

CHARITY REGISTERED NUMBER:1161825

DANIEL TAYLOR ALMSHOUSE CIO

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

**ALDERS
CHARTERED CERTIFIED ACCOUNTANTS
26-28 WEST STREET
BRIDPORT
DORSET
DT6 3QP**

DANIEL TAYLOR ALMSHOUSE CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Registered Charity Number: 1161825

Trustees:
D A Partridge
K Day (resigned 8 April 2022)
W A Broadley (resigned 30 March 2022)
Joseph Burlington (appointed 8 April 2022)
James Boardman (appointed 11 April 2022)

Registered Office:
26-28 West Street
Bridport
Dorset
DT6 3QP

Accountants:
Alders
Chartered Certified Accountants
26-28 West Street
Bridport
Dorset
DT6 3QP

Bankers:
Nat West Bank
94 High Street
Honiton
EX14 1JL

DANIEL TAYLOR ALMSHOUSE CIO
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 MARCH 2022

The Trustees present their report and the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

Structure, Governance and Management

Governing document

The charity converted to Charitable Incorporated Organisation on 9 September 2019.

A new governing document was adopted on 27 February 2020.

Objectives and activities

The principal activity of the company is to provide for and maintain the Alms Houses in South Street Bridport for the benefit of the poor and needy of Bridport.

Achievements and performance

In the past year on our South Street site, we have been undoing some of the inappropriate work which carried out in the 1960's, removing cement render and insulating with what we now know to be the good stuff, mainly insulated lime mortar and pointing the exterior with lime pointing. We have also fitted two new kitchens and entirely revamped the interiors and separated unit 2 from the south wing of The Porch House thus creating two homes where there was one before all be it smaller ones.

Financial review

The charity has made a surplus on its charitable activities of £9,008 in the year.

Full details are shown in the statement of financial activities and supporting notes.

Plans for future periods

In addition to the work on South Street we have been getting on with work on Chancery House. This brings forth the possibility that not only will we create homes for the poorly housed, there are 133 singles people/couples requiring a one bed home, or a bedroom in a shares house and 55 families requiring a 2 bed homes on the council waiting list, but also increase our income by 200% which will hope will allow us to create a virtuous circle of continuous investment in social housing. We see no circumstances in which there will not be a requirement for social housing in Bridport particularly that in almshouses

Continued

DANIEL TAYLOR ALMSHOUSE CIO
TRUSTEES' ANNUAL REPORT (Continued)
FOR THE YEAR ENDED 31 MARCH 2022

Trustees' responsibilities in relation to the financial statements

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

Charity law requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for the year. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 8 July 2022 and signed on its behalf.

James Boardman

Trustee.

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF DANIEL TAYLOR ALMSHOUSE CIO
FOR THE YEAR ENDED 31 MARCH 2022

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 March 2022 which are set out on pages 5 to 10

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

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 company'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 that in any material respect:

1. accounting records were not kept in respect of the company as required by section 130 of the 2011 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 2011 Act.
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 (FRS102).

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.

Alders
Chartered Certified Accountants
26-28 West Street
Bridport
Dorset
DT6 3QP

Dated 11 July 2022

DANIEL TAYLOR ALMSHOUSE CIO
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Note	Total Unrestricted Funds £	Total Funds 2022 £	Funds 2021 £
Income and endowments from:				
Other trading activities	2	26,261	26,261	25,311
Total income and endowments		<u>26,261</u>	<u>26,261</u>	<u>25,311</u>
Expenditure on:				
Charitable activities	3	9,279	9,279	9,459
Other	4	7,974	7,974	6,832
Total resources expended		<u>17,253</u>	<u>17,253</u>	<u>16,291</u>
Net incoming resources before revaluations and investment asset disposals		<u>9,008</u>	<u>9,008</u>	<u>9,020</u>
Gains on revaluations of fixed assets		<u>26,801</u>	<u>26,801</u>	<u>44,077</u>
Net movement in funds		<u>35,809</u>	<u>35,809</u>	<u>53,097</u>
Total funds brought forward		<u>363,039</u>	<u>363,039</u>	<u>309,942</u>
Total funds carried forward		<u><u>398,848</u></u>	<u><u>398,848</u></u>	<u><u>363,039</u></u>

All income and expenditure derive from continuing activities.

DANIEL TAYLOR ALMSHOUSE CIO

BALANCE SHEET

AT 31 MARCH 2022

	Note	2022	2021
		£	£
Tangible fixed assets			
Tangible assets	5	151,225	116,043
Investments	6	240,122	236,321
		<u>391,347</u>	<u>352,364</u>
Current assets			
Debtors	7	413	474
Bank accounts		7,598	10,621
		<u>8,011</u>	<u>11,095</u>
Creditors			
Amounts falling due within one year	8	510	420
Net current assets		<u>7,501</u>	<u>10,675</u>
Total assets less current liabilities		<u>398,848</u>	<u>363,039</u>
Net assets		<u>398,848</u>	<u>363,039</u>
Capital funds			
Unrestricted funds		<u>398,848</u>	<u>363,039</u>
Total funds		<u>398,848</u>	<u>363,039</u>

Approved by the trustees on 8 July 2022 and signed on its behalf.

D A Partridge

The annexed notes form part of these financial statements.

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. Accounting policies

The financial statements have been prepared under the historical cost convention in accordance with the accounting policies set out below.

These financial statements have been prepared in accordance with FRS102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Incoming resources

All incoming resources are included in the SOFA when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold improvements	4% per annum of cost
-----------------------	----------------------

2. Income

	Unrestricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Other trading activities			
Rents receivable	25,276	25,276	23,229
Energy rebates	985	985	1,832
Sundry income	-	-	250
	26,261	26,261	25,311

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2022

3. Expenditure on charitable activities

	2022	2021
	£	£
Insurance	1,713	1,408
Water rates	822	1,642
Light and heat	3,756	3,323
Property repairs	2,988	3,086
	<u>9,279</u>	<u>9,459</u>
	<u><u>9,279</u></u>	<u><u>9,459</u></u>

4. Other costs

	2022	2021
	£	£
Subscriptions	202	197
Bank charges	72	149
Administration costs	314	803
Depreciation	7,386	5,683
	<u>7,974</u>	<u>6,832</u>
	<u><u>7,974</u></u>	<u><u>6,832</u></u>

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2022

5. Tangible fixed assets

	Land and Buildings £
Cost:	
At 1 April 2021	142,070
Additions	42,568
At 31 March 2022	184,638
Depreciation:	
At 1 April 2021	26,027
Charge for the year	7,386
At 31 March 2022	33,413
Net book value:	
At 31 March 2022	151,225
At 31 March 2021	116,043

6. Fixed asset investments

	Listed £
Cost:	
At 1 April 2021	236,321
Surplus on revaluation	26,801
Disposals	(23,000)
At 31 March 2022	240,122
Net Book Values:	
As at 31 March 2022	240,122
As at 31 March 2021	236,321

DANIEL TAYLOR ALMSHOUSE CIO
NOTES TO THE FINANCIAL STATEMENTS (Continued)
FOR THE YEAR ENDED 31 MARCH 2022

7. Debtors and prepayments

	2022	2021
	£	£
Prepayments	413	474
	<u> </u>	<u> </u>

8. Creditors

	2022	2021
	£	£
Sundry Creditors	510	420
	<u> </u>	<u> </u>

9. Financial Instruments

The company had the following financial instruments:

	2022	2021
	£	£
Financial assets at fair value through profit or loss		
Fixed asset investments	240,122	236,321
	<u> </u>	<u> </u>