

**Trustees' Report and  
Financial Statements  
for the Year Ended 31 March 2022  
for  
The Liversage Trust**

Bourne & Co.  
Statutory Auditors  
3 Charnwood Street  
Derby  
Derbyshire  
DE1 2GY

# **The Liversage Trust**

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**The Liversage Trust**  
**Trustees' Report**  
**for the Year Ended 31 March 2022**

The Trustees present their report to accompany the accounts for the period ending 31 March 2022.

**REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Charity Name: The Liversage Trust

**Charity Number:** 1155282

**Principal Office:** The Board Room, London Road, Derby, DE1 2QW

**Trustees:** The Trustees who served during the year, all of whom are volunteers, were as follows:

Mrs Janet Till (Chair)  
Mr Malcolm Allsop (Vice Chair)  
Mr Les Allen  
Mr Tim Benson (Nominated by the Parochial Church Council)  
Mr John Brittain  
Cllr Mike Carr (Nominated by Derby City Council)  
Mr Richard Docker  
Mr Michael Foote  
Ms Sue Glithero  
Mr Frank Harwood (Retired from the Board November 2021)  
Cllr Shiraz Khan (Nominated by Derby City Council)  
Cllr Jerry Pearce (Nominated by Derby City Council)  
Mr Don McLure (Appointed to the Board January 2022)  
Ms Mary Streets  
Mr Roy Webb

**General Manager:** Andrew Mellors BA (HONS) PGDIP CERT CIH

**Auditor:** Bourne & Co, 3 Charnwood Street, Derby, DE1 2GY

**Bankers:** NatWest Bank, Crompton House, Derwent Street, Derby, DE1 2ZG

**Solicitors:** Flint Bishop LLP St. Michael's Court, St. Michael's Lane, Derby, DE1 3HQ

**Pensions Adviser:** Steve Cant and Associates Ltd, 61 High Road, Chilwell, NG9 4AJ

**HR Adviser:** Guardian Support, Lyndon House, 62 Hagley Road, Birmingham, B16 8PE

**Health & Safety Adviser:** Kedleston Safety Ltd, 2 Victoria Way, Derby DE24 8A

The Trust promotes whistle-blowing services offered by the Charity Commission and Public Concern at Work, and is a member of the National Association of Almshouses, which is a support charity representing 1,700 independent almshouse charities throughout the United Kingdom.

In 2021/22, the Trust continued to manage six properties owned by the Lillian Prime Trust, a small local charity that supports people diagnosed with Multiple Sclerosis. Separate administrative and financial arrangements are in place, and Trustees receive regular reports of the arrangement, which is set to continue into the next financial year.

**OBJECTIVES AND ACTIVITIES**

The objects of the Charity, as expressed in the Constitution are: "to provide relief either generally or individually to those persons resident in the area of benefit who are in need, hardship or distress (including but not limited to those who are aged, sick or infirm) through the provision of grants, alms or other residential accommodation, housing, services, facilities and/or goods."

The Liversage Trust is an Almshouse Charity providing accommodation for elderly and frail older people and making grants for the relief of poverty. The Trust operates exclusively within the City of Derby. We provide 160 homes for independent older people on four estates across the City, and manage a 40-bed residential Care Home, Liversage Court, which provides residential care for frailer elderly people. We also provide grants to residents in Derby, who are in hardship, to help them obtain essential household items, and offer limited financial support to people at a time of crisis. Our portfolio also includes a small number of houses and flats that are let without age restriction, and a number of commercial premises that provide an income to support our charitable activities.



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Trustees ensure through good governance that the aims and objectives of the Trust are achieved, and fully comply with their duty, as described in section 17(5) Charities Act 2011, to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

Trustees review policy on grant making annually, with guidelines updated and easily accessible to all. In 2021/22, the total grants budget remained unchanged, although our ability to assist people in need continued to be hampered by the after-effects of COVID, particularly affecting the supply of goods and increased demand. This led to changes in grant processes to assist with overall management, including limiting spend each month and opening / closing periods for applications to be made.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Liversage Trust is established as a Charitable Incorporated Organisation. The Charity's origins date back to 1529, founded by the Will of Robert Liversage. The current Governing Instrument is a Scheme made by the Charity Commissioners on 18 February 1971, which stands as amended by subsequent Schemes.

The current Constitution allows for up to ten appointed, plus one ex-officio trustee (the Vicar of St Peter's Church that currently remains vacant, following retirement of the previous post-holder) and four nominated trustees (three from Derby City Council and one from the Parochial Church Council). In selecting individuals for appointment, the Charity Trustees have regard to the skills, knowledge and experience needed for the effective administration of the Charity.

All new Trustees are supplied with a comprehensive induction pack including the Governing Instrument, latest published Accounts and a copy of 'Standards of Almshouse Management' published by the Almshouse Association. They are invited to have an induction meeting with the General Manager. Training for both new and serving Trustees is mainly by attending seminars organised by the Almshouse Association, either in person or virtually, although tailored group training is provided in areas such as 'recruitment and selection'. A specific budget is maintained for this purpose.

This year Trustee meetings, particularly at the start of the period when COVID arrangements and measures were still in force, continued to be a mixture of in-person and virtual meetings, by way of email, telephone and Microsoft Teams in line with an agreed framework. The Board of Trustees met four times during the year, and appointed Standing Committees as follows:

- Finance Committee (met three times during the year)
- Estates Committee (met four times during the year)
- Care Home Committee (met three times during the year).

The Strategic Policy Panel, having the same status as a Standing Committee, and used to consider longer-term issues, also held its first meeting since the onset of COVID in October 2021, followed by a further two meetings. A key area of discussion covered Governance arrangements. Several other working parties that deal in detail with specified matters, for example Grants, also held meetings, but only on an 'as necessary' basis.

The Trust maintains a distinction between Governance and Management and this is defined in Standing Orders and elsewhere. It regularly reviews policy and operations, which, during 2021/22, included Annual and Public Holidays, Attendance Management, Special Leave, CCTV, Complaints (both almshouse and care home), Employee Code of Conduct, Gifts and Bequests, and Time Off in Lieu (TOIL).

## **Marketing**

Over the last few years, the Trust has worked with Fluid Ideas to improve our marketing strategy for the Trust and develop our brand to improve awareness of the full range of work undertaken by the Charity. During 2021/22, Fluid Ideas continued to assist the Trust to have an online social media presence updating and maintaining key platforms for promoting our services and providing vital information to residents.

Moving forward, we will continue to explore extending partnership working through this approach, while continuing to develop existing partnerships, operating with a range of organisations to ensure we reach those Derby people most in need of our support. A good example is in delivering our Household Fund Grants, where we work closely with social services, housing associations, health service, probation, Derby Women's Centre and other local charities to provide people in need with essential household items.

## **ACHIEVEMENTS AND PERFORMANCE**

Liversage Trust has continued to make a positive difference to the lives of its beneficiaries, despite the difficult environment in which we have had to work over the last two years and now, in the post-COVID environment. The core aim remains however, to maintain quality housing and support for older people, at a cost well below market levels.



**The Liversage Trust**  
**Trustees' Report**  
**for the Year Ended 31 March 2022**

### **Maintaining the property portfolio**

The value of properties is maintained through ongoing investment in repair and renovation. The in-house maintenance team deliver a responsive repairs service, supported by specialist contractors as required, while major capital projects are tendered to ensure the right balance between quality and value. The Trust has adopted a policy of applying revenue income to upkeep its housing stock and endowment property, and remains committed to upgrading services and facilities for its residents, meeting major expenditure, where appropriate, from designated reserves. We have a comprehensive investment programme to 2030/31, detailing costs and funding for major works and additions to our portfolio.

While COVID has necessitated regular review and re-prioritisation of projects, mainly owing to issues with supply of materials and contractor availability, in 2021/22, the Trust still completed several major improvement projects. This included replacement perimeter fencing at Drewry Lane, refurbishment and replacement of railings at London Road including ornate gates, estate-wide footpath renewal and planting at Franchise Street / Drewry Lane and completion of a 2-room painting programme at our largest estate, in the Nottingham Road area. Some work in progress however, continued to be severely impacted and work to refurbish the historic undercroft at our London Road estate remains ongoing. Where work has been completed, residents benefiting from these programmes have been highly delighted with all the work and improvements undertaken, particularly taking account of the challenges faced during the last two years.

While loss of income from our commercial property portfolio has generally remained a low risk throughout COVID, rental growth remains limited owing to other market factors such as properties not occupying prime city centre locations and property age. This is kept under review, while we also continue to explore alternative options for longer-term investment income. This has included continued review of opportunities to extend our portfolio, mainly focusing on making the most out of existing assets, including redevelopment of Alice Street Works and new homes at Clarke Street.

Trustees continue working towards a converged 'rent' structure for residential property, reviewing our approach during the year to bring greater parity between charges for similar properties, applying a modest increase in weekly maintenance contributions year on year.

### **Ensuring an effective service for residents**

We carry out an annual review of resident support preferences, and adapt our service to meet the requirements expressed. Residents continue to benefit, as required, from regular visits, telephone contact and free emergency call alarm technology. While our approach again had to be adapted throughout 2021/22 owing to COVID, particularly at the start of the year and afterwards during recruitment of a new Resident Support Officer (RSO), it is pleasing to note that services have returned to normal by the end of the year. Our RSO position remains a strong advocate for all residents, while also supporting residents with more complex needs to access wider and specialist support services, making a positive difference to people's lives. For example, this can be seen in the on-going work to support individual residents to claim all benefits that they are entitled to and assisting with arrangements for emergency respite care. As many of our residents live alone and do not have extensive family support networks, our RSO and wider staffing team often go above and beyond to help in times of need, and this has especially been apparent as we have emerged from COVID. While activities and trips have been suspended for far too long, owing to social distancing requirements, plans for the future are now being made and an extensive programme will be re-launched imminently.

In 2016, our Care Home was one of a select few in Derby to be rated "GOOD" by the Care Quality Commission (CQC) in each of the five fundamental standards of care. After a re-inspection in December 2018, we retained this rating and have continued to do so, throughout the COVID period and despite an outbreak in the home, with staff working hard to provide a safe, effective, caring, responsive and well-led service. CQC stated that people living at Liversage Court receive a good service. They said: "People told us how happy they were there and how the service met their individual and diverse needs. Staff were very positive about their work, and clearly respected each person as an individual, supporting them with kindness and good-humour."



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### **Wider community benefits**

The activities and partnership working of Liversage Trust also delivers wider benefits to the people of Derby.

We work closely with a range of organisations in delivering our Household Fund Grant service to ensure we reach Derby people most in need of our support. While this was severely impacted by the onset of COVID, during 2021/22 we were able to relaunch this service to meet a steadily growing demand. Our processes were reviewed both to make it easier for support workers and other agents to refer clients for assistance and to improve internal process to aid grant management. This meant that not only are we able to ensure grant recipients receive items in the shortest possible time, but we can also keep a tight control on expenditure in the face of growing demand. We also continued to provide emergency aid to Derby residents via our Chair's Crisis Fund which, as well as providing funds for utility aid or food, also covers emergency travel costs for Derby residents to access rehabilitation services, complementing household goods already on offer. Tapping into an external Winter Grant Support Programme led by Derby City Council, we also successfully awarded grants to an additional 103 Derby residents, totalling £15,000, supporting existing funding streams.

Since April 2016, we have delivered a management role for six properties owned by Lilian Prime Trust: a small Derby based charity that provides homes for people suffering from Multiple Sclerosis or any other physical or mental disability and in need of housing and any other associated amenities specifically designed or adapted to meet their needs. The driving force behind our involvement was Lilian Prime Trustees' belief that we could deliver improved services to their residents. This has proved to be the case, and we continue to make a positive difference to the lives of individual residents of that charity, arranging regular repairs, well-being visits and access to emergency alarms and support services.

### **Investment performance**

While the Trust's investment performance at the start of COVID fluctuated widely, this settled down during 2021/22 and the Trust's investment performance has continued to meet objectives set by Trustees, which include:

- Preserve and enhance where possible the value of investments without taking undue risks
- Retain minimum daily balances in the Bank account and Charities Official Investment Fund (COIF) deposit fund of £100,000 and £250,000 respectively
- Retain sufficient liquid assets to respond to opportunities as they arise to strengthen our existing asset base
- Only encash medium-term investments when required and when profitable to do so
- Reduce risk by spreading investment over a wide range of stocks and shares via Common Investment Funds
- Limit investment in banks and building societies to total covered by the Financial Services Compensation Scheme (FSCS).

The Trust's investment policy continues to be based upon security, liquidity, income, capital growth and no other factors. We have an Investment Working Party (IWP) to consider issues in detail, which reviews, monitors and recommends to Finance Committee any movement of holdings, as appropriate.

Short and medium-term investments (of between 5 and 10 years) are principally via large holdings in COIF and the National Association of Almshouses Common Investment Fund (NAACIF), now merged into M & G's Charity Multi asset Fund which are easily manageable and secure. In 2021/22, investment performance in these holdings for the most part, performed well and that, overall, expectation on the return from long-term investments remains positive.

### **FINANCIAL REVIEW**

The Trust's aim is to preserve and enhance the Trust's asset base and invest wisely to secure the long-term sustainability of the Charity. Through good governance and a low risk approach, the Trust is in the fortunate position to be financially stable and self-sufficient.

The Trust's financial model ensures that expenditure on housing and support activities, including appropriate contributions to designated reserves, are met by income generated by those activities, with any surplus regarded as supplementing charitable giving.

In 2014, a fundamental review of reserves and investments was completed, resulting in the creation of a comprehensive policy and position statement in accordance with Charity Commission guidelines and Statement of Recommended Practice (SORP) requirements. The Investment Policy was formally adopted in January 2015, and the Reserves Policy in March 2015. These detail a coherent portfolio, identifying the funds required to meet existing operations and future plans and possibilities. Both were subject to scheduled review in 2017/18, although the reviews were delayed while we considered the appropriateness of appointing a specialist investment adviser to consider our current approach. After careful consideration, we approached Portfolio Manager Consultancy Ltd (PMCL) with a proposal to review both our current investment policy and strategy and received a report outlining recommendations to consider for the future. While reviewing proposals, COVID struck and after careful consideration of the market conditions this created, Trustees agreed not to swap investments in the near future and will review policies and approach, based on this context.



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We have estimated that in order to meet the costs of all work identified in the capital programme, encashment of some investments may be required, in addition to use of reserves. But major expenditure on Clarke Street redevelopment is likely some three to four years hence, allowing time for other funding opportunities to be explored, if required.

#### **Reserves position**

The Trust is in a strong position in terms of both its revenue account and balance sheet, and holds reserves in a range of low risk, medium yield funds including Common Investment Funds, Charities Official Investment Fund Deposits and M&G's Charifund and Charity Multi Asset Fund. A detailed account of the approach is set out in our Reserves Policy.

A salient feature of the Trust's plan is to continue, as far as resources permit, to build up reserves to meet expected demands and to take advantage of opportunities to add to its housing and commercial property base. Currently, we hold £10.2m reserves that will help realise the Trust's future development ambitions, and is more than adequate for the Trust's long-term stability.

We have made material transfers into reserves over the last few years, specifically into our Property Development Fund, to support our planned residential conversion and development programme to 2031. Having completed two major residential conversions, delivering 14 new homes over the last few years, we are currently looking at a new opportunity to convert existing premises into a new Maintenance Depot and office facility paving the way for a multi-million pound re-development programme at Clarke Street, that that will provide up to potentially 40 new homes.

#### **Managing Risk**

The Trust, in addressing the matter of risk management and assessment, has in place an extensive system of internal controls including regular meetings, external and internal audit, budget monitoring, management accounts, Standing Orders, Financial Regulations and a variety of written policies. A planned tendering exercise of internal audit services was unfortunately delayed during 2021/22, owing to the continuing lingering impact of COVID, and the need to recruit a new Finance Manager, who would oversee this exercise. As a result, no reviews have taken place this year and the tendering exercise still has to be run. All policies are subject to planned, periodic review.

We maintain a Health and Safety Action plan with support from The Trust's appointed 'competent person' under The Management of Health and Safety at Work Regulations 1999. This is regularly reviewed by Trustees.

We have outsourced the payroll function, and worked with our provider to successfully achieve all Auto Enrolment requirements by our staging date of 1 August 2017. We constantly monitor and review take up of auto enrolment and are actively considering overall pension options for the future.

In 2017/18, we carried out a comprehensive Risk Review and developed an enhanced Risk Register and reporting system, which includes consideration of allocated risk at each Standing Committee. Principal risks identified include problems funding the long-term capital programme, and mitigating actions agreed that projects would be deferred, rescheduled over a longer time period, or potentially abandoned, rather than having to encash investments at a loss, or borrow at high rates to fund any shortfall. We also operate a Tender Panel as part of Financial Regulations which ensures that due consideration is given to the process before any work is awarded. Another potential risk identified is the age profile of Trustees, with most being over 70. However, we pay attention to a range of factors, including age, when vacancies arise, and determine required skills and knowledge, as well as individuals being able to commit their time voluntarily to the Liversage Trust.

We are registered with the Information Commissioner's Office (ICO) and undertook a considerable amount of work in 2017/18 to ensure compliance with the General Data Protection Regulation (GDPR) beginning May 2018. Throughout the current year, we have assessed performance and continue to refine our approach, including looking at alternative methods to dispose of confidential information, encrypting email accounts and reviewing policies and procedures.

#### **CONCLUSION**

Despite 2021/22 continuing to present significant challenges post COVID, the Charity nevertheless has met these 'head on' and has continued to achieve its principal object; providing affordable accommodation for older and frail elderly people and making grants for the relief of poverty in Derby. During the past year, the Trustee body has:

- kept all of our services open and running, tailoring our approach to meet the needs of residents and vulnerable individuals and provide essential support and assistance in an ever changing environment
- continued to provide grant awards to support local people in need of household items or in crisis
- maintained our properties in good repair and continued our ambitious capital programme, including exploring opportunities for future major development.


These are remarkable achievements, particularly taking into account the COVID challenges that the Charity faced and overcame not only in this year, but the previous year as well. See appendix one.

**The Liversage Trust**

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Finally, it would be remiss of me not to thank, on behalf of all Trustees, all the employees at the Trust and Liversage Court for their tireless efforts to keep residents and themselves safe during the pandemic, enabling us to continue to provide a service during those difficult times. I am sure those at Liversage Court acknowledge the financial help we received from Derby City Council which enabled us to provide a safer place in which to work and live.

Approved by order of the board of trustees on 28 November 2022 and signed on its behalf by:



.....  
Mrs Janet Till (Chair) - Trustee



**The Liversage Trust**  
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**for the Year Ended 31 March 2022**

**APPENDIX ONE**

**COVID Timeline:**

March 2020 - COVID outbreak; Government implements measures to shield and protect vulnerable individuals, including social distancing and promoting self-isolation particularly for those aged over 70 and vulnerable groups.

23 March - 'Lockdown' announcement; arrangements made for staff to work from home. Main office/Maintenance Depot closed. Liversage Court closed to visitors/family.

26 March - 'Lockdown' measures legally come into force - all non-essential services/ businesses required to work from home. Emergency repairs only being undertaken. Assistance provided to isolated residents, such as food shopping and collection of prescriptions.

30 March - Governance Arrangements / Framework agreed at Board meeting; all Trust meetings held virtually.

April / May - Limited staff in main office / Maintenance Depot, observing COVID requirements.

June / July 2020 - Phased re-opening and local 'lockdowns' come into force / restrictions eased. Full staff team returned to main office following re-organisation of office space and completion of risk assessment. Limited meetings held. New working methods introduced supporting social distancing. Weekly testing regime implemented in Care Homes.

September 2020 - Rule of 'six' / new restrictions introduced; main office remained operational, albeit at a reduced capacity, with staff working from home on a rota basis. Maintenance Depot continued to operate. Main office remained closed to residents and public, although allowing access for essential work-related meetings. Liversage Court remained closed to visitors.

October 2020 - Three- tier system of restrictions introduced. Established work practices continue.

November 2020 - Second national lockdown; arrangements continue following further risk assessment/current guidance. All committees remained virtual. New IT/Database support for WFH developed. Liversage Court continuing to operate as it had throughout the pandemic.

December 2020 - Second lockdown ends / restrictions eased, although tiered system of restrictions retained. Vaccinations started including staff at Liversage Court and residents. Despite this, COVID outbreak at Liversage Court..

January 2021 - Third national lockdown; staff arrangements continue in line with previously established working practices and updated risk assessments. Following COVID outbreak, CQC undertook an unannounced Infection Control Inspection on 28 January at Liversage Court, producing a report confirming robust COVID infection control processes in place and detailing no improvement requirements.

March 2021 - Liversage Court free of COVID. Sadly, eleven residents passed away during this period and 26 members of staff tested positive. All but three residents were infected. Liversage Court residents allowed one visit of a named individual; all visits take place in the 'Lodge', which was funded via Infection Control grant money.

April 2021 - Regular weekly testing at Liversage Court resumes following outbreak. Visiting restrictions continue to be relaxed, two visitors now allowed.

June 2021 - Lockdown staffing arrangements remain in place, taking account of the Step 3 extension (out of lockdown) arrangements until the end of June.

July 2021 - Staff return full time and office opened. First in-person meeting of Trustees held 26 July 2021.

August 2021 onwards - Working arrangements continue to be adapted to suit new requirements / practices necessary for 'living with COVID', including social distancing measures, testing, visiting arrangements etc. Regular review of requirements and risk assessments undertaken.

## **The Liversage Trust**

### **Statement of Trustees' Responsibilities for the Year Ended 31 March 2022**

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



## **Report of the Independent Auditors to the Trustees of The Liversage Trust**

### **Opinion**

We have audited the financial statements of The Liversage Trust (the 'charity') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

### **Basis for opinion**

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

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

### **Other information**

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the trustees Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## Report of the Independent Auditors to the Trustees of The Liversage Trust

### Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Discussions and correspondence with management, including known or suspected instances of non-compliance with laws and regulations and fraud
- Reviewing nominal ledger transactions with particular emphasis on journal entries posted by management
- Being alert throughout our work for anything considered unusual by virtue of size or nature

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

### Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Bourne & Co.  
Statutory Auditors  
3 Charnwood Street  
Derby  
Derbyshire  
DE1 2GY

28 November 2022



The Liversage Trust

Statement of Financial Activities  
for the Year Ended 31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>						
<b>Charitable activities</b>	4					
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby		2,011,330	-	-	2,011,330	1,945,828
Provide commercial premises for rent		183,309	-	-	183,309	187,958
Investment income	3	275,437	-	-	275,437	268,185
Other income		<u>56,424</u>	<u>-</u>	<u>-</u>	<u>56,424</u>	<u>65,652</u>
<b>Total</b>		2,526,500	-	-	2,526,500	2,467,623
<b>EXPENDITURE ON</b>						
<b>Charitable activities</b>	5					
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby		1,712,999	-	-	1,712,999	1,766,924
Support financial hardship of residents of Derby via Household fund and Chair's Crisis Fund		54,614	-	-	54,614	24,504
Provide commercial premises for rent		<u>11,233</u>	<u>-</u>	<u>-</u>	<u>11,233</u>	<u>-</u>
<b>Total</b>		1,778,846	-	-	1,778,846	1,791,428
Net gains on investments		<u>679,058</u>	<u>-</u>	<u>16,447</u>	<u>695,505</u>	<u>1,225,253</u>
<b>NET INCOME</b>		1,426,712	-	16,447	1,443,159	1,901,448
<b>RECONCILIATION OF FUNDS</b>						
<b>Total funds brought forward</b>		<u>22,501,103</u>	<u>-</u>	<u>236,258</u>	<u>22,737,361</u>	<u>20,835,913</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>23,927,815</u></u>	<u><u>-</u></u>	<u><u>252,705</u></u>	<u><u>24,180,520</u></u>	<u><u>22,737,361</u></u>

The notes form part of these financial statements

# The Liversage Trust

## Balance Sheet 31 March 2022

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
<b>FIXED ASSETS</b>						
Tangible assets	12	11,275,771	-	-	11,275,771	11,237,669
<b>Investments</b>						
Investments	13	9,626,236	-	252,705	9,878,941	8,926,298
Investment property	14	<u>2,707,624</u>	<u>-</u>	<u>-</u>	<u>2,707,624</u>	<u>2,532,388</u>
		23,609,631	-	252,705	23,862,336	22,696,355
<b>CURRENT ASSETS</b>						
Debtors: amounts falling due within one year	15	141,522	-	-	141,522	187,514
Cash at bank and in hand		<u>449,181</u>	<u>-</u>	<u>-</u>	<u>449,181</u>	<u>165,723</u>
		590,703	-	-	590,703	353,237
<b>CREDITORS</b>						
Amounts falling due within one year	16	(272,519)	-	-	(272,519)	(312,231)
<b>NET CURRENT ASSETS</b>		<u>318,184</u>	<u>-</u>	<u>-</u>	<u>318,184</u>	<u>41,006</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>23,927,815</u>	<u>-</u>	<u>252,705</u>	<u>24,180,520</u>	<u>22,737,361</u>
<b>NET ASSETS</b>		<u><u>23,927,815</u></u>	<u><u>-</u></u>	<u><u>252,705</u></u>	<u><u>24,180,520</u></u>	<u><u>22,737,361</u></u>
<b>FUNDS</b>	17					
Unrestricted funds					23,927,815	22,501,103
Endowment funds					<u>252,705</u>	<u>236,258</u>
<b>TOTAL FUNDS</b>					<u><u>24,180,520</u></u>	<u><u>22,737,361</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28<sup>th</sup> November 2022 and were signed on its behalf by:



Mrs Janet Till (Chair) - Trustee



Mr Malcolm Allsop (Vice Chair) - Trustee

The notes form part of these financial statements



**The Liversage Trust**

**Cash Flow Statement  
for the Year Ended 31 March 2022**

	Notes	2022 £	2021 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	648,672	589,879
Finance costs paid		<u>(3,266)</u>	<u>(2,770)</u>
Net cash provided by operating activities		<u>645,406</u>	<u>587,109</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(205,012)	(199,400)
Purchase of fixed asset investments		(648,145)	(1,440,467)
Purchase of investment property		(26,032)	(17,388)
Sale of fixed asset investments		241,804	567,199
Interest received		<u>275,437</u>	<u>268,185</u>
Net cash used in investing activities		<u>(361,948)</u>	<u>(821,871)</u>
<b>Change in cash and cash equivalents in the reporting period</b>			
		283,458	(234,762)
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>165,723</u>	<u>400,485</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>449,181</u></u>	<u><u>165,723</u></u>

The notes form part of these financial statements

**The Liversage Trust**

**Notes to the Cash Flow Statement  
for the Year Ended 31 March 2022**

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	2022 £	2021 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	1,443,159	1,901,448
<b>Adjustments for:</b>		
Depreciation charges	166,910	123,095
Gain on investments	(695,505)	(1,225,253)
Interest received	(275,437)	(268,185)
Finance costs	3,266	2,770
Decrease in stocks	-	2,471
Decrease/(increase) in debtors	45,992	(105,851)
(Decrease)/increase in creditors	(39,713)	159,384
<b>Net cash provided by operations</b>	<u>648,672</u>	<u>589,879</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS**

	At 1.4.21 £	Cash flow £	At 31.3.22 £
<b>Net cash</b>			
Cash at bank and in hand	<u>165,723</u>	<u>283,458</u>	<u>449,181</u>
	<u>165,723</u>	<u>283,458</u>	<u>449,181</u>
<b>Total</b>	<u>165,723</u>	<u>283,458</u>	<u>449,181</u>



## The Liversage Trust

### Notes to the Financial Statements for the Year Ended 31 March 2022

#### 1. STATUTORY INFORMATION

The presentation currency of the financial statements is the Pound Sterling (£).

#### 2. ACCOUNTING POLICIES

##### Basis of preparing the financial statements

The financial statements of the charity, 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 Charities Act 2011. 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.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

##### Tangible fixed assets

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

Housing properties for letting	- 10% on cost, 5% on cost, not provided and between 15 to 50 years
Non-social housing properties	- not provided and between 15 to 50 years
Fixtures and fittings	- 33% on reducing balance, 20% on reducing balance and 10% on cost
Motor vehicles	- 25% on reducing balance

Property components lifespan are as defined in DCLG Decent Homes Guidance Annex A.

The Board of Trustees has not accounted for depreciation on its housing properties and non-social housing properties on the grounds that their estimated remaining useful economic life exceeds 50 years.

##### Housing properties

Housing properties are principally properties available for rent and are stated at cost/valuation 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, development costs, interest charges incurred during development and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in an increase in the net rental income, including a reduction in maintenance costs or result in significant extension of the useful economic life of the property.

Housing properties are included at valuation up to and including the last valuation.

Housing properties constructed since 1991 are included at cost and not depreciated. Component additions since April 2011 are capitalised and the component is depreciated over its deemed useful life.

Housing properties in the course of construction are included at cost and not depreciated.

The disposal proceeds from properties owned outright are included in turnover and the surplus or deficit is accounted for in the Statement of Financial Activities in the period in which the disposal occurs as the difference between the net sale proceeds and the net carrying value.

## **The Liversage Trust**

### **Notes to the Financial Statements - continued for the Year Ended 31 March 2022**

#### **2. ACCOUNTING POLICIES - continued**

##### **Tangible fixed assets**

##### **Works to existing housing properties**

Expenditure on existing housing properties is capitalised when it is either capable of generating increased future rents, extends their useful economic lives or significantly reduces future maintenance costs. All other expenditure in respect of general repairs to housing stock is charged to the Statement of Financial activities as incurred.

##### **Impairment**

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

Impairments that are a result of a major reduction in the service potential of a property are recognised in the Statement of Financial Activities. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the Statement of Financial Activities.

##### **Social Housing Grant (SHG) and Other Grants**

Grants received as a contribution towards revenue expenditure are matched against that expenditure by being included in turnover in the Statement of Financial Activities. The related expenditure is included under operating costs. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

Grants received as a contribution towards the capital cost of a scheme and its properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

In certain circumstances, such as the sale of housing properties, SHG may be repayable, and, in that event, is a subordinated debt and is accounted for as soon as the liability arises within creditors; amounts falling due within one year.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Value added tax**

The Trust is not registered for value added tax. All expenditure where applicable is shown inclusive of value added tax.

##### **Fund accounting**

Unrestricted funds 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.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

##### **Investments**

Investments are carried at market value. Upwards revaluations are reported in the Statement of Financial Activities and credited to a general reserve or the designated fund in which the investment is held. Diminutions in value are recognised in the Statement of Financial Activities until the investment revaluation reserve in respect of that asset no longer exists.

##### **Going concern**

After reviewing the Charity's forecasts and projections, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The Charity, therefore continues to adopt the going concern policy in preparing its financial statements.



The Liversage Trust

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

3. INVESTMENT INCOME

	2022 £	2021 £
Bank interest	24	168
NAACIF & M&G Charifund interest	247,431	241,243
COIF interest	<u>27,982</u>	<u>26,774</u>
	<u>275,437</u>	<u>268,185</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2022 £	2021 £
Almshouse & market property rents	Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	876,054	872,093
Care home residential fees	Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	1,135,276	1,073,735
Commercial rents	Provide commercial premises for rent	<u>183,309</u>	<u>187,958</u>
		<u>2,194,639</u>	<u>2,133,786</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	1,565,672	50,647	96,680	1,712,999
Support financial hardship of residents of Derby via Household fund and Chair's Crisis Fund	-	54,614	-	54,614
Provide commercial premises for rent	<u>11,233</u>	<u>-</u>	<u>-</u>	<u>11,233</u>
	<u>1,576,905</u>	<u>105,261</u>	<u>96,680</u>	<u>1,778,846</u>

6. GRANTS PAYABLE

	2022 £	2021 £
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	50,647	51,092
Support financial hardship of residents of Derby via Household fund and Chair's Crisis Fund	<u>54,614</u>	<u>24,504</u>
	<u>105,261</u>	<u>75,596</u>

**The Liversage Trust**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022**

**6. GRANTS PAYABLE - continued**

The total grants paid to individuals during the year was as follows:

	2022 £	2021 £
Winter fuel and water payments	38,100	39,451
Christmas presents - Almshouse residents	9,047	9,091
Residents' outings	-	18
Amenities fund	800	(800)
Household fund	52,474	24,289
Chair's Crisis Fund	2,140	260
Christmas hampers	1,900	1,900
Christmas presents - Care Home residents	800	800
Fees shortfall contributions	-	587
	<u>105,261</u>	<u>75,596</u>

**7. SUPPORT COSTS**

Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby

Governance  
costs  
£

96,680

Included in support costs are Auditors' remuneration which amounted to £5,000 (2021 - £5,000) and other non-audit services which amounted to £9,896 (2021 - £9,910).

**8. AUDITORS' REMUNERATION**

	2022 £	2021 £
Fees payable to the charity's auditors for the audit of the charity's financial statements	<u>5,000</u>	<u>5,000</u>

**9. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

**Trustees' expenses**

Expenses totalling £200 (2021- £200) were reimbursed to trustees during the year ended 31 March 2022.

**10. STAFF COSTS**

	2022 £	2021 £
Wages and salaries	964,599	977,831
Social security costs	70,863	71,774
Other pension costs	17,112	16,628
	<u>1,052,574</u>	<u>1,066,233</u>

The average monthly number of employees during the year was as follows:

	2022	2021
Senior management	2	2
Office staff	5	5
Maintenance staff	4	4
Resident support and care home staff	<u>40</u>	<u>38</u>
	<u>51</u>	<u>49</u>

No employees received emoluments in excess of £60,000.



The Liversage Trust

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>				
<b>Charitable activities</b>				
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	1,945,828	-	-	1,945,828
Provide commercial premises for rent	187,958	-	-	187,958
Investment income	268,185	-	-	268,185
Other income	65,652	-	-	65,652
<b>Total</b>	<b>2,467,623</b>	<b>-</b>	<b>-</b>	<b>2,467,623</b>
<b>EXPENDITURE ON</b>				
<b>Charitable activities</b>				
Provide accommodation via almshouses, sheltered housing and a residential care home for the residents of Derby	1,766,924	-	-	1,766,924
Support financial hardship of residents of Derby via Household fund and Chair's Crisis Fund	24,504	-	-	24,504
<b>Total</b>	<b>1,791,428</b>	<b>-</b>	<b>-</b>	<b>1,791,428</b>
Net gains on investments	1,181,495	-	43,758	1,225,253
<b>NET INCOME</b>	<b>1,857,690</b>	<b>-</b>	<b>43,758</b>	<b>1,901,448</b>
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	20,643,413	-	192,500	20,835,913
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>22,501,103</b>	<b>-</b>	<b>236,258</b>	<b>22,737,361</b>

12. TANGIBLE FIXED ASSETS

	Housing properties for letting £	Non-social housing properties £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>					
At 1 April 2021	10,271,682	1,200,054	365,141	13,900	11,850,777
Additions	168,805	5,203	31,004	-	205,012
At 31 March 2022	10,440,487	1,205,257	396,145	13,900	12,055,789
<b>DEPRECIATION</b>					
At 1 April 2021	386,404	16,493	200,709	9,502	613,108
Charge for year	86,901	3,180	73,354	3,475	166,910
At 31 March 2022	473,305	19,673	274,063	12,977	780,018
<b>NET BOOK VALUE</b>					
At 31 March 2022	9,967,182	1,185,584	122,082	923	11,275,771
At 31 March 2021	9,885,278	1,183,561	164,432	4,398	11,237,669

**The Liversage Trust**

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022**

**13. FIXED ASSET INVESTMENTS**

	Listed investments £	Cash and settlements pending £	Totals £
<b>MARKET VALUE</b>			
At 1 April 2021	7,110,107	1,816,191	8,926,298
Additions	104,912	543,233	648,145
Disposals	-	(241,804)	(241,804)
Revaluations	<u>546,302</u>	<u>-</u>	<u>546,302</u>
At 31 March 2022	<u>7,761,321</u>	<u>2,117,620</u>	<u>9,878,941</u>
<b>NET BOOK VALUE</b>			
At 31 March 2022	<u>7,761,321</u>	<u>2,117,620</u>	<u>9,878,941</u>
At 31 March 2021	<u>7,110,107</u>	<u>1,816,191</u>	<u>8,926,298</u>

There were no investment assets outside the UK.

At 31 March 2022, the investment portfolio included the following investments which represented a material proportion of the portfolio as a whole; M&G Securities Income Funds £3,521,298 (35.64%), M&G Securities Charity Multi Asset Accumulation Funds £3,444,377 (34.87%), CCLA Income units £795,646 (8.05%) and funds held on COIF Charities Deposit Account £2,117,620 (21.44%).

Cost or valuation at 31 March 2022 is represented by:

	Listed investments £	Cash and settlements pending £	Totals £
Valuation in 2022	546,302	-	546,302
Cost	<u>7,215,019</u>	<u>2,117,620</u>	<u>9,332,639</u>
	<u>7,761,321</u>	<u>2,117,620</u>	<u>9,878,941</u>

**14. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 April 2021	2,532,388
Additions	26,032
Revaluation	<u>149,204</u>
At 31 March 2022	<u>2,707,624</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>2,707,624</u>
At 31 March 2021	<u>2,532,388</u>

Fair value at 31 March 2022 is represented by:

	£
Valuation in 2022	149,204
Cost	<u>2,558,420</u>
	<u>2,707,624</u>

The investment properties were last revalued at 31 March 2022 by Messrs. Milner & Co., Chartered Surveyors on an investment basis.



The Liversage Trust

Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Rents, maintenance contributions and care home fees outstanding	83,259	143,363
Other debtors	32,775	32,775
Prepayments and accrued income	25,488	11,376
	<u>141,522</u>	<u>187,514</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Payments on account	47,630	104,065
Trade creditors	39,417	73,029
Social security and other taxes	18,542	14,188
Other creditors	111,526	96,122
Accrued expenses	55,404	24,827
	<u>272,519</u>	<u>312,231</u>

17. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	Transfers between funds	At 31.3.22
	£	£	£	£
<b>Unrestricted funds</b>				
General reserves	14,476,187	960,478	(401,711)	15,034,954
Extraordinary Repair Fund	2,221,914	241,220	169,521	2,632,655
Cyclical Maintenance Fund	678,714	62,235	(41,114)	699,835
Property Development Fund	2,404,447	40,387	253,968	2,698,802
Asset Replacement Reserve	82,224	-	(664)	81,560
Charitable Fund	436,490	-	-	436,490
Liversage Court- Fee Shortfall Fund	22,977	-	-	22,977
Liversage Court- Equalisation Fund	145,000	-	-	145,000
Queen Victoria Loan Fund	1,380,933	122,392	-	1,503,325
Liversage Court - Depreciation fund	652,217	-	20,000	672,217
	<u>22,501,103</u>	<u>1,426,712</u>	<u>-</u>	<u>23,927,815</u>
<b>Endowment funds</b>				
General Endowment	236,258	16,447	-	252,705
	<u>22,737,361</u>	<u>1,443,159</u>	<u>-</u>	<u>24,180,520</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted funds</b>				
General reserves	2,421,589	(1,782,320)	321,209	960,478
Extraordinary Repair Fund	92,463	3,474	145,283	241,220
Cyclical Maintenance Fund	-	-	62,235	62,235
Property Development Fund	12,448	-	27,939	40,387
Queen Victoria Loan Fund	-	-	122,392	122,392
	<u>2,526,500</u>	<u>(1,778,846)</u>	<u>679,058</u>	<u>1,426,712</u>
<b>Endowment funds</b>				
General Endowment	-	-	16,447	16,447
	<u>2,526,500</u>	<u>(1,778,846)</u>	<u>695,505</u>	<u>1,443,159</u>

# The Liversage Trust

## Notes to the Financial Statements - continued for the Year Ended 31 March 2022

### 17. MOVEMENT IN FUNDS - continued

#### Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
<b>Unrestricted funds</b>				
General reserves	14,172,193	882,541	(578,547)	14,476,187
Extraordinary Repair Fund	1,548,857	480,991	192,066	2,221,914
Cyclical Maintenance Fund	596,444	125,909	(43,639)	678,714
Property Development Fund	1,970,128	81,707	352,612	2,404,447
Asset Replacement Reserve	88,716	-	(6,492)	82,224
Charitable Fund	436,490	-	-	436,490
Liversage Court- Fee Shortfall Fund	22,977	-	-	22,977
Liversage Court- Equalisation Fund	116,000	-	29,000	145,000
Queen Victoria Loan Fund	1,094,391	286,542	-	1,380,933
Liversage Court - Depreciation fund	597,217	-	55,000	652,217
	20,643,413	1,857,690	-	22,501,103
<b>Endowment funds</b>				
General Endowment	192,500	43,758	-	236,258
<b>TOTAL FUNDS</b>	<u>20,835,913</u>	<u>1,901,448</u>	<u>-</u>	<u>22,737,361</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General reserves	2,356,180	(1,791,428)	317,789	882,541
Extraordinary Repair Fund	77,843	-	403,148	480,991
Cyclical Maintenance Fund	20,377	-	105,532	125,909
Property Development Fund	13,223	-	68,484	81,707
Queen Victoria Loan Fund	-	-	286,542	286,542
	2,467,623	(1,791,428)	1,181,495	1,857,690
<b>Endowment funds</b>				
General Endowment	-	-	43,758	43,758
<b>TOTAL FUNDS</b>	<u>2,467,623</u>	<u>(1,791,428)</u>	<u>1,225,253</u>	<u>1,901,448</u>

#### Endowment funds

The income of the Endowment Fund may be used for any purposes that are "exclusively charitable" and is therefore classified as unrestricted.

#### Unrestricted funds

Unrestricted funds are available for any purpose appropriate to the Trust's charitable objects.

#### Unrestricted designated funds

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.



## **The Liversage Trust**

### **Notes to the Financial Statements - continued for the Year Ended 31 March 2022**

#### **17. MOVEMENT IN FUNDS - continued**

##### **Endowment funds - continued**

The Trust designates those reserves set aside for future major repairs on all its housing properties and for cyclical maintenance fund including Liversage Court Care Home. The amounts set aside are based on a stock condition survey of the Trust's housing properties and represents the expenditure that cannot be met from the Registered Provider's future rental income stream. The designated reserve is the amount that the Board estimates is required for future major repairs.

##### **Property Development fund**

This fund was set up to fund the development of residential and commercial properties.

##### **Asset Replacement Reserve fund**

This fund was established to maintain the assets of the Trust and Liversage Court Care Home, such as fixtures and fittings and motor vehicles.

##### **Charitable fund**

This fund was established in the face of increasing demands for charitable relief for beneficiaries.

##### **Liversage Court Fee shortfall fund**

This fund was established to meet the costs of Liversage Court fees for qualifying residents assessed to be in need, hardship or distress who cannot afford to the pay full fee levels charged.

##### **Liversage Court Equalisation fund**

This fund was set up to help offset any future deficits that may occur as a result of income shortfalls.

##### **Queen Victoria Loan fund**

This fund was established to assist with capital projects of The Liversage Trust.

##### **Liversage Court Depreciation fund**

This fund was established to fund schemes of an extraordinary nature for Liversage Court.

#### **18. EMPLOYEE BENEFIT OBLIGATIONS**

The Trust operates two defined contribution pension scheme for its employees. Both schemes are open to all employees with the Trust contributing 3% of the employees gross earnings to one and 2% of qualifying earnings to another. Funds are held in separately administered funds. Total contributions in the year to both schemes amounted to £17,112 (2021 - £16,628).

The amount owed at 31 March 2022 was £3,881 (2021 - £5,601).

#### **19. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 March 2022 nor for the year ended 31 March 2021.