reduction in ongoing maintenance costs or a significant extension of the economic life of the property. Major components of housing properties, such as kitchens, bathrooms, windows and central heating systems have been accounted for and depreciated separately from the housing property itself, over their expected economic lives.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

General reserves are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2. INVESTMENT INCOME

	2025	2024
	£	£
Investment dividends received	2,514	1,825
Deposit account interest	563	702
Investment interest received	-	708
	<u>3,077</u>	<u>3,235</u>

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2025**

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025 £	2024 £
Depreciation - owned assets	36,458	34,080
Independent examiners remuneration	<u>4,308</u>	<u>4,052</u>

The total costs of £70,637 (2024 £145,163) attributable to the provision of accommodation to people of limited financial means and elderly people of the City of Derby, as shown on page 5, is comprised of £68,019 (2024 £140,127) of charitable activities costs and £72,926 (2025 £72,146) of management costs.

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2025 nor for the year ended 5 April 2024.

Trustees' expenses

Trustees' expenses paid during the year ended 5 April 2025 totalled £5 (2024 nil).

5. 2024 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	155,504	-	155,504
Investment income	<u>3,235</u>	-	<u>3,235</u>
Total	<u>158,739</u>	-	<u>158,739</u>
EXPENDITURE ON			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	140,127	-	140,127
Raising funds	<u>5,036</u>	-	<u>5,036</u>
Other	101,190	-	101,190
Total	<u>246,353</u>	-	<u>246,353</u>
Net gains on investments	<u>20,289</u>	-	<u>20,289</u>
NET INCOME/(EXPENDITURE)	<u>(67,325)</u>	-	<u>(67,325)</u>
RECONCILIATION OF FUNDS			
Total funds brought forward	1,445,423	-	1,445,423
TOTAL FUNDS CARRIED FORWARD	<u>1,378,098</u>	-	<u>1,378,098</u>

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2025

6. MANAGEMENT FEES

Mr G Neville of Messrs. Nelsons Solicitors served in the role as Clerk to the Trustees. Payments amounting to £66,000 (2024 £63,058) were made during the year in respect of his services.

7. VALUE FOR MONEY METRICS

The Value for Money Standard and accompanying Code of Practice issued by the Regulator of Social Housing in April 2018 introduced a requirement for all social housing providers to publish details of performance using a standard set of metrics, and to include these in their statutory accounts. The trustees have considered the requirements therein and as the charity qualifies as a small provider, have followed the relevant guidance. The metrics which they are required to report are as follows:

Metric 1 - Reinvestment 6.38% (2024 0%)
 Metric 2a - New Supply (Social Housing Units) 0% (2024 0%)
 Metric 2b - New Supply (Non-social Housing Units) 0% (2024 0%)
 Metric 3 - Gearing -3.98% (2024 -1.19%)
 Metric 4 - EBITDA MRI Interest Cover 0% (2024 0%)
 Metric 5 - Headline Social Housing Cost per unit £3,765 (2024 £3,752)
 Metric 6a - Operating Margin (Social Housing Lettings) 57.43% (2024 7.28%)
 Metric 6b - Operating Margin (Overall) -2.52% (2024 -42.41%)
 Metric 7 - Return on Capital Employed -0.32% (2024 -4.89%)

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 6 April 2024	990,725	365,187	8,314	1,364,226
Additions	-	71,280	-	71,280
At 5 April 2025	990,725	436,467	8,314	1,435,506
DEPRECIATION				
At 6 April 2024	167,927	105,967	8,314	282,208
Charge for year	19,814	16,644	-	36,458
At 5 April 2025	187,741	122,611	8,314	318,666
NET BOOK VALUE				
At 5 April 2025	802,984	313,856	-	1,116,840
At 5 April 2024	822,798	259,220	-	1,082,018

The freehold property consists of 2 estates, namely the Elizabeth Turner Estate, which has a market value of £870,000, and the Annie Sutton Estate which has a market value of £2,605,000. These valuations are not reflected in the financial statements.

The freehold land and buildings were valued at 30 October 2017 by Gadsby Nichols on an open market basis.

Sutton Turner Houses

Notes to the Financial Statements - continued
for the Year Ended 5 April 2025

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2024	280,126
Additions	2,514
Disposals	(67,149)
Revaluations	(5,029)
	<u>210,462</u>
At 5 April 2025	210,462
NET BOOK VALUE	
At 5 April 2025	<u>210,462</u>
At 5 April 2024	<u>280,126</u>

The investments are overseen by a Fund Manager and IFA who are both UK based. In addition to the amounts noted above cash of £238 (2024 £24) was held by Abrdn. The cash is included in the Cash at bank and in hand figure in the balance sheet.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Maintenance contributions due	956	-
	<u>956</u>	<u>-</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Accrued expenses - accountancy	4,284	4,050
Maintenance contributions refundable	-	294
	<u>4,284</u>	<u>4,344</u>

12. MOVEMENT IN FUNDS

	At 6.4.24 £	Net movement in funds £	At 5.4.25 £
Unrestricted funds			
General fund	1,378,098	(4,351)	1,373,747
	<u>1,378,098</u>	<u>(4,351)</u>	<u>1,373,747</u>
TOTAL FUNDS	<u>1,378,098</u>	<u>(4,351)</u>	<u>1,373,747</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	172,961	(177,403)	91	(4,351)
	<u>172,961</u>	<u>(177,403)</u>	<u>91</u>	<u>(4,351)</u>
TOTAL FUNDS	<u>172,961</u>	<u>(177,403)</u>	<u>91</u>	<u>(4,351)</u>

Sutton Turner Houses
Notes to the Financial Statements - continued
for the Year Ended 5 April 2025

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 6.4.23 £	Net movement in funds £	At 5.4.24 £
Unrestricted funds			
General fund	1,410,198	(32,100)	1,378,098
Property maintenance fund (formerly Extraordinary repair fund)	35,225	(35,225)	-
	<u>1,445,423</u>	<u>(67,325)</u>	<u>1,378,098</u>
TOTAL FUNDS	<u>1,445,423</u>	<u>(67,325)</u>	<u>1,378,098</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	158,739	(211,128)	20,289	(32,100)
Property maintenance fund (formerly Extraordinary repair fund)	-	(35,225)	-	(35,225)
	<u>158,739</u>	<u>(246,353)</u>	<u>20,289</u>	<u>(67,325)</u>
TOTAL FUNDS	<u>158,739</u>	<u>(246,353)</u>	<u>20,289</u>	<u>(67,325)</u>

The Trustees have reduced the allocation of funds in the Property maintenance fund (formerly the Extraordinary repair fund) on the basis that the funds currently being held in a bank account represent an appropriate level of cash reserve, readily available to cover any unexpected property maintenance, and all other assets therefore represent the General fund.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2025.

Sutton Turner Houses
Detailed Statement of Financial Activities
for the Year Ended 5 April 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Investment dividends received	2,514	1,825
Deposit account interest	563	702
Investment interest received	-	708
	3,077	3,235
Charitable activities		
Weekly maintenance contributions	172,528	159,635
Voids	(2,644)	(4,131)
	169,884	155,504
Total incoming resources	172,961	158,739
EXPENDITURE		
Charitable activities		
Rates and water	1,714	2,469
Insurance	4,136	3,797
Light and heat	799	1,384
Call alarm system	5,611	6,448
Garden maintenance	21,084	21,774
Sundries	2,800	2,201
Property maintenance	17,146	17,303
Extraordinary maintenance	-	59,542
Reactive maintenance	14,729	25,209
	68,019	140,127
Other		
Depreciation	36,458	34,080
Support costs		
Management		
Accountancy and legal fees	4,308	4,052
Clerk's remuneration	66,000	63,058
	70,308	67,110
Finance		
Investment advisor charges	2,618	5,036
	177,403	246,353
Total resources expended	177,403	246,353
Net expenditure before gains and losses	(4,442)	(87,614)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	5,120	(865)
Net income/(expenditure)	678	(88,479)

This page does not form part of the statutory financial statements

The Sutton Turner Houses

England & Wales - Charity number 1155069

Accounts

REGISTERED COMPANY NUMBER: 07914471 (England and Wales)
REGISTERED CHARITY NUMBER: 1155069

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 5 April 2024
for
Sutton Turner Houses

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Sutton Turner Houses

Contents of the Financial Statements for the Year Ended 5 April 2024

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Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 5 April 2024. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's principal objective during the year was to provide low cost accommodation to people of limited financial means, who are of good character, and of not less than 60 years of age, who reside in the City of Derby.

Significant activities

The charity was created by the generosity of the late Annie Sutton who passed away in 1913. In her Will she bequeathed property and money for the purpose of providing Almshouses for the poor and elderly.

Following the merger with the Turner Almshouses, the charity now owns and operates 33 Almshouses through which it achieves its objectives. These comprise of 12 two bedroom bungalows at Windmill Hill, Derby, and a further 3 two bedroom and 10 single bedroom bungalows located at Sutton Close, Derby. In addition, the property that was transferred as part of the merger includes a further 4 bungalows and 4 houses at Ashbourne Road, Derby. The Almshouses are unfurnished dwellings, usually designed with the needs of older, independent people in mind. The aim is to provide convenient and comfortable accommodation, and residents are allowed to come and go as they please. The Almshouses each have a community call system installed, to allow residents to call for urgent assistance if required.

Public benefit

The Trustees have had regard to the Charities Commission guidance on public benefit. The charity is of benefit to those with limited financial means, specifically those of not less than 60 years of age. It therefore satisfies the benefit aspect of the requirements, and is not required to meet the public aspect as it assists in relieving or preventing poverty.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity's principal aim during the year was to provide accommodation to elderly people in the City of Derby who are of limited financial means. The charity has also undertaken statutory compliance checks, health and safety risk assessments, as well as producing detailed information on the current condition of the housing stock. This enables the charity to draw up a planned maintenance programme, which allows the Trustees to plan medium and long term objectives for maintenance work and the associated financial requirements.

The charity is also continuing to improve methods of communication with residents, having created a new website, made further updates to the residents' handbook and continued regular visits to the residents by the Trustees.

Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2024

ACHIEVEMENT AND PERFORMANCE

Fundraising activities

The charity continued to receive maintenance contributions from residents, with very few void periods.

The quoted investments held by the Trustees are now managed by Abrdn (previously Rathbones Investment Management) and are considered to have performed satisfactorily; with realised losses totalling £865 (2023 £6,892 gains) arising on disposals, and an income return of £2,533 (2023 £7,688).

FINANCIAL REVIEW

Financial position

During the year the charity continued its policy of upgrading the existing property portfolio.

The charity has moved the investment portfolio to Abrdn from Rathbones Investment Management in the year and the holding is on a scale similar to the previous year.

At the year end the properties including various components and fixtures & fittings had a written down value of £1,082,018 (2023 £1,116,098), fixed asset investments with a value of £280,126 (2023 £287,941) and cash of £12,874 (2023 £20,212).

The freehold land and buildings were valued on 30 October 2017 by Gadsby Nicols at £3,475,000 on an open market basis.

Principal funding sources

The charity's principal source of funding is the weekly maintenance contributions received from its residents.

Investment policy and objectives

Subject to some funds being held in cash to meet more immediate requirements, the reserves are invested with the aim of producing a return above inflation and are measured on a total return basis. The invested funds are managed by an investment advisor on a cautious basis.

Reserves policy

The Trustees review the reserves policy on an annual basis.

The charity has set aside funds for regular maintenance and repair costs to ensure that the Almshouses are maintained in accordance with the standard required under the Government's Decent Homes Standard as applicable to Social Housing. Their current policy is detailed in Note 12 of the accounts.

Going concern

There are no material uncertainties about the charity's ability to continue.

FUTURE PLANS

The Trustees main aims for the future are to ensure the continued operation of the charity whilst maintaining the Almshouses to a high standard.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees and co-opted Trustees as required under the trust deed. The Trustees provide their services on a voluntary basis.

Recruitment to the Board of Trustees is by application from those expressing an interest, giving details of their reasons, skills and experience. Candidates are interviewed by the Board of Trustees and if appropriate are appointed by a vote of the Board.

Each Trustee is provided with guidance on the role.

Organisational structure

The trust deed provides for a maximum of eight Trustees, the board of Trustees is now wholly co-opted with Derby City Council no longer having rights of nomination.

The Trustees are collectively responsible for decision making within the charity. Decisions on the running of the charity are made, and risks faced by the charity discussed, at regular Trustee meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

07914471 (England and Wales)

Registered Charity number

1155069

Registered office

Sterne House
Lodge Lane
Derby
DE1 3WD

Trustees

I S Beck
D G Poynton
B J Thorpe (Chairman)
D L Spademan (Deputy Chairman)
J A Carter
A Smith

Independent Examiner

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Sutton Turner Houses

**Report of the Trustees
for the Year Ended 5 April 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Nelsons
Sterne House
Lodge Lane
Derby
DE1 3WD

Clerk to Trustees

G Neville

Approved by order of the board of trustees on and signed on its behalf by:



.....
B J Thorpe (Chairman) - Trustee

**Independent Examiner's Report to the Trustees of
Sutton Turner Houses**

Independent examiner's report to the trustees of Sutton Turner Houses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.



D L Caine

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
Nottinghamshire
NG1 5BS

Date: 16 December 2024

Sutton Turner Houses

**Statement of Financial Activities
for the Year Ended 5 April 2024**

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		155,504	-	155,504	144,385
Investment income	2	3,235	-	3,235	7,875
Total		<u>158,739</u>	-	<u>158,739</u>	<u>152,260</u>
EXPENDITURE ON					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		140,127	-	140,127	182,417
Raising funds		5,036	-	5,036	4,987
Other		101,190	-	101,190	(31,914)
Total		<u>246,353</u>	-	<u>246,353</u>	<u>155,490</u>
Net gains/(losses) on investments		20,289	-	20,289	(25,668)
NET INCOME/(EXPENDITURE)		(67,325)	-	(67,325)	(28,898)
RECONCILIATION OF FUNDS					
Total funds brought forward		1,445,423	-	1,445,423	1,474,321
TOTAL FUNDS CARRIED FORWARD		<u><u>1,378,098</u></u>	<u><u>-</u></u>	<u><u>1,378,098</u></u>	<u><u>1,445,423</u></u>

The notes form part of these financial statements

Balance Sheet
5 April 2024

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	8	1,082,018	-	1,082,018	1,116,098
Investments	9	280,126	-	280,126	287,941
		<u>1,362,144</u>	<u>-</u>	<u>1,362,144</u>	<u>1,404,039</u>
CURRENT ASSETS					
Debtors	10	-	-	-	1,676
Prepayments and accrued income		7,399	-	7,399	4,237
Cash at bank and in hand		12,899	-	12,899	38,967
		<u>20,298</u>	<u>-</u>	<u>20,298</u>	<u>44,880</u>
CREDITORS					
Amounts falling due within one year	11	(4,344)	-	(4,344)	(3,496)
		<u>15,954</u>	<u>-</u>	<u>15,954</u>	<u>41,384</u>
NET CURRENT ASSETS					
		<u>15,954</u>	<u>-</u>	<u>15,954</u>	<u>41,384</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,378,098</u>	<u>-</u>	<u>1,378,098</u>	<u>1,445,423</u>
NET ASSETS					
		<u>1,378,098</u>	<u>-</u>	<u>1,378,098</u>	<u>1,445,423</u>
FUNDS					
Unrestricted funds	12			1,378,098	1,445,423
TOTAL FUNDS					
				<u>1,378,098</u>	<u>1,445,423</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2024 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

Balance Sheet - continued
5 April 2024

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

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:



.....
B J Thorpe (Chairman) - Trustee



.....
D L Spademan (Deputy Chairman) - Trustee

**Notes to the Financial Statements
for the Year Ended 5 April 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

Freehold property - 2% on cost

Building components - at varying rates on cost

Fixtures and fittings - 20% on cost

Housing properties are principally properties available for occupation and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in the net management charges being maintained or enhanced, by a reduction in ongoing maintenance costs or a significant extension of the economic life of the property. Major components of housing properties, such as kitchens, bathrooms, windows and central heating systems have been accounted for and depreciated separately from the housing property itself, over their expected economic lives.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2024

1. ACCOUNTING POLICIES - continued

Fund accounting

General reserves are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

2. INVESTMENT INCOME

	2024	2023
	£	£
Investment dividends received	1,825	3,622
Deposit account interest	702	187
Investment interest received	708	4,066
	3,235	7,875

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Depreciation - owned assets	34,080	(31,914)
Independent examiners remuneration	4,052	3,498
	38,132	(28,416)

The total costs of £145,163 (2023 £187,404) attributable to the provision of accommodation to people of limited financial means and elderly people of the City of Derby, as shown on page 6, is comprised of £140,127 (2023 £118,918) of charitable activities costs and £72,146 (2023 £68,486) of management costs.

The negative figure of £31,914 in the comparative period (2023) described as Other, is the total of depreciation corrections and charges for the year as noted above.

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2024 nor for the year ended 5 April 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 5 April 2024 nor for the year ended 5 April 2023.

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2024**

5. 2023 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	144,385	-	144,385
Investment income	7,875	-	7,875
Total	<u>152,260</u>	<u>-</u>	<u>152,260</u>
 EXPENDITURE ON			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	182,417	-	182,417
Raising funds	4,987	-	4,987
Other	(31,914)	-	(31,914)
Total	<u>155,490</u>	<u>-</u>	<u>155,490</u>
Net gains/(losses) on investments	<u>(25,668)</u>	<u>-</u>	<u>(25,668)</u>
NET INCOME/(EXPENDITURE)	(28,898)	-	(28,898)
 RECONCILIATION OF FUNDS			
Total funds brought forward	1,474,321	-	1,474,321
TOTAL FUNDS CARRIED FORWARD	<u><u>1,445,423</u></u>	<u><u>-</u></u>	<u><u>1,445,423</u></u>

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2024

6. MANAGEMENT FEES

Mr G Neville of Messrs. Nelsons Solicitors served in the role as Clerk to the Trustees. Payments amounting to £63,058 (2023 £60,000) were made during the year in respect of his services.

7. VALUE FOR MONEY METRICS

The Value for Money Standard and accompanying Code of Practice issued by the Regulator of Social Housing in April 2018 introduced a requirement for all social housing providers to publish details of performance using a standard set of metrics, and to include these in their statutory accounts. The trustees have considered the requirements therein and as the charity qualifies as a small provider, have followed the relevant guidance. The metrics which they are required to report are as follows:

Metric 1 - Reinvestment 0% (2023 0%)
 Metric 2a - New Supply (Social Housing Units) 0% (2023 0%)
 Metric 2b - New Supply (Non-social Housing Units) 0% (2023 0%)
 Metric 3 - Gearing -1.19% (2023 -3.49%)
 Metric 4 - EBITDA MRI Interest Cover 0% (2023 0%)
 Metric 5 - Headline Social Housing Cost per unit £3,752 (2023 £3,166)
 Metric 6a - Operating Margin (Social Housing Lettings) 7.28% (2023 15.21%)
 Metric 6b - Operating Margin (Overall) -42.41% (2023 18.99%)
 Metric 7 - Return on Capital Employed -4.89% (2022 2.00%)

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 6 April 2023 and 5 April 2024	990,725	365,187	8,314	1,364,226
DEPRECIATION				
At 6 April 2023	148,117	91,697	8,314	248,128
Charge for year	19,810	14,270	-	34,080
At 5 April 2024	167,927	105,967	8,314	282,208
NET BOOK VALUE				
At 5 April 2024	822,798	259,220	-	1,082,018
At 5 April 2023	842,608	273,490	-	1,116,098

The freehold property consists of 2 estates, namely the Elizabeth Turner Estate, which has a market value of £870,000, and the Annie Sutton Estate which has a market value of £2,605,000. These valuations are not reflected in the financial statements.

The freehold land and buildings were valued at 30 October 2017 by Gadsby Nichols on an open market basis.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2024**

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2023	287,941
Additions	267,252
Disposals	(296,221)
Revaluations	21,154
	280,126
NET BOOK VALUE	
At 5 April 2024	280,126
At 5 April 2023	287,941

The investments are overseen by a Fund Manager and IFA who are both UK based. In addition to the amounts noted above cash of £24 (2023 £18,755) was held by Abrdn (2023 Rathbones). The cash is included in the Cash at bank and in hand figure in the balance sheet.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Maintenance contributions due	-	1,676
	-	1,676

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Accrued expenses - accountancy	4,050	3,496
Maintenance contributions refundable	294	-
	4,344	3,496

Sutton Turner Houses

Notes to the Financial Statements - continued
for the Year Ended 5 April 2024

12. MOVEMENT IN FUNDS

	At 6.4.23 £	Net movement in funds £	At 5.4.24 £
Unrestricted funds			
General fund	1,410,198	(32,100)	1,378,098
Property maintenance fund (formerly Extraordinary repair fund)	35,225	(35,225)	-
	<u>1,445,423</u>	<u>(67,325)</u>	<u>1,378,098</u>
TOTAL FUNDS	<u>1,445,423</u>	<u>(67,325)</u>	<u>1,378,098</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	158,739	(211,128)	20,289	(32,100)
Property maintenance fund (formerly Extraordinary repair fund)	-	(35,225)	-	(35,225)
	<u>158,739</u>	<u>(246,353)</u>	<u>20,289</u>	<u>(67,325)</u>
TOTAL FUNDS	<u>158,739</u>	<u>(246,353)</u>	<u>20,289</u>	<u>(67,325)</u>

Comparatives for movement in funds

	At 6.4.22 £	Net movement in funds £	At 5.4.23 £
Unrestricted funds			
General fund	1,439,096	(28,898)	1,410,198
Property maintenance fund (formerly Extraordinary repair fund)	35,225	-	35,225
	<u>1,474,321</u>	<u>(28,898)</u>	<u>1,445,423</u>
TOTAL FUNDS	<u>1,474,321</u>	<u>(28,898)</u>	<u>1,445,423</u>

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2024

12. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	152,260	(155,490)	(25,668)	(28,898)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>152,260</u>	<u>(155,490)</u>	<u>(25,668)</u>	<u>(28,898)</u>

The Trustees have reduced the allocation of funds in the Property maintenance fund (formerly the Extraordinary repair fund) on the basis that the funds currently being held in a building society account represent an appropriate level of cash reserve, readily available to cover any unexpected property maintenance, and all other assets therefore represent the General fund.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2024.

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2024**

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Investment dividends received	1,825	3,622
Deposit account interest	702	187
Investment interest received	708	4,066
	3,235	7,875
Charitable activities		
Weekly maintenance contributions	159,635	156,700
Voids	(4,131)	(12,315)
	155,504	144,385
Total incoming resources	158,739	152,260
EXPENDITURE		
Charitable activities		
Rates and water	2,469	1,905
Insurance	3,797	3,897
Light and heat	1,384	1,596
Call alarm system	6,448	4,736
Garden maintenance	21,774	13,042
Sundries	2,201	2,306
Property maintenance	17,303	19,469
Extraordinary maintenance	59,542	58,798
Reactive maintenance	25,209	13,169
	140,127	118,918
Other		
Depreciation	34,080	(31,914)
Support costs		
Management		
Accountancy and legal fees	4,052	3,499
Clerk's remuneration	63,058	60,000
	67,110	63,499
Finance		
Investment advisor charges	5,036	4,987

This page does not form part of the statutory financial statements

Sutton Turner Houses

Detailed Statement of Financial Activities for the Year Ended 5 April 2024

	2024 £	2023 £
Total resources expended	<u>246,353</u>	<u>155,490</u>
Net expenditure before gains and losses	(87,614)	(3,230)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>(865)</u>	<u>6,892</u>
Net (expenditure)/income	<u><u>(88,479)</u></u>	<u><u>3,662</u></u>

This page does not form part of the statutory financial statements

The Sutton Turner Houses

England & Wales - Charity number 1155069

Accounts

REGISTERED COMPANY NUMBER: 07914471 (England and Wales)
REGISTERED CHARITY NUMBER: 1155069

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 5 April 2023
for
Sutton Turner Houses

Mellor Oxland LLP
Chartered Accountants
Hine House
25 Regent Street
Nottingham
NG1 5BS

Sutton Turner Houses

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Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 5 April 2023. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's principal objective during the year was to provide low cost accommodation to people of limited financial means, who are of good character, and of not less than 60 years of age, who reside in the City of Derby.

Significant activities

The charity was created by the generosity of the late Annie Sutton who passed away in 1913. In her Will she bequeathed property and money for the purpose of providing Almshouses for the poor and elderly.

Following the merger with the Turner Almshouses, the charity now owns and operates 33 Almshouses through which it achieves its objectives. These comprise of 12 two bedroom bungalows at Windmill Hill, Derby, and a further 3 two bedroom and 10 single bedroom bungalows located at Sutton Close, Derby. In addition, the property that was transferred as part of the merger includes a further 4 bungalows and 4 houses at Ashbourne Road, Derby. The Almshouses are unfurnished dwellings, usually designed with the needs of older, independent people in mind. The aim is to provide convenient and comfortable accommodation, and residents are allowed to come and go as they please. The Almshouses each have a community call system installed, to allow residents to call for urgent assistance if required.

Public benefit

The Trustees have had regard to the Charities Commission guidance on public benefit. The charity is of benefit to those with limited financial means, specifically those of not less than 60 years of age. It therefore satisfies the benefit aspect of the requirements, and is not required to meet the public aspect as it assists in relieving or preventing poverty.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity's principal aim during the year was to provide accommodation to elderly people in the City of Derby who are of limited financial means. The charity has also undertaken statutory compliance checks, health and safety risk assessments, as well as producing detailed information on the current condition of the housing stock. This enables the charity to draw up a planned maintenance programme, which allows the Trustees to plan medium and long term objectives for maintenance work and the associated financial requirements.

The charity is also continuing to improve methods of communication with residents, having created a new website, made further updates to the residents' handbook and continued regular visits to the residents by the Trustees.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2023

ACHIEVEMENT AND PERFORMANCE

Fundraising activities

The charity continued to receive maintenance contributions from residents, with very few void periods.

The quoted investments held by the Trustees continue to be managed by Rathbones Investment Management and are considered to have performed satisfactorily; with realised gains totalling £6,892 (2022 £14,389) arising on disposals, and an income return of £7,688 (2022 £4,264).

FINANCIAL REVIEW

Financial position

During the year the charity continued its policy of upgrading the existing property portfolio.

The charity continues to hold funds with Rathbones Investment Management on a scale similar to the previous year.

At the year end the properties including various components and fixtures & fittings had a written down value of £1,116,098 (2022 £1,084,184), fixed asset investments with a value of £287,941 (2022 £343,503) and cash of £20,212 (2022 £32,234).

The freehold land and buildings were valued on 30 October 2017 by Gadsby Nicols at £3,475,000 on an open market basis.

Principal funding sources

The charity's principal source of funding is the weekly maintenance contributions received from its residents.

Investment policy and objectives

Subject to some funds being held in cash to meet more immediate requirements, the reserves are invested with the aim of producing a return above inflation and are measured on a total return basis. The invested funds are managed by an investment advisor on a cautious basis.

Reserves policy

The Trustees review the reserves policy on an annual basis.

The charity has set aside funds for regular maintenance and repair costs to ensure that the Almshouses are maintained in accordance with the standard required under the Government's Decent Homes Standard as applicable to Social Housing. Their current policy is detailed in Note 12 of the accounts.

Going concern

There are no material uncertainties about the charity's ability to continue.

FUTURE PLANS

The Trustees main aims for the future are to ensure the continued operation of the charity whilst maintaining the Almshouses to a high standard.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2023

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees and co-opted Trustees as required under the trust deed. The Trustees provide their services on a voluntary basis.

Recruitment to the Board of Trustees is by application from those expressing an interest, giving details of their reasons, skills and experience. Candidates are interviewed by the Board of Trustees and if appropriate are appointed by a vote of the Board.

Each Trustee is provided with guidance on the role.

Organisational structure

The trust deed provides for a maximum of eight Trustees, the board of Trustees is now wholly co-opted with Derby City Council no longer having rights of nomination.

The Trustees are collectively responsible for decision making within the charity. Decisions on the running of the charity are made, and risks faced by the charity discussed, at regular Trustee meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
07914471 (England and Wales)

Registered Charity number
1155069

Registered office
Sterne House
Lodge Lane
Derby
DE1 3WD

Trustees
I S Beck
S Thorne (resigned 14.7.22)
D G Poynton
D M Lind (resigned 19.8.22)
B J Thorpe (Chairman)
D L Spademan (Deputy Chairman)
J A Carter (appointed 15.12.22)
A Smith

Independent Examiner
Mellor Oxland LLP
Chartered Accountants
Hine House
25 Regent Street
Nottingham
NG1 5BS

Sutton Turner Houses

**Report of the Trustees
for the Year Ended 5 April 2023**

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Nelsons
Sterne House
Lodge Lane
Derby
DE1 3WD

Clerk to Trustees

G Neville

Approved by order of the board of trustees on 12/12/23 and signed on its behalf by:


.....
B J Thorpe (Chairman) - Trustee

A long diagonal line is drawn across the signature area, starting from the bottom left and extending towards the top right.

**Independent Examiner's Report to the Trustees of
Sutton Turner Houses**

Independent examiner's report to the trustees of Sutton Turner Houses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.



D L Caine

Mellor Oxland LLP
Chartered Accountants
Hine House
25 Regent Street
Nottingham
NG1 5BS

Date: 15 December 2023

Sutton Turner Houses

**Statement of Financial Activities
for the Year Ended 5 April 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		144,385	-	144,385	142,546
Investment income	2	7,875	-	7,875	4,329
Total		<u>152,260</u>	<u>-</u>	<u>152,260</u>	<u>146,875</u>
EXPENDITURE ON					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
Raising funds		182,417 4,987	-	182,417 4,987	170,472 5,336
Other		(31,914)	-	(31,914)	54,853
Total		<u>155,490</u>	<u>-</u>	<u>155,490</u>	<u>230,661</u>
Net gains/(losses) on investments		(25,668)	-	(25,668)	17,853
NET INCOME/(EXPENDITURE)		<u>(28,898)</u>	<u>-</u>	<u>(28,898)</u>	<u>(65,933)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		1,474,321	-	1,474,321	1,540,254
TOTAL FUNDS CARRIED FORWARD		<u><u>1,445,423</u></u>	<u><u>-</u></u>	<u><u>1,445,423</u></u>	<u><u>1,474,321</u></u>

Signed: [Signature]

The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

**Balance Sheet
5 April 2023**

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	8	1,116,098	-	1,116,098	1,084,184
Investments	9	287,941	-	287,941	343,503
		<u>1,404,039</u>	<u>-</u>	<u>1,404,039</u>	<u>1,427,687</u>
CURRENT ASSETS					
Debtors	10	1,676	-	1,676	-
Prepayments and accrued income		4,237	-	4,237	6,902
Cash at bank and in hand		38,967	-	38,967	48,213
		<u>44,880</u>	<u>-</u>	<u>44,880</u>	<u>55,115</u>
CREDITORS					
Amounts falling due within one year	11	(3,496)	-	(3,496)	(8,481)
		<u>41,384</u>	<u>-</u>	<u>41,384</u>	<u>46,634</u>
NET CURRENT ASSETS					
		<u>41,384</u>	<u>-</u>	<u>41,384</u>	<u>46,634</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,445,423</u>	<u>-</u>	<u>1,445,423</u>	<u>1,474,321</u>
NET ASSETS					
		<u>1,445,423</u>	<u>-</u>	<u>1,445,423</u>	<u>1,474,321</u>
FUNDS					
Unrestricted funds	12			1,445,423	1,474,321
TOTAL FUNDS					
				<u>1,445,423</u>	<u>1,474,321</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

**Balance Sheet - continued
5 April 2023**

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

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

12¹²/₂₃


.....
B J Thorpe (Chairman) - Trustee


.....
D L Spademan (Deputy Chairman) - Trustee

The notes form part of these financial statements

Sutton Turner Houses

Notes to the Financial Statements for the Year Ended 5 April 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

Freehold property - 2% on cost
Building components - at varying rates on cost
Fixtures and fittings - 20% on cost

Housing properties are principally properties available for occupation and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in the net management charges being maintained or enhanced, by a reduction in ongoing maintenance costs or a significant extension of the economic life of the property. Major components of housing properties, such as kitchens, bathrooms, windows and central heating systems have been accounted for and depreciated separately from the housing property itself, over their expected economic lives.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2023

1. ACCOUNTING POLICIES - continued

Fund accounting

General reserves are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Housing association grants

Where developments have been financed wholly or partly by housing association grants, the cost of these developments has been reduced by the amount of grant received. In the event of a property sale to a non-registered housing provider, the housing grant is repayable from the sale proceeds.

2. INVESTMENT INCOME

	2023	2022
	£	£
Investment dividends received	3,622	3,465
Deposit account interest	187	65
Investment interest received	4,066	799
	<u>7,875</u>	<u>4,329</u>

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation - owned assets	(31,914)	54,853
Independent examiners remuneration	3,498	3,181
	<u>3,498</u>	<u>3,181</u>

The total costs of £187,404 (2022 £175,808) attributable to the provision of accommodation to people of limited financial means and elderly people of the City of Derby, as shown on page 6, is comprised of £118,918 (2022 £107,292) of charitable activities costs and £68,486 (2022 £68,516) of management costs.

The negative figure of £31,914 (2022 positive £54,853) described as Other, is the total of depreciation corrections and charges for the year as noted above. The current year depreciation figure is negative due to the correction of charges miscalculated in prior years.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2023**

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2023 nor for the year ended 5 April 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 5 April 2023 nor for the year ended 5 April 2022.

5. 2022 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	142,546	-	142,546
Investment income	4,329	-	4,329
Total	146,875	-	146,875
EXPENDITURE ON			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	170,472	-	170,472
Raising funds	5,336	-	5,336
Other	54,853	-	54,853
Total	230,661	-	230,661
Net gains on investments	17,853	-	17,853
NET INCOME/(EXPENDITURE)	(65,933)	-	(65,933)
RECONCILIATION OF FUNDS			
Total funds brought forward	1,540,254	-	1,540,254

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2023**

5. 2022 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
	£	£	£
TOTAL FUNDS CARRIED FORWARD	1,474,321	-	1,474,321

6. MANAGEMENT FEES

Mr C Staten-Spencer of Messrs. Nelsons Solicitors served in the role as Clerk to the Trustees and subsequent to the year end Mr G Neville of Messrs. Nelsons Solicitors replaced Mr Staten-Spencer as Clerk to the Trustees. Payments amounting to £60,000 (2022 £60,000) were made during the year in respect of his services.

7. VALUE FOR MONEY METRICS

The Value for Money Standard and accompanying Code of Practice issued by the Regulator of Social Housing in April 2018 introduced a requirement for all social housing providers to publish details of performance using a standard set of metrics, and to include these in their statutory accounts. The trustees have considered the requirements therein and as the charity qualifies as a small provider, have followed the relevant guidance. The metrics which they are required to report are as follows:

- Metric 1 - Reinvestment 0% (2022 2.21%)
- Metric 2a - New Supply (Social Housing Units) 0% (2022 0%)
- Metric 2b - New Supply (Non-social Housing Units) 0% (2022 0%)
- Metric 3 - Gearing -3.49% (2022 -2.97%)
- Metric 4 - EBITDA MRI Interest Cover 0% (2022 0%)
- Metric 5 - Headline Social Housing Cost per unit £3,166 (2022 £4,949)
- Metric 6a - Operating Margin (Social Housing Lettings) 15.21% (2022 22.50%)
- Metric 6b - Operating Margin (Overall) 18.99% (2022 47.25%)
- Metric 7 - Return on Capital Employed 2.00% (2022 4.70%)

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2023**

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 6 April 2022 and 5 April 2023	990,725	365,187	8,314	1,364,226
DEPRECIATION				
At 6 April 2022	128,303	143,425	8,314	280,042
Charge for year	19,814	(51,728)	-	(31,914)
At 5 April 2023	148,117	91,697	8,314	248,128
NET BOOK VALUE				
At 5 April 2023	842,608	273,490	-	1,116,098
At 5 April 2022	862,422	221,762	-	1,084,184

The freehold property consists of 2 estates, namely the Elizabeth Turner Estate, which has a market value of £870,000, and the Annie Sutton Estate which has a market value of £2,605,000. These valuations are not reflected in the financial statements.

The freehold land and buildings were valued at 30 October 2017 by Gadsby Nichols on an open market basis.

9. FIXED ASSET INVESTMENTS

	Listed investment £
MARKET VALUE	
At 6 April 2022	343,503
Additions	33,378
Disposals	(56,380)
Revaluations	(32,560)
At 5 April 2023	287,941
NET BOOK VALUE	
At 5 April 2023	287,941
At 5 April 2022	343,503

The investments are overseen by a Fund Manager and IFA who are both UK based. Within the portfolio there are several investments that are based overseas.

In addition to the amounts noted above cash of £18,755 (2022 £15,979) was held by Rathbones, which was retained rather than being reinvested in order that it could be utilised for any unexpected additional costs arising from the ongoing refurbishment of properties. The cash is included in the Cash at bank and in hand figure in the balance sheet.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2023**

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2023	2022
		£	£
Maintenance contributions due		<u>1,676</u>	<u>-</u>
11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2023	2022
		£	£
Prepaid WMC		-	5,303
Accrued expenses - accountancy		<u>3,496</u>	<u>3,178</u>
		<u>3,496</u>	<u>8,481</u>
12. MOVEMENT IN FUNDS			
	At 6.4.22	Net movement in funds	At 5.4.23
	£	£	£
Unrestricted funds			
General fund	1,439,096	(28,898)	1,410,198
Property maintenance fund (formerly Extraordinary repair fund)	<u>35,225</u>	-	<u>35,225</u>
	<u>1,474,321</u>	<u>(28,898)</u>	<u>1,445,423</u>
TOTAL FUNDS	<u>1,474,321</u>	<u>(28,898)</u>	<u>1,445,423</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	152,260	(155,490)	(25,668)	(28,898)
	<u>152,260</u>	<u>(155,490)</u>	<u>(25,668)</u>	<u>(28,898)</u>
TOTAL FUNDS	<u>152,260</u>	<u>(155,490)</u>	<u>(25,668)</u>	<u>(28,898)</u>

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2023**

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 6.4.21 £	Net movement in funds £	At 5.4.22 £
Unrestricted funds			
General fund	1,505,029	(65,933)	1,439,096
Property maintenance fund (formerly Extraordinary repair fund)	35,225	-	35,225
	<u>1,540,254</u>	<u>(65,933)</u>	<u>1,474,321</u>
TOTAL FUNDS	<u>1,540,254</u>	<u>(65,933)</u>	<u>1,474,321</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	146,875	(230,661)	17,853	(65,933)
	<u>146,875</u>	<u>(230,661)</u>	<u>17,853</u>	<u>(65,933)</u>
TOTAL FUNDS	<u>146,875</u>	<u>(230,661)</u>	<u>17,853</u>	<u>(65,933)</u>

The Trustees have reduced the allocation of funds in the Property maintenance fund (formerly the Extraordinary repair fund) on the basis that the funds currently being held in a building society account represent an appropriate level of cash reserve, readily available to cover any unexpected property maintenance, and all other assets therefore represent the General fund.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2023.

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2023**

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Investment income		
Investment dividends received	3,622	3,465
Deposit account interest	187	65
Investment interest received	4,066	799
	7,875	4,329
Charitable activities		
Weekly maintenance contributions	156,700	146,784
Voids	(12,315)	(4,238)
	144,385	142,546
Total incoming resources	152,260	146,875
EXPENDITURE		
Charitable activities		
Rates and water	1,905	1,324
Insurance	3,897	2,334
Light and heat	1,596	321
Telephone	4,736	4,754
Garden maintenance	13,042	10,225
Sundries	2,306	1,997
Property maintenance	19,469	28,362
Extraordinary maintenance	58,798	51,000
Reactive maintenance	13,169	6,975
	118,918	107,292
Other		
Depreciation	(31,914)	54,853
Support costs		
Management		
Accountancy and legal fees	3,499	3,180
Clerk's remuneration	60,000	60,000
	63,499	63,180
Finance		
Investment advisor charges	4,987	5,336

This page does not form part of the statutory financial statements

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2023**

	2023 £	2022 £
Total resources expended	155,490	230,661
Net expenditure before gains and losses	(3,230)	(83,786)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	6,892	14,389
Net income/(expenditure)	3,662	(69,397)

This page does not form part of the statutory financial statements

The Sutton Turner Houses

England & Wales - Charity number 1155069

Accounts

REGISTERED COMPANY NUMBER: 07914471 (England and Wales)
REGISTERED CHARITY NUMBER: 1155069

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 5 April 2022
for
Sutton Turner Houses

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
NG1 5BS

Sutton Turner Houses

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Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2022

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 5 April 2022. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's principal objective during the year was to provide low cost accommodation to people of limited financial means, who are of good character, and of not less than 60 years of age, who reside in the City of Derby.

Significant activities

The charity was created by the generosity of the late Annie Sutton who passed away in 1913. In her Will she bequeathed property and money for the purpose of providing Almshouses for the poor and elderly.

Following the merger with the Turner Almshouses, the charity now owns and operates 33 Almshouses through which it achieves its objectives. These comprise of 12 two bedroom bungalows at Windmill Hill, Derby, and a further 3 two bedroom and 10 single bedroom bungalows located at Sutton Close, Derby. In addition, the property that was transferred as part of the merger includes a further 4 bungalows and 4 houses at Ashbourne Road, Derby. The Almshouses are unfurnished dwellings, usually designed with the needs of older, independent people in mind. The aim is to provide convenient and comfortable accommodation, and residents are allowed to come and go as they please. The Almshouses each have a community call system installed, to allow residents to call for urgent assistance if required.

Public benefit

The Trustees have had regard to the Charities Commission guidance on public benefit. The charity is of benefit to those with limited financial means, specifically those of not less than 60 years of age. It therefore satisfies the benefit aspect of the requirements, and is not required to meet the public aspect as it assists in relieving or preventing poverty.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity's principal aim during the year was to provide accommodation to elderly people in the City of Derby who are of limited financial means. The charity has also undertaken statutory compliance checks, health and safety risk assessments, as well as producing detailed information on the current condition of the housing stock. This enables the charity to draw up a planned maintenance programme, which allows the Trustees to plan medium and long term objectives for maintenance work and the associated financial requirements.

The charity is also continuing to improve methods of communication with residents, having created a new website, made further updates to the residents' handbook and continued regular visits to the residents by the Trustees.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2022

ACHIEVEMENT AND PERFORMANCE

Fundraising activities

The charity continued to receive maintenance contributions from residents, with very few void periods.

The quoted investments held by the Trustees continue to be managed by Rathbones Investment Management and are considered to have performed satisfactorily; with realised gains totalling £14,389 (2021 £232) arising on disposals, and an income return of £4,264 (2021 £3,014).

FINANCIAL REVIEW

Financial position

During the year the charity continued its policy of upgrading the existing property portfolio.

The charity continues to hold funds with Rathbones Investment Management on a scale similar to the previous year.

At the year end the properties including various components and fixtures & fittings had a written down value of £1,084,184 (2021 £1,115,079), fixed asset investments with a value of £343,503 (2021 £333,143) and cash of £32,234 (2021 £89,721).

The freehold land and buildings were valued on 30 October 2017 by Gadsby Nicols at £3,475,000 on an open market basis.

Principal funding sources

The charity's principal source of funding is the weekly maintenance contributions received from its residents.

Investment policy and objectives

Subject to some funds being held in cash to meet more immediate requirements, the reserves are invested with the aim of producing a return above inflation and are measured on a total return basis. The invested funds are managed by an investment advisor on a cautious basis.

Reserves policy

The Trustees review the reserves policy on an annual basis.

The charity has set aside funds for regular maintenance and repair costs to ensure that the Almshouses are maintained in accordance with the standard required under the Government's Decent Homes Standard as applicable to Social Housing. Their current policy is detailed in Note 11 of the accounts.

Going concern

There are no material uncertainties about the charity's ability to continue.

FUTURE PLANS

The Trustees main aims for the future are to ensure the continued operation of the charity whilst maintaining the Almshouses to a high standard.

The redevelopment of the nearby junction of the A38 is still expected to take place, including the use of part of the Ashbourne Road frontage to allow a slip road to the A38. In the previous year the Trustees received a reimbursement of £12,607 in respect of the full amount of legal fees incurred to date regarding this matter

Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees and co-opted Trustees as required under the trust deed. The Trustees provide their services on a voluntary basis.

Recruitment to the Board of Trustees is by application from those expressing an interest, giving details of their reasons, skills and experience. Candidates are interviewed by the Board of Trustees and if appropriate are appointed by a vote of the Board.

Each Trustee is provided with guidance on the role.

Organisational structure

The trust deed provides for a maximum of eight Trustees, the board of Trustees is now wholly co-opted with Derby City Council no longer having rights of nomination.

The Trustees are collectively responsible for decision making within the charity. Decisions on the running of the charity are made, and risks faced by the charity discussed, at regular Trustee meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
07914471 (England and Wales)

Registered Charity number
1155069

Registered office

Sterne House
Lodge Lane
Derby
DE1 3WD

Trustees

I S Beck
S Thorne
D G Poynton
D M Lind
B J Thorpe
D L Spademan (appointed 29.7.21)

Independent Examiner

Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
NG1 5BS

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2022

REFERENCE AND ADMINISTRATIVE DETAILS

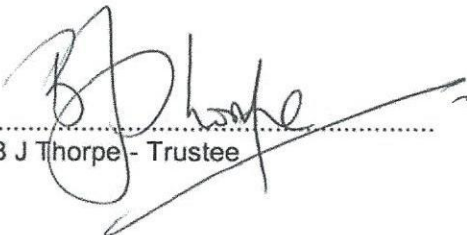
Solicitors

Nelsons
Sterne House
Lodge Lane
Derby
DE1 3WD

Clerk to Trustees

C Staten-Spencer

Approved by order of the board of trustees on^{9th Jan 2023}..... and signed on its behalf by:


.....
B J Thorpe - Trustee

Independent Examiner's Report to the Trustees of Sutton Turner Houses

Independent examiner's report to the trustees of Sutton Turner Houses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.



D L Caine
FCCA CTA
Mellor Oxland LLP
Hine House
25 Regent Street
Nottingham
NG1 5BS

Date: 16 January 2023

Sutton Turner Houses

**Statement of Financial Activities
for the Year Ended 5 April 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		142,546	-	142,546	137,237
Investment income	2	4,329	-	4,329	3,085
Total		<u>146,875</u>	<u>-</u>	<u>146,875</u>	<u>140,322</u>
EXPENDITURE ON					
Raising funds					
		-	-	-	(7,207)
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
Raising funds		170,472	-	170,472	112,654
		5,336	-	5,336	4,828
Other		54,853	-	54,853	51,507
Total		<u>230,661</u>	<u>-</u>	<u>230,661</u>	<u>161,782</u>
Net gains on investments		17,853	-	17,853	77,490
NET INCOME/(EXPENDITURE)		(65,933)	-	(65,933)	56,030
RECONCILIATION OF FUNDS					
Total funds brought forward		1,540,254	-	1,540,254	1,484,224
TOTAL FUNDS CARRIED FORWARD		<u><u>1,474,321</u></u>	<u><u>-</u></u>	<u><u>1,474,321</u></u>	<u><u>1,540,254</u></u>

The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

**Balance Sheet
5 April 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	8	1,084,184	-	1,084,184	1,115,079
Investments	9	343,503	-	343,503	333,143
		<u>1,427,687</u>	<u>-</u>	<u>1,427,687</u>	<u>1,448,222</u>
CURRENT ASSETS					
Prepayments and accrued income		6,902	-	6,902	5,587
Cash at bank and in hand		48,213	-	48,213	89,722
		<u>55,115</u>	<u>-</u>	<u>55,115</u>	<u>95,309</u>
CREDITORS					
Amounts falling due within one year	10	(8,481)	-	(8,481)	(3,277)
		<u>46,634</u>	<u>-</u>	<u>46,634</u>	<u>92,032</u>
NET CURRENT ASSETS					
		<u>46,634</u>	<u>-</u>	<u>46,634</u>	<u>92,032</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,474,321</u>	<u>-</u>	<u>1,474,321</u>	<u>1,540,254</u>
NET ASSETS					
		<u>1,474,321</u>	<u>-</u>	<u>1,474,321</u>	<u>1,540,254</u>
FUNDS					
Unrestricted funds	11			1,474,321	1,540,254
TOTAL FUNDS					
				<u>1,474,321</u>	<u>1,540,254</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

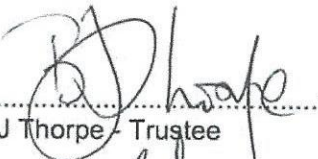
The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

**Balance Sheet - continued
5 April 2022**

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

The financial statements were approved by the Board of Trustees and authorised for issue on ~~9th January 2023~~ and were signed on its behalf by:


.....
B J Thorpe - Trustee
Chairman.


..... VICE CHAIR,
D L Spademan - Trustee

Sutton Turner Houses

Notes to the Financial Statements for the Year Ended 5 April 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

- Freehold property - 2% on cost
- Building components - at varying rates on cost
- Fixtures and fittings - 20% on cost

Housing properties are principally properties available for occupation and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in the net management charges being maintained or enhanced, by a reduction in ongoing maintenance costs or a significant extension of the economic life of the property. Major components of housing properties, such as kitchens, bathrooms, windows and central heating systems have been accounted for and depreciated separately from the housing property itself, over their expected economic lives.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2022

1. ACCOUNTING POLICIES - continued

Fund accounting

General reserves are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Housing association grants

Where developments have been financed wholly or partly by housing association grants, the cost of these developments has been reduced by the amount of grant received. In the event of a property sale to a non-registered housing provider, the housing grant is repayable from the sale proceeds.

2. INVESTMENT INCOME

	2022	2021
	£	£
Investment dividends received	3,465	2,706
Deposit account interest	65	71
Investment interest received	799	308
	<u>4,329</u>	<u>3,085</u>

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Depreciation - owned assets	54,853	51,507
Independent examiners remuneration	<u>3,181</u>	<u>2,892</u>

The total costs of £175,808 (2021 £112,654) attributable to the provision of accommodation to people of limited financial means and elderly people of the City of Derby, as shown on page 6, is comprised of £107,292 (2021 £42,484) of charitable activities costs and £68,516 (2021 £70,170) of management costs.

The figure of £54,853 (2021 £51,507) described as Other, is the total of depreciation charges for the year as noted above.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2022**

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2022 nor for the year ended 5 April 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 5 April 2022 nor for the year ended 5 April 2021.

5. 2021 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	137,237	-	137,237
Investment income	3,085	-	3,085
Total	140,322	-	140,322
EXPENDITURE ON			
Raising funds			
	(7,207)	-	(7,207)
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	112,654	-	112,654
Raising funds	4,828	-	4,828
Other	51,507	-	51,507
Total	161,782	-	161,782
Net gains on investments	77,490	-	77,490
NET INCOME	56,030	-	56,030
RECONCILIATION OF FUNDS			
Total funds brought forward	1,484,224	-	1,484,224

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2022**

5. 2021 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
	£	£	£
TOTAL FUNDS CARRIED FORWARD	1,540,254	-	1,540,254
	1,540,254	-	1,540,254

6. MANAGEMENT FEES

Mr C Staten-Spencer of Messrs. Nelsons Solicitors served in the role as Clerk to the Trustees. Payments amounting to £60,000 (2021 £60,000) were made during the year in respect of his services.

7. VALUE FOR MONEY METRICS

The Value for Money Standard and accompanying Code of Practice issued by the Regulator of Social Housing in April 2018 introduced a requirement for all social housing providers to publish details of performance using a standard set of metrics, and to include these in their statutory accounts. The trustees have considered the requirements therein and as the charity qualifies as a small provider, have followed the relevant guidance. The metrics which they are required to report are as follows:

- Metric 1 - Reinvestment 2.21% (2021 2.80%)
- Metric 2a - New Supply (Social Housing Units) 0% (2021 0%)
- Metric 2b - New Supply (Non-social Housing Units) 0% (2021 0%)
- Metric 3 - Gearing -2.97% (2021 -8.05%)
- Metric 4 - EBITDA MRI Interest Cover 0% (2021 0%)
- Metric 5 - Headline Social Housing Cost per unit £4,949 (2021 £3,419)
- Metric 6a - Operating Margin (Social Housing Lettings) 22.50% (2021 59.89%)
- Metric 6b - Operating Margin (Overall) 44.89% (2021 34.79%)
- Metric 7 - Return on Capital Employed 4.51% (2021 3.20%)

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2022

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 6 April 2021	990,725	341,229	8,314	1,340,268
Additions	-	23,958	-	23,958
At 5 April 2022	<u>990,725</u>	<u>365,187</u>	<u>8,314</u>	<u>1,364,226</u>
DEPRECIATION				
At 6 April 2021	108,485	108,390	8,314	225,189
Charge for year	19,818	35,035	-	54,853
At 5 April 2022	<u>128,303</u>	<u>143,425</u>	<u>8,314</u>	<u>280,042</u>
NET BOOK VALUE				
At 5 April 2022	<u>862,422</u>	<u>221,762</u>	-	<u>1,084,184</u>
At 5 April 2021	<u>882,240</u>	<u>232,839</u>	-	<u>1,115,079</u>

The freehold property consists of 2 estates, namely the Elizabeth Turner Estate, which has a market value of £870,000, and the Annie Sutton Estate which has a market value of £2,605,000. These valuations are not reflected in the financial statements.

The freehold land and buildings were valued at 30 October 2017 by Gadsby Nichols on an open market basis.

9. FIXED ASSET INVESTMENTS

	Listed investment £
MARKET VALUE	
At 6 April 2021	333,143
Revaluations	10,360
At 5 April 2022	<u>343,503</u>
NET BOOK VALUE	
At 5 April 2022	<u>343,503</u>
At 5 April 2021	<u>333,143</u>

The investments are overseen by a Fund Manager and IFA who are both UK based. Within the portfolio there are several investments that are based overseas. In addition to the amounts noted above cash of £15,979 (2021 £9,558) was held by Rathbones, which was retained rather than being reinvested in order that it could be utilised for any unexpected additional costs arising from the ongoing refurbishment of properties. The cash is included in the Cash at bank and in hand figure in the balance sheet.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2022**

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Prepaid WMC	5,303	368
Accrued expenses - accountancy	3,178	2,892
Accrued expenses - telephone	-	17
	<u>8,481</u>	<u>3,277</u>

11. MOVEMENT IN FUNDS

	At 6.4.21	Net movement in funds	At 5.4.22
	£	£	£
Unrestricted funds			
General fund	1,505,029	(65,933)	1,439,096
Property maintenance fund (formerly Extraordinary repair fund)	35,225	-	35,225
	<u>1,540,254</u>	<u>(65,933)</u>	<u>1,474,321</u>
TOTAL FUNDS	<u>1,540,254</u>	<u>(65,933)</u>	<u>1,474,321</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	146,875	(230,661)	17,853	(65,933)
	<u>146,875</u>	<u>(230,661)</u>	<u>17,853</u>	<u>(65,933)</u>
TOTAL FUNDS	<u>146,875</u>	<u>(230,661)</u>	<u>17,853</u>	<u>(65,933)</u>

Comparatives for movement in funds

	At 6.4.20	Net movement in funds	At 5.4.21
	£	£	£
Unrestricted funds			
General fund	1,449,070	55,959	1,505,029
Property maintenance fund (formerly Extraordinary repair fund)	35,154	71	35,225
	<u>1,484,224</u>	<u>56,030</u>	<u>1,540,254</u>
TOTAL FUNDS	<u>1,484,224</u>	<u>56,030</u>	<u>1,540,254</u>

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2022

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	140,251	(161,782)	77,490	55,959
Property maintenance fund (formerly Extraordinary repair fund)	71	-	-	71
	<u>140,322</u>	<u>(161,782)</u>	<u>77,490</u>	<u>56,030</u>
TOTAL FUNDS	<u>140,322</u>	<u>(161,782)</u>	<u>77,490</u>	<u>56,030</u>

The Trustees have reduced the allocation of funds in the Property maintenance fund (formerly the Extraordinary repair fund) on the basis that the funds currently being held in a building society account represent an appropriate level of cash reserve, readily available to cover any unexpected property maintenance, and all other assets therefore represent the General fund. The General fund comparative figures have been restated in respect of legal fees totalling £12,607 incurred in connection with the redevelopment of the nearby junction of the A38, which were subsequently reimbursed by the Highways Agency.

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2022.

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment income		
Investment dividends received	3,465	2,706
Deposit account interest	65	71
Investment interest received	799	308
	4,329	3,085
Charitable activities		
Weekly maintenance contributions	146,784	141,168
Voids	(4,238)	(3,931)
	142,546	137,237
Total incoming resources	146,875	140,322
EXPENDITURE		
Charitable activities		
Rates and water	1,324	808
Insurance	2,334	2,980
Light and heat	321	387
Telephone	4,754	4,467
Garden maintenance	10,225	10,132
Sundries	1,997	2,112
Property maintenance	28,362	21,598
Extraordinary maintenance	51,000	-
Reactive maintenance	6,975	-
	107,292	42,484
Other		
Depreciation	54,853	51,507
Support costs		
Management		
Accountancy and legal fees	3,180	2,963
Clerk's remuneration	60,000	60,000
	63,180	62,963
Finance		
Investment advisor charges	5,336	4,828

This page does not form part of the statutory financial statements

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2022**

	2022 £	2021 £
Total resources expended	<u>230,661</u>	<u>161,782</u>
Net expenditure before gains and losses	(83,786)	(21,460)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	14,389	232
Net expenditure	<u><u>(69,397)</u></u>	<u><u>(21,228)</u></u>

This page does not form part of the statutory financial statements

The Sutton Turner Houses

England & Wales - Charity number 1155069

Accounts

REGISTERED COMPANY NUMBER: 07914471 (England and Wales)
REGISTERED CHARITY NUMBER: 1155069

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 5 April 2021
for
Sutton Turner Houses

Mellor Oxland LLP
Quantum House
3-5 College Street
Nottingham
NG1 5AQ

Sutton Turner Houses

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Detailed Statement of Financial Activities	16 to 17

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 5 April 2021. The trustees have adopted the provisions of 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 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's principal objective during the year was to provide accommodation to people of limited financial means, who are of good character, and of not less than 60 years of age, who reside in the City of Derby.

Significant activities

The charity was created by the generosity of the late Annie Sutton who passed away in 1913. In her Will she bequeathed property and money for the purpose of providing Almshouses for the poor and elderly.

Following the merger with the Turner Almshouses, the charity now owns and operates 33 Almshouses through which it achieves its objectives. These comprise of 12 two bedroom bungalows at Windmill Hill, Derby, and a further 3 two bedroom and 10 single bedroom bungalows located at Sutton Close, Derby. In addition, the property that was transferred as part of the merger includes a further 4 bungalows and 4 houses at Ashbourne Road, Derby. The Almshouses are unfurnished dwellings, usually designed with the needs of older people in mind. The aim is to provide convenient and comfortable accommodation, and residents are allowed to come and go as they please. The Almshouses each have a community call system installed, to allow residents to call for urgent assistance if required.

Public benefit

The trustees have had regard to the Charities Commission guidance on public benefit. The charity is of benefit to those with limited financial means, specifically those of not less than 60 years of age. It therefore satisfies the benefit aspect of the requirements, and is not required to meet the public aspect as it assists in relieving or preventing poverty.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity's principal aim during the year was to provide accommodation to elderly people in the City of Derby who are of limited financial means. The charity has also undertaken statutory compliance checks, health and safety risk assessments, as well as producing detailed information on the current condition of the housing stock. This enables the charity to draw up a planned maintenance programme, which allows the Trustees to plan medium and long term objectives for maintenance work and the associated financial requirements.

The charity is also continuing to improve methods of communication with residents, having created a new website in the previous year, made further updates to the residents' handbook and continued regular visits to the residents by the Trustees.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2021

ACHIEVEMENT AND PERFORMANCE

Fundraising activities

The charity continued to receive maintenance contributions from residents, with very few void periods.

The quoted investments held by the trustees continue to be managed by Rathbones Investment Management and given the impact of events such as coronavirus on the economy and stock markets are considered to have performed satisfactorily; with realised gains totalling £232 (2020 losses of £2,628) arising on disposals, and an income return of £3,014 (2020 £3,787).

FINANCIAL REVIEW

Financial position

During the year the charity continued its policy of upgrading the existing property portfolio.

The charity continues to hold funds with Rathbones Investment Management on a scale similar to the previous year.

At the year end the properties including various components and fixtures & fittings had a written down value of £1,115,079 (2020 £1,135,345), fixed asset investments with a value of £333,143 (2020 £251,014) and cash of £89,650 (2020 £91,463).

The freehold land and buildings were valued on 30 October 2017 by Gadsby Nicols at £3,475,000 on an open market basis.

Principal funding sources

The charity's principal source of funding is the weekly maintenance contributions received from its residents.

Investment policy and objectives

Subject to some funds being held in cash to meet more immediate requirements, the reserves are invested with the aim of producing a return above inflation and are measured on a total return basis. The invested funds are managed by an investment advisor on a cautious basis.

Reserves policy

The Trustees review the reserves policy on an annual basis.

The charity has set aside funds for regular maintenance and repair costs to ensure that the Almshouses are maintained in accordance with the standard required under the Government's Decent Homes Standard as applicable to Social Housing. Their current policy is detailed in Note 12 of the accounts.

Going concern

There are no material uncertainties about the charity's ability to continue.

FUTURE PLANS

The Trustees main aims for the future are to ensure the continued operation of the charity whilst maintaining the Almshouses to a high standard.

The redevelopment of the nearby junction of the A38 is still expected to take place, including the possibility of a shared access road, and preparatory site works have taken place. During the year the trustees received a reimbursement of £12,607 in respect of legal fees incurred to date regarding this matter.

Sutton Turner Houses
Report of the Trustees
for the Year Ended 5 April 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Solicitors

Nelsons
Sterne House
Lodge Lane
Derby
DE1 3WD

Clerk to Trustees

R Grosberg

Approved by order of the board of trustees on 16th December 2021 and signed on its behalf by:


.....
B J Thorpe – Chair of Trustees

23¹²/₁₁

Sutton Turner Houses

Report of the Trustees for the Year Ended 5 April 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees and co-optative Trustees as required under the trust deed. The Trustees provide their services on a voluntary basis.

Recruitment to the Board of Trustees is by application from those expressing an interest, giving details of their reasons, skills and experience. Candidates are interviewed by the Board of Trustees and if appropriate are appointed by a vote of the Board.

Each Trustee is provided with guidance on the role.

Organisational structure

The trust deed provides for a maximum of eight Trustees, the board of trustees is now wholly co-opted with Derby City Council no longer having rights of nomination.

The Trustees are collectively responsible for decision making within the charity. Decisions on the running of the charity are made, and risks faced by the charity discussed, at regular Trustee meetings.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

07914471 (England and Wales)

Registered Charity number

1155069

Registered office

Sterne House
Lodge Lane
Derby
DE1 3WD

Trustees

I S Beck
P J Pegg (resigned 9.9.20)
S Thorne
D G Poynton
D Powell (resigned 7.12.20)
D M Lind (appointed 16.9.20)
B J Thorpe (appointed 1.12.20)
D L Spademan (appointed 29.7.21)

Independent Examiner

Mellor Oxland LLP
Quantum House
3-5 College Street
Nottingham
NG1 5AQ

**Independent Examiner's Report to the Trustees of
Sutton Turner Houses**

Independent examiner's report to the trustees of Sutton Turner Houses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 5 April 2021.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company 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 your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the 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:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts 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 accounts 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 accounts to be reached.



D L Caine
FCCA CTA
Mellor Oxland LLP
Quantum House
3-5 College Street
Nottingham
NG1 5AQ

Date: 26 January 2022

Sutton Turner Houses

**Statement of Financial Activities
for the Year Ended 5 April 2021**

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		137,237	-	137,237	134,559
Investment income	2	<u>3,085</u>	-	<u>3,085</u>	<u>3,928</u>
Total		140,322	-	140,322	138,487
 EXPENDITURE ON					
Charitable activities					
Provision of accommodation to people of limited financial means & elderly people of the City of Derby					
		112,654	-	112,654	102,308
Raising funds		4,828	-	4,828	4,866
Other		<u>51,507</u>	-	<u>51,507</u>	<u>47,150</u>
Total		168,989	-	168,989	154,324
Net gains/(losses) on investments		<u>77,490</u>	-	<u>77,490</u>	<u>(31,615)</u>
NET INCOME/(EXPENDITURE)		48,823	-	48,823	(47,452)
 RECONCILIATION OF FUNDS					
Total funds brought forward		1,478,824	-	1,478,824	1,526,276
TOTAL FUNDS CARRIED FORWARD		<u><u>1,527,647</u></u>	<u><u>-</u></u>	<u><u>1,527,647</u></u>	<u><u>1,478,824</u></u>

The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

Balance Sheet
5 April 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	8	1,115,079	-	1,115,079	1,135,345
Investments	9	333,143	-	333,143	251,014
		<u>1,448,222</u>	<u>-</u>	<u>1,448,222</u>	<u>1,386,359</u>
CURRENT ASSETS					
Debtors	10	-	-	-	295
Prepayments and accrued income		5,587	-	5,587	4,481
Cash at bank and in hand		89,721	-	89,721	91,463
		<u>95,308</u>	<u>-</u>	<u>95,308</u>	<u>96,239</u>
CREDITORS					
Amounts falling due within one year	11	(15,883)	-	(15,883)	(3,774)
		<u>79,425</u>	<u>-</u>	<u>79,425</u>	<u>92,465</u>
NET CURRENT ASSETS					
		<u>79,425</u>	<u>-</u>	<u>79,425</u>	<u>92,465</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,527,647</u>	<u>-</u>	<u>1,527,647</u>	<u>1,478,824</u>
NET ASSETS					
		<u>1,527,647</u>	<u>-</u>	<u>1,527,647</u>	<u>1,478,824</u>
FUNDS					
Unrestricted funds	13			<u>1,527,647</u>	<u>1,478,824</u>
TOTAL FUNDS					
				<u>1,527,647</u>	<u>1,478,824</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 5 April 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 5 April 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

Sutton Turner Houses (Registered number: 07914471)

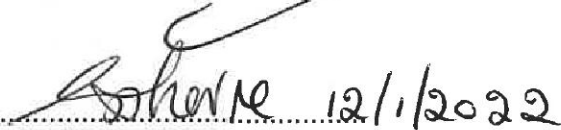
**Balance Sheet - continued
5 April 2021**

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

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:



.....
B J Thorpe – Chair of Trustees



.....
S Thorne – Vice Chair of Trustees

Sutton Turner Houses

Notes to the Financial Statements for the Year Ended 5 April 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

- Freehold property - 2% on cost
- Building components - at varying rates on cost
- Fixtures and fittings - 20% on cost

Housing properties are principally properties available for occupation and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in the net management charges being maintained or enhanced, by a reduction in ongoing maintenance costs or a significant extension of the economic life of the property. Major components of housing properties, such as kitchens, bathrooms, windows and central heating systems have been accounted for and depreciated separately from the housing property itself, over their expected economic lives.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2021

1. ACCOUNTING POLICIES - continued

Fund accounting

General reserves are unrestricted funds which can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Housing association grants

Where developments have been financed wholly or partly by housing association grants, the cost of these developments has been reduced by the amount of grant received. In the event of a property sale to a non-registered housing provider, the housing grant is repayable from the sale proceeds.

2. INVESTMENT INCOME

	2021	2020
	£	£
Investment dividends received	2,706	3,165
Deposit account interest	71	141
Investment interest received	<u>308</u>	<u>622</u>
	<u>3,085</u>	<u>3,928</u>

3. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	51,507	47,150
Independent examiners remuneration	<u>2,892</u>	<u>2,832</u>

The total costs of £112,654 (2020 £102,308) attributable to the provision of accommodation to people of limited financial means and elderly people of the City of Derby, as shown on page 6, is comprised of £42,484 (2020 £51,289) of charitable activities costs and £70,170 (2020 £51,019) of management costs.

The figure of £51,507 (2020 £47,150) described as Other, is the total of depreciation charges for the year as noted above.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 5 April 2021 nor for the year ended 5 April 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 5 April 2021 nor for the year ended 5 April 2020.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	134,559	-	134,559
Investment income	3,928	-	3,928
Total	138,487	-	138,487
 EXPENDITURE ON			
Charitable activities			
Provision of accommodation to people of limited financial means & elderly people of the City of Derby			
	102,308	-	102,308
Raising funds	4,866	-	4,866
Other	47,150	-	47,150
Total	154,324	-	154,324
Net gains/(losses) on investments	(31,615)	-	(31,615)
NET INCOME/(EXPENDITURE)	(47,452)	-	(47,452)
 RECONCILIATION OF FUNDS			
Total funds brought forward	1,526,276	-	1,526,276
 TOTAL FUNDS CARRIED FORWARD	1,478,824	-	1,478,824

Sutton Turner Houses

Notes to the Financial Statements - continued for the Year Ended 5 April 2021

6. MANAGEMENT FEES

Mr R Grosberg of Messrs. Nelsons Solicitors served in the role as Clerk to the Trustees. Payments amounting to £60,000 (2020 £42,000) were made during the year in respect of his services.

7. VALUE FOR MONEY METRICS

The Value for Money Standard and accompanying Code of Practice issued by the Regulator of Social Housing in April 2018 introduced a requirement for all social housing providers to publish details of performance using a standard set of metrics, and to include these in their statutory accounts. The trustees have considered the requirements therein and as the charity qualifies as a small provider, have followed the relevant guidance. The metrics which they are required to report are as follows:

- Metric 1 - Reinvestment 2.8% (2020 3.19%)
- Metric 2a - New Supply (Social Housing Units) 0% (2020 0%)
- Metric 2b - New Supply (Non-social Housing Units) 0% (2020 0%)
- Metric 3 - Gearing -8.05% (2020 -8.06%)
- Metric 4 - EBITDA MRI Interest Cover 0% (2020 0%)
- Metric 5 - Headline Social Housing Cost per unit £3,419 (2020 £4,196)
- Metric 6a - Operating Margin (Social Housing Lettings) 59.86% (2020 23.46%)
- Metric 6b - Operating Margin (Overall) 34.79% (2020 -33.56%)
- Metric 7 - Return on Capital Employed 3.20% (2020 -3.21%)

8. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 6 April 2020	990,725	309,988	8,314	1,309,027
Additions	-	31,241	-	31,241
At 5 April 2021	990,725	341,229	8,314	1,340,268
DEPRECIATION				
At 6 April 2020	88,671	76,697	8,314	173,682
Charge for year	19,814	31,693	-	51,507
At 5 April 2021	108,485	108,390	8,314	225,189
NET BOOK VALUE				
At 5 April 2021	882,240	232,839	-	1,115,079
At 5 April 2020	902,054	233,291	-	1,135,345

The freehold property consists of 2 estates, namely the Elizabeth Turner Estate, which has a market value of £870,000, and the Annie Sutton Estate which has a market value of £2,605,000. These valuations are not reflected in the financial statements.

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

8. TANGIBLE FIXED ASSETS - continued

The freehold land and buildings were valued at 30 October 2017 by Gadsby Nichols on an open market basis.

9. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 6 April 2020	251,014
Additions	69,882
Disposals	(65,011)
Revaluations	<u>77,258</u>
At 5 April 2021	<u>333,143</u>
NET BOOK VALUE	
At 5 April 2021	<u>333,143</u>
At 5 April 2020	<u>251,014</u>

The investments are overseen by a Fund Manager and IFA who are both UK based. Within the portfolio there are several investments that are based overseas. In addition to the amounts noted above cash of £9,558 (2020 £16,011) was held by Rathbones, which was retained rather than being reinvested in order that it could be utilised for any unexpected additional costs arising from the ongoing refurbishment of properties. The cash is included in the Cash at bank and in hand figure in the balance sheet.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Maintenance contributions due	<u>-</u>	<u>295</u>

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	-	852
Accrued expenses	<u>15,883</u>	<u>2,922</u>
	<u>15,883</u>	<u>3,774</u>

12. SECURED DEBTS

The Housing Association loans which were owed to Orchardbrook Limited, were secured by a legal charge over the charity's freehold properties and were repayable at varying rates of interest. The loans were redeemed during the year.

13. MOVEMENT IN FUNDS

	At 6.4.20 £	Net movement in funds £	At 5.4.21 £
Unrestricted funds			
General fund	1,443,670	48,752	1,492,422
Property maintenance fund (formerly Extraordinary repair fund)	<u>35,154</u>	<u>71</u>	<u>35,225</u>
	<u>1,478,824</u>	<u>48,823</u>	<u>1,527,647</u>
TOTAL FUNDS	<u>1,478,824</u>	<u>48,823</u>	<u>1,527,647</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	140,251	(168,989)	77,490	48,752
Property maintenance fund (formerly Extraordinary repair fund)	<u>71</u>	<u>-</u>	<u>-</u>	<u>71</u>
	<u>140,322</u>	<u>(168,989)</u>	<u>77,490</u>	<u>48,823</u>
TOTAL FUNDS	<u>140,322</u>	<u>(168,989)</u>	<u>77,490</u>	<u>48,823</u>

Sutton Turner Houses

**Notes to the Financial Statements - continued
for the Year Ended 5 April 2021**

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 6.4.19 £	Net movement in funds £	Transfers between funds £	At 5.4.20 £
Unrestricted funds				
General fund	1,491,122	(44,648)	(2,804)	1,443,670
Property maintenance fund (formerly Extraordinary repair fund)	<u>35,154</u>	<u>(2,804)</u>	<u>2,804</u>	<u>35,154</u>
	<u>1,526,276</u>	<u>(47,452)</u>	<u>-</u>	<u>1,478,824</u>
TOTAL FUNDS	<u>1,526,276</u>	<u>(47,452)</u>	<u>-</u>	<u>1,478,824</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	138,346	(151,379)	(31,615)	(44,648)
Property maintenance fund (formerly Extraordinary repair fund)	<u>141</u>	<u>(2,945)</u>	<u>-</u>	<u>(2,804)</u>
	<u>138,487</u>	<u>(154,324)</u>	<u>(31,615)</u>	<u>(47,452)</u>
TOTAL FUNDS	<u>138,487</u>	<u>(154,324)</u>	<u>(31,615)</u>	<u>(47,452)</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 5 April 2021.

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Investment income		
Investment dividends received	2,706	3,165
Deposit account interest	71	141
Investment interest received	<u>308</u>	<u>622</u>
	3,085	3,928
Charitable activities		
Weekly maintenance contributions	141,168	137,480
Voids	<u>(3,931)</u>	<u>(2,921)</u>
	<u>137,237</u>	<u>134,559</u>
Total incoming resources	140,322	138,487
EXPENDITURE		
Charitable activities		
Rates and water	808	2,452
Insurance	2,980	2,611
Light and heat	387	-
Telephone	4,467	5,014
Garden maintenance	10,132	11,125
Sundries	2,112	1,702
Property maintenance	<u>21,598</u>	<u>28,385</u>
	42,484	51,289
Other		
Depreciation	51,507	47,150
Support costs		
Management		
Accountancy and legal fees	10,170	9,019
Clerk's remuneration	<u>60,000</u>	<u>42,000</u>
	70,170	51,019
Finance		
Investment advisor charges	<u>4,828</u>	<u>4,866</u>
Total resources expended	<u>168,989</u>	<u>154,324</u>
Net expenditure before gains and losses	(28,667)	(15,837)

This page does not form part of the statutory financial statements

Sutton Turner Houses

**Detailed Statement of Financial Activities
for the Year Ended 5 April 2021**

	2021 £	2020 £
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>232</u>	<u>(2,628)</u>
Net expenditure	<u>(28,435)</u>	<u>(18,465)</u>