BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales · Charity number 1162066

Details

Other names	BWMH
Status	Registered
Legal form	Charitable company
Company number	08867218
Registered	2015-06-09
Register	View on the Charity Commission register

Contact

Address	12A Memorial Homes Castle Lane West Bournemouth BH8 9TP
Phone	01202302881
Email	estatemanager@bwmh.org.uk
Website	www.bwmh.org.uk

Activities

Objects: THE CHARITY'S OBJECTS ARE SPECIFICALLY RESTRICTED TO THE FOLLOWING:4.1 THE RELIEF OF BENEFICIARIES WHO ARE IN NEED BY REASON OF ILL HEALTH. DISABILITY, FINANCIAL HARDSHIP OR OTHER SOCIAL OR ECONOMIC DISADVANTAGE THROUGH THE PROVISION OF ACCOMMODATION.4.2 SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE BENEFICIARIES AS ARE EXCLUSIVELY CHARITABLE ACCORDING TO THE LAWS OF ENGLAND AND WALES AS THE TRUSTEES SHALL DECIDE.4.3 IF AND IN SO FAR AS THE INCOME OF THE CHARITY CANNOT BE APPLIED TOWARDS THE OBJECTS ABOVE IT MAY BE APPLIED FOR ANY OTHER CHARITABLE PURPOSE PROVIDING ASSISTANCE TO BENEFICIARIES."BENEFICIARIES" MEANS FORMER MEMBERS OF THE MERCHANT NAVY, FORMER SERVICE PERSONNEL OF THE ARMED FORCES OF THE CROWN AND WIDOWS, WIDOWERS AND SURVIVING DEPENDANTS OF MEN OR WOMEN WHO HAVE SERVED IN THE MERCHANT NAVY OR ARMED FORCES OF THE CROWN AND WHO ARE IN NEED OR VULNERABLE BY REASON OF THEIR PHYSICAL OR MENTAL HEALTH, SOCIAL OR ECONOMIC CIRCUMSTANCES, WITH A PREFERENCE FOR PEOPLE WHO RESIDE OR HAVE RESIDED IN THE BOROUGH OF BOURNEMOUTH.

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Activities: The charity operates as a landlord letting its own flats and bungalows to ex service men and women and their families

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- Bournemouth

Finances

Period end	Income	Expenditure	Assets	Employees
2024-09-30	£525,785	£337,245	£5,263,788	3
2023-09-30	£465,888	£348,867	-	-
2022-09-30	£429,783	£328,593	-	-
2021-09-30	£413,351	£308,447	-	-
2020-09-30	£399,564	£328,855	-	-

Trustees

Name	Role	Appointed
PETER ANTHONY MATTHEWS	Chair	2014-01-29
GORDON ANDREW LONG FCA		2014-01-29
Mark John Powell		2015-05-27
Natalie Jayne Burman		2024-06-20
RICARDO DOMINIC COBELLI OBE		2014-01-29
Sophie Round		2016-11-11

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BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales - Charity number 1162066

Accounts

Charity Registration No. 1162066

Company Registration No. 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2024

10 Bridge Street
Christchurch
Dorset
BH23 1EF

BOURNEMOUTH WAR MEMORIAL HOMES

CONTENTS

	Page
Company information	1
Trustees' report	2 - 5
Statement of Trustees' responsibilities	6
Independent auditor's report	7 - 10
Statement of financial activities	11
Balance sheet	12
Statement of cash flows	13
Notes to the financial statements	14 - 26

BOURNEMOUTH WAR MEMORIAL HOMES

COMPANY INFORMATION

Trustees	Air Commodore R Cobelli OBE RAF (Ret'd)	
	Mr. G Long	
	Mrs. S Round	
	Mr. M Powell	
	Mr. P Matthews	
	Ms. N J Burman	(Appointed 20 June 2024)
Charity number	1162066	
Company number	08867218	
Registered office	12a Woodsford Green Castle Lane West Bournemouth Dorset BH8 9TP	
Auditor	TC Group 10 Bridge Street Christchurch Dorset BH23 1EF	

The Trustees present their report and accounts for the year ended 30 September 2024.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Objectives and activities

The Bournemouth War Memorial Homes charity was founded soon after the 1939 - 1945 war, through the creation of a Trust Deed, which governed the running of the homes. On 29 January 2014 a new limited company (Company No 08867218) was incorporated to take over the old unincorporated charitable trust. The new company was formally registered with the Charity Commission on 9th June 2015 (Registered No 1162066) and all of the assets were transferred across on 1st October 2015.

The Homes comprise fifty-three individual properties in Castle Lane West and Jewell Road, one home in Ibbertson Road and five purpose-built properties in Poppy Lane - a total of 59 properties, all in Bournemouth. These are provided at a subsidised differential rent, dependent on the property type, to former service personnel of the Armed Forces of the Crown and former members of the Merchant Navy and their dependents who are in need or vulnerable by reason of their physical or mental health, social or economic circumstances with preference given to those who reside or have resided in the Borough of Bournemouth.

The Trustees' objective is to run the Homes in an efficient way and to maintain the high standards of accommodation for the benefit of its residents. At the same time, the Trustees are very conscious of the estate's management and maintenance expenditure and seek to keep these costs well under control.

The estate manager (Tracy Poole) is responsible to the Trustees for the management of the Homes. Tracy and her team oversee the estate on a day-to-day basis and have regular meetings with the Trustees and residents to deal with any matters arising. Services provided to the residents include the:

- provision of a call alarm system
- inspection and maintenance of central heating
- cleaning of communal areas
- maintenance of communal grounds
- maintenance of all properties

In setting our objectives and planning our activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and confirm they have complied with the duty in Section 4 of the Charity Act 2006.

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

Achievements and performance

Rents are reviewed annually & are linked to the estimated commercial rents for similar properties in the vicinity before applying a discount. All rents are discounted by at least 30% with a higher level of discount for elderly residents. In addition, the Trustees make grants in cases of hardship.

In this financial year, a significant number of our older properties have been refurbished, as they became vacant. These required a complete updating of the electrical and heating/hot water systems, along with replacement kitchens & bathrooms, redecoration, and replacement of carpets.

General improvements to the Homes have continued with kitchens, bathrooms and old and inefficient boilers being replaced, as necessary. When a property becomes vacant, it is refurbished and redecorated prior to the arrival of the new tenant.

The Trustees are looking for other opportunities to expand the number of properties available to help alleviate our waiting list.

Plans for the future

As mentioned last year, planning permission has been granted for the redevelopment of redundant garages into purpose-built accommodation. Our architects and project managers have prepared detailed costings and specifications, and the Trustees expect to appoint builders shortly. The building work will commence later this year. This is a substantial project, and we are delighted to say that our application to The Armed Forces Covenant Fund Trust, to assist with the funding, was approved and they have agreed to contribute £500,000 to this project. We are extremely grateful for their help with this project. More on this can be found on https://bwmh.org.uk/news/.

We have also made applications to other organisations to assist with the funding of this project and are currently waiting to hear if our requests have been successful.

If the opportunity to acquire or construct new properties becomes available, then such projects will be robustly assessed and undertaken if they fit with the overall objectives of the charity.

Financial review

The trustees endeavour to retain sufficient reserves to meet future repair and other expenditure as required. Funds are also retained for the acquisition or construction of additional properties.

Surplus funds are invested or held on deposit. Brooks Macdonald manage our investments alongside CCLA Investment Management Limited. At the year end, the investments were valued at £794,300 (Note 15).

Following the appointment of Brooks Macdonald, the Trustees have agreed an Investment Policy. Our investment objectives are to produce the best financial returns within an acceptable level of risk. Income from our investments is not crucial to our activities and on this basis we are looking to maximise capital growth. Investments that conflict with our objectives will be excluded.

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

At the end of the year unrestricted reserves amounted to £5,257,869 (2023 - £4,993,626) and restricted reserves amounted to £5,919 (2023 - £3,179). Included in the unrestricted reserves at the year end is a fair value reserve of £129,521 (2023 - £51,078). This fair value reserve represents the unrealised profits held in the investment portfolio.

The board is committed to maintaining a reserve holding of £300,000 at all times with any surplus being available for project and enhancement works. The current reserves are considered to be sufficient.

The Trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee and registered with the Charity Commission in June 2015 and is therefore subject to the provisions of the Charities Acts.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

Air Commodore R Cobelli OBE RAF(Ret'd)
Mr. G Long
Mrs. S Round
Mr. M Powell
Mr. P Matthews
Ms. N J Burman (Appointed 20 June 2024)

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

The charity's governing document is its Articles of Association, which was approved by Special Resolution dated 30 April 2015.

There must be at least three trustees. Trustees, who are also the directors for the purpose of company law, are appointed by ordinary resolution of the trustees and one-third of the trustees must retire at each annual general meeting. In selecting individuals for appointment as trustees, the trustees are mindful of the skills, knowledge and experience needed for the effective administration of the charity. When the Trustees consider there is a shortfall in the skills, knowledge and experience of existing trustees, they endeavour to recruit new trustees who can fill those gaps. Details of vacancies will be circulated to groups with connections to the Homes. Potential new trustees will be interviewed by the existing Trustees and Estate Manager. On acceptance of their appointment, new trustees will be required to undertake a period of induction with the existing trustees and estate manager, to fully understand the objectives and workings of the Charity.

Decisions are made by the trustees, and the day-to-day administration is delegated to the estate manager.

We are members of the Confederation of Service Charities (Cobseo). Cobseo represents the whole Serving and Veterans Community and adherence to their regulations is a condition of membership.

Auditor

In accordance with the company's articles, a resolution proposing that TC Group be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

The Trustees' report was approved by the Board of Trustees.

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Air Commodore R Cobelli OBE RAF(Ret'd)

Trustee

Dated: 27 March 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2024

The Trustees, who are also the directors of Bournemouth War Memorial Homes for the purpose of company law, 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).

Company Law 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 charitable company for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOURNEMOUTH WAR MEMORIAL HOMES

Opinion

We have audited the financial statements of Bournemouth War Memorial Homes (the 'charity') for the year ended 30 September 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 30 September 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the 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 company'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the 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 charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102 and the Companies Act 2006) and the relevant tax compliance regulations in the UK;
- We considered the legal and regulatory principles in the Charity SORP
- We considered the nature of the industry, the control environment and business performance, including the key drivers for management's remuneration;
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. These include Health and Safety, employment law, building insurance, public liability insurance and licencing. The Trustees use an external firm for Health and Safety and employment law, as they believe this will ensure up to date knowledge and systems are used.
- We considered and reviewed the procedures and controls that the company has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls. These include the review of authorisation limits for bank transactions, authorisation for BACS payment and the review of the computerised booking system.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. These include Health and Safety, Employment Law and Licencing. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

Dean Pullen FCCA (Senior Statutory Auditor)
for and on behalf of TC Group

Statutory Auditor
Office: Christchurch

Date: 7/4/25

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income and endowments from:							
Donations and legacies	**3**	2,419	35,000	37,419	2,035	21,000	23,035
Charitable activities	**4**	462,753	-	462,753	424,005	-	424,005
Investments	**5**	24,177	-	24,177	18,767	-	18,767
Other income	**8**	1,436	-	1,436	81	-	81
Total income		490,785	35,000	525,785	444,888	21,000	465,888
Expenditure on:	**7**						
Charitable activities		337,245	-	337,245	331,046	17,821	348,867
Total expenditure		337,245	-	337,245	331,046	17,821	348,867
Net gains/(losses) on investments	**12**	78,443	-	78,443	32,089	-	32,089
Net income		231,983	35,000	266,983	145,931	3,179	149,110
Transfers between funds		32,260	(32,260)	-	-	-	-
Net movement in funds	**10**	264,243	2,740	266,983	145,931	3,179	149,110
Reconciliation of funds:							
Fund balances at 1 October 2023		4,993,626	3,179	4,996,805	4,847,695	-	4,847,695
Fund balances at 30 September 2024		5,257,869	5,919	5,263,788	4,993,626	3,179	4,996,805

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

BOURNEMOUTH WAR MEMORIAL HOMES

BALANCE SHEET

AS AT 30 SEPTEMBER 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed assets					
Tangible assets	**16**		4,229,263		4,197,920
Investments	**15**		794,300		708,285
			5,023,563		4,906,205
Current assets					
Debtors	**17**	32,298		22,355	
Cash at bank and in hand		221,165		91,728	
		253,463		114,083	
Creditors: amounts falling due within one year	**18**	(13,238)		(23,483)	
Net current assets			240,225		90,600
Total assets less current liabilities			5,263,788		4,996,805
The funds of the charity					
Restricted funds	**19**		5,919		3,179
Unrestricted funds			5,128,348		4,942,548
Unrestricted - fair value reserve			129,521		51,078
			5,263,788		4,996,805

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 September 2024, although an audit has been carried out under section 144 of the Charities Act 2011.

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

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

The financial statements were approved by the Trustees on 27 March 2025

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Air Commodore R Cobelli OBE RAF(Ret'd)

Trustee

Company registration number 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 SEPTEMBER 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Cash flows from operating activities					
Cash generated from operations	**22**		145,091		111,235
Investing activities					
Purchase of tangible fixed assets		(32,260)		(20,550)	
Purchase of investments		(7,571)		(81,298)	
Investment income received		24,177		18,767	
Net cash used in investing activities			(15,654)		(83,081)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			129,437		28,154
Cash and cash equivalents at beginning of year			91,728		63,574
Cash and cash equivalents at end of year			221,165		91,728

1 Accounting policies

Charity information

Bournemouth War Memorial Homes is a private company limited by guarantee incorporated in England and Wales. The registered office is 12a Woodsford Green, Castle Lane West, Bournemouth, Dorset, BH8 9TP.

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain financial instruments.

1.2 Going concern

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

1.3 Charitable funds

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

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

Where the charity purchases an asset utilising restricted funds but the asset is held for a general purpose, a transfer will be used to release the cost from restricted funds to unrestricted funds upon purchase as the restriction is deemed to be fulfilled.

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

The fair value reserve represents the total unrealised gains at the balance sheet date from the charities investment portfolio.

1.4 Income

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

1 Accounting policies **(Continued)**

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

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

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Income from investments is included in the year in which it is receivable.

1.5 Expenditure

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

Support costs are those costs incurred direct in support of expenditure on the objects of the charity and included project management.

1.6 Tangible fixed assets

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

Tangible fixed assets are initially measured at cost, or valuation (deemed cost) in the case of tangible fixed assets gifted to the charity, and are subsequently stated net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful economic lives. In respect of the freehold property, it is the charity's practice to maintain the property in a continual state of sound repair and to make improvements from time to time. Accordingly, the trustees consider that the useful economic life of the freehold property is so long, and the residual value so high, that depreciation is insignificant to the financial statements.

Land and buildings	Not depreciated
Fixtures, fittings & equipment	20% Straight Line
Computers	20% Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1 Accounting policies **(Continued)**

1.7 Fixed asset investments

Investments held within fixed assets represent the charity's portfolio of managed investment funds. They are stated at fair value within the financial statements, calculated with reference to the mid-market value of the investment at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities.

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

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

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

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

Basic financial assets

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

Basic financial liabilities

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

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

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

1 Accounting policies **(Continued)**

1.11 Employee benefits

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

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

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Limited by guarantee

The charity in limited by guarantee and therefore has no share capital.

2 Critical accounting estimates and judgements

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

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

The key assumptions and other sources of estimation uncertainty that have significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are as follows:

The annual depreciation charge is considered with reference to the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually.

Welfare grants are assessed on a case by case basis and authorised by Trustees, see note 4.

There were no other key sources of estimation uncertainty.

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Total
	2024	2024	2024	2023
	£	£	£	£
Donations and gifts	2,419	35,000	37,419	23,035

4 Charitable activities - unrestricted

	2024	2023
	£	£
Rents due from tenants and garages	505,187	459,129
Grants awarded to tenants	(42,434)	(35,124)
	462,753	424,005

Income of rents from tenants and garages as shown above is wholly attributable to unrestricted funds.

Rents are reviewed annually and are linked to the estimated commercial rents for similar properties in the vicinity before applying a discount. All rents are discounted by at least 30% with a higher level of discount for elderly residents. These discounts are included in the £505,187 income shown above. Total rental income excluding discounts is £738,680.

Grants awarded to tenants, are further discounts of rent and are provided to certain tenants who are in need of additional financial support, typically on a short-term basis. The grants awarded to tenants are approved by the trustees and the conditions of each award are regularly reviewed. The discount is recognised in the financial statements as a deduction from the related rental income, in the period the trustees approve the grant.

5 Investments

	Unrestricted funds	Total
	2024	2023
	£	£
Investment interest and dividends	24,177	18,767

Investment income as shown above is wholly attributable to unrestricted funds.

6 Costs of charitable activities - by activity

	Activities undertaken directly	Support costs	Total 2024	Total 2023
	£	**£**	**£**	**£**
Letting of homes to service veterans in need	241,468	95,777	337,245	348,867

Included in activities undertaken directly are £nil (2023 - £17,821) of costs attributable to restricted funds.

7 Activites undertaken directly

	2024	2023
	£	£
Council tax and water rates	828	2,208
Light and heat	(158)	9,395
Repairs and maintenance	198,380	204,661
Maintenance of grounds	18,730	11,270
Insurance	6,623	5,691
Cleaner's salary	5,521	5,033
Cleaning materials	737	2,070
Legal and professional	5,741	2,262
Telephone	295	201
Warden call system	4,814	5,606
Resident support costs	96	1,044
Bad debts	(940)	4,797
Special projects - windows	-	3,466
Special projects - pavements, roads and grounds	-	-
Special projects - new communal area and office	-	-
Special projects - 15 Memorial Homes flat conversion	801	-
	241,468	257,704

Included in activities undertaken directly are £nil (2023 - £17,821) of costs attributable to restricted funds.

8 Other income

	Unrestricted funds	Total
	2024	2023
	£	£
Sundry income	1,436	81

9 Support costs

	2024	2023
	£	£
Estate manager's salary	51,612	48,300
Wages and salaries	15,425	14,436
Employer's NI contributions	1,561	1,038
Staff pension costs	2,210	2,004
Printing, postage and stationery	1,376	1,408
Telephone and internet for office	1,001	587
General expenses	2,062	4,927
Trustee indemnity insurance	1,880	1,711
Accountancy	5,380	4,691
Depreciation	916	896
Audit	3,600	3,600
Investment management charges	8,754	7,565
	95,777	91,163

All support costs as shown above are wholly attributable to unrestricted funds.

10 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Depreciation of owned tangible fixed assets	916	896

11 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

No expenses have been reimbursed to the directors during the year.

12 Gains and losses on investments

	Unrestricted funds 2024	Unrestricted funds 2023
Gains/(losses) arising on:	£	£
Revaluation of investments	78,443	32,089

13 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Estate manager	1	1
Resident manager	1	1
Cleaner	1	1
	3	3

Employment costs	2024 £	2023 £
Wages and salaries	72,558	67,769
Social security costs	1,561	1,038
Staff pension costs	2,210	2,004
	76,329	70,811

No employee received remuneration of greater than £60,000 in the current or previous year.

Total remuneration of key management personnel during the year was £58,353 (2023: £54,490) and employers pensions £2,210 (2023: £2,004). Pension contributions were paid to 1 (2023: 1) staff under a defined contribution scheme.

14 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

15 Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 October 2023	708,285
Additions	7,572
Valuation changes	78,443
At 30 September 2024	794,300
Carrying amount	
At 30 September 2024	794,300
At 30 September 2023	708,285

At the 30 September 2024 the charity held an investment portfolio comprising of £516,483 (2023 - £456,274) in equity securities, £60,805 (2023 - £36,273) in structured return investments, £124,903 (2023 - £118,160) in fixed interest investments, £55,331 (2023 - £51,770) in hedge funds, £16,497 in property investments (2023 - £12,401) and £20,282 (2023 - £33,407) in cash deposits.

All fixed asset investments are held within the United Kingdom.

16 Tangible fixed assets

	Land and buildings	Fixtures, fittings & equipment	Computers	Total
	£	£	£	£
Cost				
At 1 October 2023	4,194,732	2,181	2,398	4,199,311
Additions	32,260	-	-	32,260
At 30 September 2024	4,226,992	2,181	2,398	4,231,571
Depreciation and impairment				
At 1 October 2023	-	872	520	1,392
Depreciation charged in the year	-	436	480	916
At 30 September 2024	-	1,308	1,000	2,308
Carrying amount				
At 30 September 2024	4,226,992	873	1,398	4,229,263
At 30 September 2023	4,194,732	1,309	1,879	4,197,920

17 Debtors

	2024	2023
Amounts falling due within one year:	£	£
Amounts due from residents	32,298	22,355

18 Creditors: amounts falling due within one year

	2024	2023
	£	£
Other taxation and social security	1,014	3,188
Trade creditors	5,032	13,215
Other creditors	467	355
Accruals and deferred income	6,725	6,725
	13,238	23,483

19 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 October 2023	Incoming resources	Resources expended	Transfers	At 30 September 2024
	£	£	£	£	£
Queen Mary's Roehampton Trust fund - boilers	3,179	-	-	-	3,179
Queen Mary's Roehampton Trust fund - Poppy Lane 2	-	35,000	-	(32,260)	2,740
	3,179	35,000	-	(32,260)	5,919

Previous year:	At 1 October 2022	Incoming resources	Resources expended	Transfers	At 30 September 2023
	£	£	£	£	£
Queen Mary's Roehampton Trust fund	-	21,000	(17,821)	-	3,179

Queen Mary's Roehampton Trust fund - boilers
During the year ending 30 September 2023, grant income of £21,000 was recognised from the QMRT (Queen Mary's Roehampton Trust). The grant documentation states that these funds must be spent exclusively on the purpose of grant, which is to replace boilers in 8 of the properties, that are in excess of 25 years old.

Queen Mary's Roehampton Trust Fund - Poppy Lane 2 development
During the year ending 30 September 2024, grant income of £35,000 was recognised from the QMRT (Queen Mary's Roehampton Trust). The grant documentation states that these funds must be spent exclusively on the purpose of grant, which is to contribute toward the building of four new bungalows on the Estate.

The Armed Forces Covenant Fund Trust - Poppy Lane 2 development
During the year ending 30 September 2024, grant income of £500,000 has been awarded from The Armed Forces Covenant Fund Trust. The grant documentation states that these funds must be spent exclusively on the purpose of grant, which is to contribute toward the building of four new bungalows on the Estate. No grant money has been recognised during the year ending 30 September 2024 which falls in line with the terms and conditions of the grant.

20 Analysis of net assets between funds

	Unrestricted 2024	Restricted 2024	Total 2024	Total 2023
	£	£	£	£
Fund balances at 30 September 2024 are represented by:				
Tangible assets	4,229,263	-	4,229,263	4,197,920
Investments	794,300	-	794,300	708,285
Current assets/(liabilities)	234,306	5,919	240,225	90,600
	5,257,869	5,919	5,263,788	4,996,805

21 Related party transactions

During the year legal services were provided by Genesis Solicitors, of which Natalie Burnman is a director. Since being appointed as Trustee, the cost of these services totaled £672. These costs are deemed to be at normal market rate.

22 Cash generated from operations

	2024	2023
	£	£
Surplus for the year	266,983	149,110
Adjustments for:		
Investment income recognised in statement of financial activities	(24,177)	(18,767)
Fair value gains and losses on investments	(78,443)	(32,089)
Depreciation and impairment of tangible fixed assets	916	896
Movements in working capital:		
(Increase)/decrease in debtors	(9,943)	2,704
(Decrease)/increase in creditors	(10,245)	9,381
Cash generated from operations	145,091	111,235

BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales - Charity number 1162066

Accounts

Charity Registration No. 1162066

Company Registration No. 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023

tc accounts · tax · legal · financial planning

10 Bridge Street
Christchurch
Dorset
BH23 1EF

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Air Commodore R Cobelli OBE RAF(Ret'd) Mr. G Long Mr. P Matthews Mr. M Powell Mrs. S Round
Charity number	1162066
Company number	08867218
Principal address & registered office	12a Woodsford Green Castle Lane West Bournemouth Dorset BH8 9TP
Auditor	TC Group 10 Bridge Street Christchurch Dorset BH23 1EF
Bankers	Santander UK Plc Business Banking Accounts Management Bridle Road Bootle Merseyside L30 4GB

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Solicitors	Talking Legal Lawyers The Granary, 2 The Barns Longham Farm Close Ferndown Dorset BH22 9DE
Investment advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET Brooks Macdonald Asset Management Limited The Long Barn Dean Estate Wickham Road Fareham P017 5BN

BOURNEMOUTH WAR MEMORIAL HOMES

CONTENTS

	Page
Trustees' report	1 - 4
Independent auditor's report	6 - 9
Statement of financial activities	10
Balance sheet	11 - 12
Notes to the financial statements	13 - 24

BOURNEMOUTH WAR MEMORIAL HOMES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

The Trustees present their report and accounts for the year ended 30 September 2023.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Objectives and activities

The Bournemouth War Memorial Homes charity was founded soon after the 1939 - 1945 war, through the creation of a Trust Deed, which governed the running of the homes. On 29 January 2014 a new limited company (Company No 08867218) was incorporated to take over the old unincorporated charitable trust. The new company was formally registered with the Charity Commission on 9th June 2015 (Registered No 1162066) and all of the assets were transferred across on 1st October 2015.

The Homes comprise fifty-three individual properties in Castle Lane West and Jewell Road, one home in Ibbertson Road and five purpose-built properties in Poppy Lane - a total of 59 properties, all in Bournemouth. These are provided at a subsidised differential rent, dependent on the property type, to former service personnel of the Armed Forces of the Crown and former members of the Merchant Navy and their dependents who are in need or vulnerable by reason of their physical or mental health, social or economic circumstances with preference given to those who reside or have resided in the Borough of Bournemouth.

The Trustees' objective is to run the Homes in an efficient way and to maintain the high standards of accommodation for the benefit of its residents. At the same time, the Trustees are very conscious of the estate's management and maintenance expenditure and seek to keep these costs well under control.

The estate manager (Tracy Poole) is responsible to the Trustees for the management of the Homes. Tracy and her team oversee the estate on a day-to-day basis and have regular meetings with the Trustees and residents to deal with any matters arising. Services provided to the residents include the:

- provision of a call alarm system
- inspection and maintenance of central heating
- cleaning of communal areas
- maintenance of communal grounds
- maintenance of all properties

In setting our objectives and planning our activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and confirm they have complied with the duty in Section 4 of the Charity Act 2006.

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

Achievements and performance

Rents are reviewed annually & are linked to the estimated commercial rents for similar properties in the vicinity before applying a discount. All rents are discounted by at least 30% with a higher level of discount for elderly residents. In addition, the Trustees make grants in cases of hardship.

In this financial year, a significant number of our older properties have been refurbished, as they became vacant. These required a complete updating of the electrical and heating/hot water systems, along with replacement kitchens & bathrooms, redecoration, and replacement of carpets.

General improvements to the Homes have continued with kitchens, bathrooms and old and inefficient boilers being replaced, as necessary. When a property becomes vacant, it is refurbished and redecorated prior to the arrival of the new tenant.

The Trustees are looking for other opportunities to expand the number of properties available to help alleviate our waiting list.

On 11 August 2023 the Homes celebrated their 75th Anniversary. The event was attended by dignitaries, including Angus Campbell - the Lord Lieutenant of Dorset, George Farquhar - the Deputy Mayor, and Vikki Slade - lead of BCP Council along with supporters of the Homes, residents and Trustees. A tree was planted by the Lord Lieutenant to commemorate the event.

Plans for the future

Planning permission has been granted for the redevelopment of redundant garages into purpose-built accommodation. Our architects and project managers are currently preparing detailed costings and specifications to enable the Trustees to appoint builders. This will be a substantial project and we are considering ways of raising funds to assist with the cost of construction. If the opportunity to acquire or construct new properties becomes available, then such projects will be robustly assessed and undertaken if they fit with the overall objectives of the charity.

Financial review

The trustees endeavour to retain sufficient reserves to meet future repair and other expenditure as required. Funds are also retained for the acquisition or construction of additional properties.

Surplus funds are invested or held on deposit. Brooks Macdonald manage our investments alongside CCLA Investment Management Limited. At the year end, the investments were valued at £708,285 (Note 13).

Following the appointment of Brooks Macdonald, the Trustees have agreed an Investment Policy. Our investment objectives are to produce the best financial returns within an acceptable level of risk. Income from our investments is not crucial to our activities and on this basis we are looking to maximise capital growth. Investments that conflict with our objectives will be excluded.

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

At the end of the year unrestricted reserves amounted to £4,993,626 (2022 - £4,847,695) and restricted reserves amounted to £3,179 (2022 - £nil). Included in the unrestricted reserves at the year end is a fair value reserve of £51,078 (2022 - £152,942). This fair value reserve represents the unrealised profits held in the investment portfolio.

The board is committed to maintaining a reserve holding of £300,000 at all times with any surplus being available for project and enhancement works. The current reserves are considered to be sufficient.

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

Structure, governance and management

The charity is a company limited by guarantee and registered with the Charity Commission in June 2015 and is therefore subject to the provisions of the Charities Acts.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

Air Commodore R Cobelli OBE RAF(Ret'd)
Mr. E Kennar (Resigned 28 June 2023)
Mr. G Long
Mrs. S Round
Mr. M Powell
Mr. P Matthews

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

The charity's governing document is its Articles of Association, which was approved by Special Resolution dated 30 April 2015.

There must be at least three trustees. Trustees, who are also the directors for the purpose of company law, are appointed by ordinary resolution of the trustees and one-third of the trustees must retire at each annual general meeting. In selecting individuals for appointment as trustees, the trustees are mindful of the skills, knowledge and experience needed for the effective administration of the charity. When the Trustees consider there is a shortfall in the skills, knowledge and experience of existing trustees, they endeavour to recruit new trustees who can fill those gaps. Details of vacancies will be circulated to groups with connections to the Homes. Potential new trustees will be interviewed by the existing Trustees and Estate Manager. On acceptance of their appointment, new trustees will be required to undertake a period of induction with the existing trustees and estate manager, to fully understand the objectives and workings of the Charity.

Decisions are made by the trustees, and the day-to-day administration is delegated to the estate manager.

We are members of the Confederation of Service Charities (Cobseo). Cobseo represents the whole Serving and Veterans Community and adherence to their regulations is a condition of membership.

Statement of Trustees' responsibilities

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).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity(Accounts and Reports) Regulations 2008. 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.

Auditor

In accordance with the company's articles, a resolution proposing that TC Group be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

The Trustees' report was approved by the Board of Trustees.



Mrs. S Round

Trustee

Dated: 21/03/24

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2023

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).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity(Accounts and Reports) Regulations 2008. 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.

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOURNEMOUTH WAR MEMORIAL HOMES

Opinion

We have audited the accounts of Bournemouth War Memorial Homes (the 'company') for the year ended 30 September 2023 which comprise the statement of financial activities, the balance sheet and the notes to the accounts, including any significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Matters on which we are required to report by exception

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

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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 accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Trustees are responsible for assessing the company'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 company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

Extent to which the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102, Companies Act 2006 and the Charities Act 2011) and the relevant charity regulations in the UK;
- We considered the nature of the industry, the control environment and the charity's performance;
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit;
- We considered the procedures and controls that the charity has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-forauditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

Dean Pullen FCCA (Senior Statutory Auditor)
for and on behalf of TC Group

Statutory Auditor
Office: Christchurch

Date: 25/03/2024

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Total 2022 £
Income and endowments from:					
Donations and legacies	**3**	2,035	21,000	23,035	11,492
Charitable activities	**4**	424,005	-	424,005	407,601
Investments	**5**	18,767	-	18,767	10,364
Other income	**8**	81	-	81	326
Total income		444,888	21,000	465,888	429,783
Expenditure on:	**7**				
Charitable activities		331,046	17,821	348,867	328,593
Net gains/(losses) on investments		32,089	-	32,089	(87,363)
Net movement in funds		145,931	3,179	149,110	13,827
Fund balances at 1 October 2022		4,847,695	-	4,847,695	4,833,868
Fund balances at 30 September 2023		4,993,626	3,179	4,996,805	4,847,695

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOURNEMOUTH WAR MEMORIAL HOMES

BALANCE SHEET

AS AT 30 SEPTEMBER 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	**12**		4,197,920		4,178,265
Investments	**13**		708,285		594,899
			4,906,205		4,773,164
Current assets					
Debtors	**14**	22,355		25,059	
Cash at bank and in hand		91,728		63,574	
		114,083		88,633	
Creditors: amounts falling due within one year	**15**	(23,483)		(14,102)	
Net current assets			90,600		74,531
Total assets less current liabilities			4,996,805		4,847,695
Income funds					
Restricted funds	**16**		3,179		-
Unrestricted funds					
General unrestricted funds		4,942,548		4,694,753	
Fair value reserve		51,078		152,942	
			4,993,626		4,847,695
			4,996,805		4,847,695

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2023

These accounts have been prepared in accordance with the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

The financial statements were approved by the Trustees on 21/03/24

Mrs. S Round
Trustee

Company Registration No. 08867218

1 Accounting policies

Charity information

Bournemouth War Memorial Homes is a private company limited by guarantee incorporated in England and Wales. The registered office is 12a Woodsford Green, Castle Lane West, Bournemouth, Dorset, BH8 9TP.

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain financial instruments.

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

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

1.4 Incoming resources

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

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

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

1 Accounting policies **(Continued)**

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Income from investments is included in the year in which it is receivable.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1.5 Resources expended

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

Support costs are those costs incurred direct in support of expenditure on the objects of the charity and included project management.

1.6 Tangible fixed assets

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

Tangible fixed assets are initially measured at cost, or valuation (deemed cost) in the case of tangible fixed assets gifted to the charity, and are subsequently stated net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful economic lives. In respect of the freehold property, it is the charity's practice to maintain the property in a continual state of sound repair and to make improvements from time to time. Accordingly, the trustees consider that the useful economic life of the freehold property is so long, and the residual value so high, that depreciation is insignificant to the financial statements.

Land and buildings	Not depreciated
Fixtures, fittings & equipment	20% Straight Line
Computers	20% Straight Line

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

1 Accounting policies **(Continued)**

1.7 Fixed asset investments

Investments held within fixed assets represent the charity's portfolio of managed investment funds. They are stated at fair value within the financial statements, calculated with reference to the mid-market value of the investment at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities.

1.8 Impairment of fixed assets

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

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually, and whenever there is an indication that the asset may be impaired.

1.9 Cash and cash equivalents

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

1.10 Financial instruments

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

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

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

Basic financial assets

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

1 Accounting policies (Continued)

Basic financial liabilities

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

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

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

2 Critical accounting estimates and judgements

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

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

The annual depreciation charge is considered with reference to the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually.

Welfare grants are assessed on a case by case basis and authorised by Trustees, see note 4.

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Total
	2023	**2023**	**2023**	2022
	£	**£**	**£**	£
Donations and gifts	2,035	21,000	23,035	11,492

4 Charitable activities - unrestricted

	2023	2022
	£	£
Rents due from tenants and garages	459,129	437,874
Grants awarded to tenants	(35,124)	(30,273)
	424,005	407,601

Income of rents from tenants and garages as shown above is wholly attributable to unrestricted funds.

Rents are reviewed annually and are linked to the estimated commercial rents for similar properties in the vicinity before applying a discount. All rents are discounted by at least 30% with a higher level of discount for elderly residents. These discounts are included in the £459,129 income shown above. Total rental income excluding discounts is £675,772.

Grants awarded to tenants, are further discounts of rent and are provided to certain tenants who are in need of additional financial support, typically on a short-term basis. The grants awarded to tenants are approved by the trustees and the conditions of each award are regularly reviewed. The discount is recognised in the financial statements as a deduction from the related rental income, in the period the trustees approve the grant.

5 Investments

	Unrestricted funds	Total
	2023	2022
	£	£
Investment interest and dividends	18,767	10,364

Investment income as shown above is wholly attributable to unrestricted funds.

6 Costs of charitable activities - by activity

	Activities undertaken directly	Support costs	Total 2023	Total 2022
	£	£	£	£
Letting of homes to service veterans in need	257,704	91,163	348,867	328,593

Included in activities undertaken directly are £17,821 (2022 - £5,438) of costs attributable to restricted funds.

7 Activites undertaken directly

	2023	2022
	£	£
Council tax and water rates	2,208	1,286
Light and heat	9,395	8,682
Repairs and maintenance	204,661	172,234
Maintenance of grounds	11,270	21,747
Insurance	5,691	5,440
Cleaner's salary	5,033	4,662
Cleaning materials	2,070	2,502
Legal and professional	2,262	1,176
Telephone	201	201
Warden call system	5,606	5,230
Resident support costs	1,044	1,089
Bad debts	4,797	799
Special projects - windows	3,466	2,675
Special projects - pavements, roads and grounds	-	2,151
Special projects - new communal area and office	-	5,438
Special projects - 15 Memorial Homes flat conversion	-	10,738
	257,704	246,050

Included in activities undertaken directly are £17,821 (2022 - £5,438) of costs attributable to restricted funds.

8 Other income

	Unrestricted funds	Total
	2023	2022
	£	£
Sundry income	81	326

9 Support costs

	2023	2022
	£	£
Estate manager's salary	48,300	44,750
Wages and salaries	14,436	13,374
Employer's NI contributions	1,038	1,356
Staff pension costs	2,004	1,826
Council tax and water rates for office	-	(110)
Light and heat for office	-	187
Printing, postage and stationery	1,408	1,448
Telephone and internet for office	587	517
General expenses	4,927	2,463
Trustee indemnity insurance	1,711	1,317
Accountancy	4,691	4,810
Depreciation	896	496
Audit	3,600	3,600
Investment management charges	7,565	6,509
	91,163	82,543

All support costs as shown above are wholly attributable to unrestricted funds.

10 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

No expenses have been reimbursed to the directors during the year.

11 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Estate manager	1	1
Resident manager	1	1
Cleaner	1	1
	3	3

Employment costs	2023 £	2022 £
Wages and salaries	67,769	62,786
Social security costs	1,038	1,356
Staff pension costs	2,004	1,826
	70,811	65,968

No employee received remuneration of greater than £60,000 in the current or previous year.

Total remuneration of key management personnel during the year was £54,490 (2022: £49,918) and employers pensions £2,004 (2022: £1,540). Pension contributions were paid to 1 (2022: 1) staff under a defined contribution scheme.

12 Tangible fixed assets

	Land and buildings £	Fixtures, fittings & equipment £	Computers £	Total £
Cost				
At 1 October 2022	4,174,775	2,181	1,806	4,178,762
Additions	19,957	-	593	20,550
At 30 September 2023	4,194,732	2,181	2,399	4,199,312
Depreciation and impairment				
At 1 October 2022	-	436	60	496
Depreciation charged in the year	-	436	460	896
At 30 September 2023	-	872	520	1,392
Carrying amount				
At 30 September 2023	4,194,732	1,309	1,879	4,197,920
At 30 September 2022	4,174,774	1,745	1,746	4,178,265

13 Fixed asset investments

	Investment portfolios £
Cost or valuation	
At 1 October 2022	594,899
Additions	75,000
Valuation changes	32,089
Fair value movement on disposals released	6,297
At 30 September 2023	708,285
Carrying amount	
At 30 September 2023	708,285
At 30 September 2022	594,899

13 Fixed asset investments (Continued)

At the 30 September 2023 the charity held an investment portfolio comprising of £456,274 (2022 - £416,654) in equity securities, £36,273 (2022 - £31,876) in structured return investments, £118,160 (2022 - £62,040) in fixed interest investments, £51,770 (2022 - £47,321) in hedge funds, £12,401 in property investments (2022 - £nil) and £33,407 (2022 - £37,008) in cash deposits.

All fixed asset investments are held within the United Kingdom.

14 Debtors

	2023	2022
Amounts falling due within one year:	**£**	**£**
Amounts due from residents	22,355	25,059

15 Creditors: amounts falling due within one year

	2023	2022
	£	**£**
Other taxation and social security	3,188	2,817
Trade creditors	13,215	1,695
Other creditors	355	2,865
Accruals and deferred income	6,725	6,725
	23,483	14,102

16 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds		
	Incoming resources	Resources expended	Balance at 30 September 2023
	£	£	£
Queen Mary's Roehampton Trust fund	21,000	(17,821)	3,179
	21,000	(17,821)	3,179

During the year ending 30 September 2023, grant income of £21,000 was recognised from the QMRT (Queen Mary's Roehampton Trust). The grant documentation states that these funds must be spent exclusively on the purpose of grant, which is to replace boilers in 8 of the properties, that are in excess of 25 years old.

17 Analysis of net assets between funds

	Unrestricted 2023	Restricted 2023	Total 2023	Total 2022
	£	£	£	£
Fund balances at 30 September 2023 are represented by:				
Tangible assets	4,197,920	-	4,197,920	4,178,265
Investments	708,285	-	708,285	594,899
Current assets/(liabilities)	87,421	3,179	90,600	74,531
	4,993,626	3,179	4,996,805	4,847,695

18 Capital commitments

	2023	2022
	£	£
At 30 September 2023 the charity had capital commitments as follows:		
Expenditure contracted for but not provided in the accounts	-	11,183

19 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales - Charity number 1162066

Accounts

Charity Registration No. 1162066

Company Registration No. 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2022

tc accounts · tax · legal · financial planning

3 Acorn Business Centre
Northarbour Road
Cosham
Portsmouth
Hampshire
PO6 3TH

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Air Commodore R Cobelli OBE RAF(Ret'd) Mr. E Kennar Mr. G Long Mr. P Matthews Mr. M Powell Mrs. S Round
Charity number	1162066
Company number	08867218
Principal address & registered office	12a Woodsford Green Castle Lane West Bournemouth Dorset BH8 9TP
Accountants	TC Group 10 Bridge Street Christchurch Dorset BH23 1EF
Auditor	TC Group 10 Bridge Street Christchurch Dorset BH23 1EF
Bankers	Santander UK Plc Business Banking Accounts Management Bridle Road Bootle Merseyside L30 4GB

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Solicitors	Talking Legal Lawyers The Granary, 2 The Barns Longham Farm Close Ferndown Dorset BH22 9DE
Investment advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET Brooks Macdonald Asset Management Limited The Long Barn Dean Estate Wickham Road Fareham P017 5BN

BOURNEMOUTH WAR MEMORIAL HOMES

CONTENTS

	Page
Trustees' report	1 - 4
Independent auditor's report	5 - 8
Statement of financial activities	9
Balance sheet	10
Notes to the financial statements	11 - 21

BOURNEMOUTH WAR MEMORIAL HOMES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

The Trustees present their report and accounts for the year ended 30 September 2022.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Objectives and activities

The Bournemouth War Memorial Homes charity was founded soon after the 1939 - 1945 war, through the creation of a Trust Deed, which governed the running of the homes. On 29 January 2014 a new limited company (Company No 08867218) was incorporated to take over the old unincorporated charitable trust. The new company was formally registered with the Charity Commission on 9th June 2015 (Registered No 1162066) and all of the assets were transferred across on 1st October 2015.

The Homes comprise fifty-three individual properties in Castle Lane West and Jewell Road, one home in Ibbertson Road and five purpose-built properties in Poppy Lane - a total of 59 properties, all in Bournemouth. These are provided at a subsidised differential rent, dependent on the property type, to former service personnel of the Armed Forces of the Crown and former members of the Merchant Navy and their dependents who are in need or vulnerable by reason of their physical or mental health, social or economic circumstances with preference given to those who reside or have resided in the Borough of Bournemouth.

The Trustees' objective is to run the Homes in an efficient way and to maintain the high standards of accommodation for the benefit of its residents. At the same time, the Trustees are very conscious of the estate's management and maintenance expenditure and seek to keep these costs well under control.

The estate manager (Tracy Poole) is responsible to the Trustees for the management of the Homes. Tracy and her team oversee the estate on a day-to-day basis and have regular meetings with the Trustees and residents to deal with any matters arising. Services provided to the residents include the:

- provision of a call alarm system
- inspection and maintenance of central heating
- cleaning of communal areas
- maintenance of communal grounds
- maintenance of all properties

In setting our objectives and planning our activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and confirm they have complied with the duty in Section 4 of the Charity Act 2006.

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

Achievements and performance

Rents are reviewed annually & are linked to the estimated commercial rents for similar properties in the vicinity before applying a discount. All rents are discounted by at least 30% with a higher level of discount for elderly residents. In addition, the Trustees make grants in cases of hardship.

In this financial year, we completed the conversion of the old office into 2 one-bedroom flats and those 2 flats are now let. We have also replaced the metal work to the balconies in Jewell Road as well as the balcony flooring, using recyclable rubber matting to make them safer. The Trustees are looking for other opportunities to expand the number of properties available to help alleviate our waiting list.

General improvements to the Homes have continued with kitchens, bathrooms and old and inefficient boilers being replaced, as necessary. When a property becomes vacant, it is refurbished and redecorated prior to the arrival of the new tenant.

Plans for the future

Architects have been engaged, and planning permission sought, for the redevelopment of redundant garages into purpose-built accommodation. This will be a substantial project and we are considering ways of raising funds to assist with the cost of construction. If the opportunity to acquire or construct new properties becomes available, then such projects will be robustly assessed and undertaken if they fit with the overall objectives of the charity.

Financial review

The trustees endeavour to retain sufficient reserves to meet future repair and other expenditure as required. Funds are also retained for the acquisition or construction of additional properties.

Surplus funds are invested or held on deposit. Brooks Macdonald manage our investments alongside CCLA Investment Management Limited. At the year end, the investments were valued at £594,899 (Note 13).

Following the appointment of Brooks Macdonald, the Trustees have agreed an Investment Policy. Our investment objectives are to produce the best financial returns within an acceptable level of risk. Income from our investments is not crucial to our activities and on this basis we are looking to maximise capital growth. Investments that conflict with our objectives will be excluded.

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee and registered with the Charity Commission in June 2015 and is therefore subject to the provisions of the Charities Acts.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

Air Commodore R Cobelli OBE RAF(Ret'd)
Mr. E Kennar
Mr. G Long
Mrs. S Round
Mr. M Powell
Mr. P Matthews

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

The charity's governing document is its Articles of Association, which was approved by Special Resolution dated 30 April 2015.

There must be at least three trustees. Trustees, who are also the directors for the purpose of company law, are appointed by ordinary resolution of the trustees and one-third of the trustees must retire at each annual general meeting. In selecting individuals for appointment as trustees, the trustees are mindful of the skills, knowledge and experience needed for the effective administration of the charity. When the Trustees consider there is a shortfall in the skills, knowledge and experience of existing trustees, they endeavour to recruit new trustees who can fill those gaps. Details of vacancies will be circulated to groups with connections to the Homes. Potential new trustees will be interviewed by the existing Trustees and Estate Manager. On acceptance of their appointment, new trustees will be required to undertake a period of induction with the existing trustees and estate manager, to fully understand the objectives and workings of the Charity.

Decisions are made by the trustees, and the day-to-day administration is delegated to the estate manager.

We are members of the Confederation of Service Charities (Cobseo). Cobseo represents the whole Serving and Veterans Community and adherence to their regulations is a condition of membership.

Statement of Trustees' responsibilities

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).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity(Accounts and Reports) Regulations 2008. 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.

Auditor

TC Group were appointed auditors to the company in accordance with Part 16 of the Companies Act 2006.

Disclosure of information to auditor

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

The Trustees' report was approved by the Board of Trustees.

.....
Mr. M Powell
Trustee
Dated: 30-03-2023

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOURNEMOUTH WAR MEMORIAL HOMES

Opinion

We have audited the accounts of Bournemouth War Memorial Homes (the 'company') for the year ended 30 September 2022 which comprise the statement of financial activities, the balance sheet and the notes to the accounts, including any significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Matters on which we are required to report by exception

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

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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 accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Trustees are responsible for assessing the company'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 company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

Extent to which the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102, Companies Act 2006 and the Charities Act 2011) and the relevant charity regulations in the UK;
- We considered the nature of the industry, the control environment and the charity's performance;
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit;
- We considered the procedures and controls that the charity has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-forauditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx.
This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

Lucy Filer FCA (Senior Statutory Auditor)
for and on behalf of TC Group

Statutory Auditor
Office: Christchurch

12 April 2023

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Total 2021 £
Income and endowments from:					
Donations and legacies	3	1,492	10,000	11,492	10,021
Charitable activities	4	407,601	-	407,601	390,835
Investments	5	10,364	-	10,364	12,495
Other income	8	326	-	326	-
Total income		419,783	10,000	429,783	413,351
Expenditure on:	7				
Charitable activities		323,155	5,438	328,593	308,447
Net gains/(losses) on investments		(87,363)	-	(87,363)	138,860
Net incoming resources before transfers		9,265	4,562	13,827	243,764
Gross transfers between funds		4,562	(4,562)	-	-
Net movement in funds		13,827	-	13,827	243,764
Fund balances at 1 October 2021		4,833,868	-	4,833,868	4,590,104
Fund balances at 30 September 2022		4,847,695	-	4,847,695	4,833,868

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOURNEMOUTH WAR MEMORIAL HOMES

BALANCE SHEET

AS AT 30 SEPTEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	**12**		4,178,265		4,055,965
Investments	**13**		594,899		682,262
			4,773,164		4,738,227
Current assets					
Debtors	**14**	25,059		14,569	
Cash at bank and in hand		63,574		169,400	
		88,633		183,969	
Creditors: amounts falling due within one year	**15**	(14,102)		(88,328)	
Net current assets			74,531		95,641
Total assets less current liabilities			4,847,695		4,833,868
Income funds					
Unrestricted funds					
General unrestricted funds		4,777,107		4,680,926	
Revaluation reserve		70,588		152,942	
			4,847,695		4,833,868
			4,847,695		4,833,868

These accounts have been prepared in accordance with the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

The financial statements were approved by the Trustees on 23-03-2023

.....

Mr. M Powell

Trustee

Company Registration No. 08867218

1 Accounting policies

Charity information

Bournemouth War Memorial Homes is a private company limited by guarantee incorporated in England and Wales. The registered office is 12a Woodsford Green, Castle Lane West, Bournemouth, Dorset, BH8 9TP.

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain financial instruments.

1.2 Going concern

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

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

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

1.4 Incoming resources

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

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

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

1 Accounting policies **(Continued)**

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Income from investments is included in the year in which it is receivable.

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

1.5 Resources expended

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

Support costs are those costs incurred direct in support of expenditure on the objects of the charity and included project management.

1.6 Tangible fixed assets

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

Tangible fixed assets are initially measured at cost, or valuation (deemed cost) in the case of tangible fixed assets gifted to the charity, and are subsequently stated net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful economic lives. In respect of the freehold property, it is the charity's practice to maintain the property in a continual state of sound repair and to make improvements from time to time. Accordingly, the trustees consider that the useful economic life of the freehold property is so long, and the residual value so high, that depreciation is insignificant to the financial statements.

Land and buildings	Not depreciated
Fixtures, fittings & equipment	20% Straight Line
Computers	20% Straight Line

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

1 Accounting policies **(Continued)**

1.7 Fixed asset investments

Investments held within fixed assets represent the charity's portfolio of managed investment funds. They are stated at fair value within the financial statements, calculated with reference to the mid-market value of the investment at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities.

1.8 Impairment of fixed assets

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

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment annually, and whenever there is an indication that the asset may be impaired.

1.9 Cash and cash equivalents

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

1.10 Financial instruments

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

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

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

Basic financial assets

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

1 Accounting policies (Continued)

Basic financial liabilities

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

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

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

2 Critical accounting estimates and judgements

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

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

The annual depreciation charge is considered with reference to the estimated useful economic lives and residual value of the assets. The useful economic lives and residual values are re-assessed annually.

Welfare grants are assessed on a case by case basis and authorised by Trustees, see note 4.

3 Donations and legacies

	Unrestricted funds	Restricted funds	Total	Total
	2022	2022	2022	2021
	£	£	£	£
Donations and gifts	1,492	10,000	11,492	10,021

4 Charitable activities - unrestricted

	2022	2021
	£	£
Rents due from tenants and garages	437,874	435,386
Grants awarded to tenants	(30,273)	(44,551)
	407,601	390,835

Income of rents from tenants and garages as shown above is wholly attributable to unrestricted funds.

Grants awarded to tenants, are further discounts of rent and are provided to certain tenants who are in need of additional financial support, typically on a short-term basis. The grants awarded to tenants are approved by the trustees and the conditions of each award are regularly reviewed. The discount is recognised in the financial statements as a deduction from the related rental income, in the period the trustees approve the grant.

5 Investments

	Unrestricted funds	Total
	2022	2021
	£	£
Income from listed investments	10,364	12,495

Investment income as shown above is wholly attributable to unrestricted funds.

6 Costs of charitable activities - by activity

	Activities undertaken directly	Support costs	Total 2022	Total 2021
	£	£	£	£
Letting of homes to service veterans in need	246,050	82,543	328,593	308,447

Included in activities undertaken directly are £5,438 (2021 - £13,550) of costs attributable to restricted funds.

7 Activities undertaken directly

	2022	2021
	£	£
Council tax and water rates	1,286	469
Light and heat	8,682	2,278
Repairs and maintenance	172,234	88,948
Maintenance of grounds	21,747	13,208
Insurance	5,440	4,890
Cleaner's salary	4,662	4,015
Cleaning materials	2,502	1,082
Legal and professional	1,176	672
Telephone	201	195
Warden call system	5,230	5,029
Resident support costs	1,089	522
Bad debts	799	-
Special projects - windows	2,675	44,136
Special projects - pavements, roads and grounds	2,151	27,251
Special projects - new communal area and office	5,438	28,070
Special projects - 15 Memorial Homes flat conversion	10,738	5,139
Special projects - Poppy Lane	-	-
	246,050	225,904

Included in activities undertaken directly are £5,438 (2021 - £13,550) of costs attributable to restricted funds.

8 Other income

	Unrestricted funds	Total
	2022	2021
	£	£
Sundry income	326	-

9 Support costs

	2022	2021
	£	£
Estate manager's salary	44,750	42,875
Wages and salaries	13,374	12,800
Employer's NI contributions	1,356	1,145
Staff pension costs	1,826	1,728
Council tax and water rates for office	(110)	1,045
Light and heat for office	187	371
Printing, postage and stationery	1,448	1,197
Telephone and internet for office	517	916
General expenses	2,463	1,058
Trustee indemnity insurance	1,317	792
Accountancy	4,810	6,844
Depreciation	496	-
Audit	3,600	3,600
Investment management charges	6,509	8,172
	82,543	82,543

All support costs as shown above are wholly attributable to unrestricted funds.

10 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

No expenses have been reimbursed to the directors during the year.

11 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Estate manager	1	1
Resident manager	1	1
Cleaner	1	1
	3	3

Employment costs	2022 £	2021 £
Wages and salaries	62,786	59,690
Social security costs	1,356	1,145
Staff pension costs	1,826	1,728
	65,968	62,563

No employee received remuneration of greater than £60,000 in the current or previous year.

Total remuneration of key management personnel during the year was £49,918 (2021: £47,575) and employers pensions £1,540 (2021: £1,465). Pension contributions were paid to 1 (2021: 1) staff under a defined contribution scheme.

12 Tangible fixed assets

	Land and buildings	Fixtures, fittings & equipment	Computers	Total
	£	£	£	£
Cost				
At 1 October 2021	4,055,965	-	-	4,055,965
Additions	118,809	2,181	1,806	122,796
At 30 September 2022	4,174,774	2,181	1,806	4,178,761
Depreciation and impairment				
Depreciation charged in the year	-	436	60	496
At 30 September 2022	-	436	60	496
Carrying amount				
At 30 September 2022	4,174,774	1,745	1,746	4,178,265
At 30 September 2021	4,055,965	-	-	4,055,965

13 Fixed asset investments

	Unlisted investments
	£
Cost or valuation	
At 1 October 2021	682,262
Valuation changes	(87,363)
At 30 September 2022	594,899
Carrying amount	
At 30 September 2022	594,899
At 30 September 2021	682,262

At the 30 September 2021 the charity held an investment portfolio comprising of £416,654 (2021 - £407,057) in equity securities, £31,876 (2021 - £63,099) in structured return investments, £62,040 (2021 - £148,618) in fixed interest investments, £47,321 (2021 - £46,578) in hedge funds and £37,008 (2021 - £16,910) in cash deposits.

All fixed asset investments are held within the United Kingdom.

14 Debtors

	2022	2021
Amounts falling due within one year:	**£**	**£**
Amounts due from residents	25,059	14,569

15 Creditors: amounts falling due within one year

	2022	2021
	£	**£**
Other taxation and social security	2,817	2,667
Trade creditors	1,695	78,643
Other creditors	2,865	293
Accruals and deferred income	6,725	6,725
	14,102	88,328

16 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			
	Incoming resources	Resources expended	Transfers	Balance at 30 September 2022
	£	£	£	£
Communal office	10,000	(5,438)	(4,562)	-

Restricted income of £10,000 received in relation to the communal hall. A transfer from restricted to unrestricted has been made due to the expenditure in relation to this being capitalised.

17 Analysis of net assets between funds

	Unrestricted 2022	Restricted 2022	Total 2022	Total 2021
	£	£	£	£
Fund balances at 30 September 2022 are represented by:				
Tangible assets	4,178,265	-	4,178,265	4,055,965
Investments	594,899	-	594,899	682,262
Current assets/(liabilities)	74,531	-	74,531	95,641
	4,847,695	-	4,847,695	4,833,868

18 Capital commitments

	2022	2021
	£	£
At 30 September 2022 the charity had capital commitments as follows:		
Expenditure contracted for but not provided in the accounts	11,183	67,142

19 Related party transactions

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

BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales - Charity number 1162066

Accounts

Charity Registration No. 1162066

Company Registration No. 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2021

tC accounts · tax · legal · financial planning

3 Acorn Business Centre
Northarbour Road
Cosham
Portsmouth
Hampshire
United Kingdom
PO6 3TH

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Air Commodore R Cobelli OBE RAF(Ret'd) Mr. E Kennar Mr. G Long Mr. P Matthews Mr. M Powell Mrs. S Round
Charity number	1162066
Company number	08867218
Principal address and registered office	Estate Office 12a Woodsford Green Castle Lane West Bournemouth Dorset United Kingdom BH8 9TP
Accountants	TC Group 26-32 Oxford Road Bournemouth Dorset United Kingdom BH8 8EZ
Auditor	TC Group 3 Acorn Business Centre Portsmouth Hampshire United Kingdom PO6 3TH
Bankers	Santander UK Plc Business Banking Accounts Management Bridle Road Bootle Merseyside L30 4GB

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Solicitors	Talking Legal Lawyers The Granary, 2 The Barns Longham Farm Close Ferndown Dorset BH22 9DE
Investment advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET Brooks Macdonald Asset Management Limited The Long Barn Dean Estate Wickham Road Fareham PO17 5BN

BOURNEMOUTH WAR MEMORIAL HOMES

CONTENTS

	Page
Trustees' report	1 - 4
Independent auditor's report	5 - 8
Statement of financial activities	9
Balance sheet	10 - 11
Notes to the financial statements	12 - 20

BOURNEMOUTH WAR MEMORIAL HOMES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

The Trustees present their report and accounts for the year ended 30 September 2021.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Objectives and activities

The Bournemouth War Memorial Homes charity was founded soon after the 1939 - 1945 war, through the creation of a Trust Deed, which governed the running of the homes. On 29 January 2014 a new limited company (Company No 08867218) was incorporated to take over the old unincorporated charitable trust. The new company was formally registered with the Charity Commission on 9th June 2015 (Registered No 1162066) and all of the assets were transferred across on 1st October 2015.

The Homes comprise fifty-three individual properties in Castle Lane West and Jewell Road, one home in Ibbertson Road and five purpose-built properties in Poppy Lane - a total of 59 properties, all in Bournemouth. These are provided at a subsidised differential rent, dependent on the property type, to former service personnel of the Armed Forces of the Crown and former members of the Merchant Navy and their dependents who are in need or vulnerable by reason of their physical or mental health, social or economic circumstances with preference given to those who reside or have resided in the Borough of Bournemouth.

The Trustees' objective is to run the Homes in an efficient way and to maintain the high standards of accommodation for the benefit of its residents. At the same time, the Trustees are very conscious of the estate's management and maintenance expenditure and seek to keep these costs well under control.

The estate manager (Tracy Poole) is responsible to the Trustees for the management of the Homes. Tracy and her team oversee the estate on a day-to-day basis and have regular meetings with the Trustees and residents to deal with any matters arising. Services provided to the residents include the:

- provision of a call alarm system
- inspection and maintenance of central heating
- cleaning of communal areas
- maintenance of communal grounds
- maintenance of all properties

In setting our objectives and planning our activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and confirm they have complied with the duty in Section 4 of the Charity Act 2006.

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

Achievements and performance

All rents are reviewed annually. Although total rents receivable have increased, the amounts charged continue to represent a significant discount on commercial rents for similar properties in the vicinity.

In a full year, this discount represents a 31% reduction from the estimated commercial rents receivable on similar properties in the Bournemouth area.

In this financial year, we carried out a major upgrade of the communal area with purpose-built offices above. The old office was converted into two self-contained flats. The Trustees are looking for other opportunities to expand the number of properties available to help alleviate our waiting list.

The work to replace the existing windows & doors is now complete.

General improvements to the Homes have continued with kitchens, bathrooms and old and inefficient boilers being replaced, as necessary. When a property becomes vacant, it is refurbished and redecorated prior to the arrival of the new tenant.

Plans for the future

The conversion of the old office into 2 one-bedroom flats was completed after the year end and these 2 flats are now let. Architects have been engaged to consider the redevelopment of redundant garages into purpose-built accommodation. This will be a substantial project and we are considering ways of raising funds to assist with the cost of construction. We are also replacing metal work to the balconies in Jewell Road as well as the balcony flooring, using recyclable rubber matting to make them safer. If the opportunity to acquire or construct new properties becomes available, then such projects will be robustly assessed and undertaken if they fit with the overall objectives of the charity.

Financial review

The trustees endeavour to retain sufficient reserves to meet future repair and other expenditure as required. Funds are also retained for the acquisition or construction of additional properties.

Surplus funds are invested or held on deposit. Brooks Macdonald manage our investments alongside CCLA Investment Management Limited. At the year end, the investments were valued at £682,262 (Note 13). Some of the investments were sold during the year to fund the upgrade of the communal area.

Following the appointment of Brooks Macdonald, the Trustees have agreed an Investment Policy. Our investment objectives are to produce the best financial returns within an acceptable level of risk. Income from our investments is not crucial to our activities and on this basis we are looking to maximise capital growth. Investments that conflict with our objectives will be excluded.

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee and registered with the Charity Commission in June 2015 and is therefore subject to the provisions of the Charities Acts.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

Air Commodore R Cobelli OBE RAF(Ret'd)
Mr. E Kennar
Mr. G Long
Mrs. S Round
Mr. M Powell
Mr. P Matthews

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

The charity's governing document is its Articles of Association, which was approved by Special Resolution dated 30 April 2015.

There must be at least three trustees. Trustees, who are also the directors for the purpose of company law, are appointed by ordinary resolution of the trustees and one-third of the trustees must retire at each annual general meeting. In selecting individuals for appointment as trustees, the trustees are mindful of the skills, knowledge and experience needed for the effective administration of the charity. When the Trustees consider there is a shortfall in the skills, knowledge and experience of existing trustees, they endeavour to recruit new trustees who can fill those gaps. Details of vacancies will be circulated to groups with connections to the Homes. Potential new trustees will be interviewed by the existing Trustees and Estate Manager. On acceptance of their appointment, new trustees will be required to undertake a period of induction with the existing trustees and estate manager, to fully understand the objectives and workings of the Charity.

Decisions are made by the trustees, and the day-to-day administration is delegated to the estate manager.

We are members of the Confederation of Service Charities (Cobseo). Cobseo represents the whole Serving and Veterans Community and adherence to their regulations is a condition of membership.

Statement of Trustees' responsibilities

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).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993 and the Charity(Accounts and Reports) Regulations 2008. 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.

Auditor

TC Group were appointed auditors to the company in accordance with Part 16 of the Companies Act 2006.

Disclosure of information to auditor

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

The Trustees' report was approved by the Board of Trustees.

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Mr. M Powell

Trustee

Dated: 1/4/2022

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOURNEMOUTH WAR MEMORIAL HOMES

Opinion

We have audited the accounts of Bournemouth War Memorial Homes (the 'company') for the year ended 30 September 2021 which comprise the statement of financial activities, the balance sheet and the notes to the accounts, including any significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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 accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Trustees are responsible for assessing the company'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 company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

Extent to which the audit was considered capable of detecting irregularities, including fraud

The objectives of our audit, in respect to fraud, are: to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and to respond appropriately to fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and its management.

Our approach was as follows:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the trustees and other management (as required by auditing standards), and discussed with the trustees and other management the policies and procedures regarding compliance with laws and regulations;
- We considered the legal and regulatory frameworks directly applicable to the financial statements reporting framework (FRS 102, Companies Act 2006 and the Charities Act 2011) and the relevant charity regulations in the UK;
- We considered the nature of the industry, the control environment and the charity's performance;
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit;
- We considered the procedures and controls that the charity has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included: testing manual journals; reviewing the financial statement disclosures and testing to supporting documentation; performing analytical procedures; and enquiring of management, and were designed to provide reasonable assurance that the financial statements were free from fraud or error.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-forauditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx . This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

James Blake FCA (Senior Statutory Auditor)
for and on behalf of TC Group

Statutory Auditor
Office: Portsmouth

Date: 20 April 2022

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Total 2020 £
Income from:					
Donations and legacies	2	2,021	8,000	10,021	28,315
Charitable activities	3	390,835	-	390,835	356,912
Investments	4	12,495	-	12,495	14,337
Total income		405,351	8,000	413,351	399,564
Expenditure on:	6				
Charitable activities		294,897	13,550	308,447	328,855
Net gains/(losses) on investments		138,860	-	138,860	967
Net movement in funds		249,314	(5,550)	243,764	71,676
Fund balances at 1 October 2020		4,584,554	5,550	4,590,104	4,518,428
Fund balances at 30 September 2021		4,833,868	-	4,833,868	4,590,104

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOURNEMOUTH WAR MEMORIAL HOMES

BALANCE SHEET

AS AT 30 SEPTEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	12		4,055,965		3,797,421
Investments	13		682,262		731,955
			4,738,227		4,529,376
Current assets					
Debtors	14	14,569		9,003	
Cash at bank and in hand		169,400		69,645	
		183,969		78,648	
Creditors: amounts falling due within one year	15	(88,328)		(17,920)	
Net current assets			95,641		60,728
Total assets less current liabilities			4,833,868		4,590,104
Income funds					
Restricted funds			-		5,550
Unrestricted funds					
General unrestricted funds		4,680,926		4,526,792	
Fair value reserve		152,942		57,762	
			4,833,868		4,584,554
			4,833,868		4,590,104

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2021

These accounts have been prepared in accordance with the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

The accounts were approved by the Trustees on 24/03/2022

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Mr. M Powell
Trustee

Company Registration No. 08867218

1 Accounting policies

Charity information

Bournemouth War Memorial Homes is a private company limited by guarantee incorporated in England and Wales. The registered office is 12a Woodsford Green, Castle Lane West, Bournemouth, Dorset, BH8 9TP.

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain financial instruments.

1.2 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

1.3 Incoming resources

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

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

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Income from investments is included in the year in which it is receivable.

1 Accounting policies (Continued)

1.4 Resources expended

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

Support costs are those costs incurred direct in support of expenditure on the objects of the charity and included project management.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost, or valuation (deemed cost) in the case of tangible fixed assets gifted to the charity, and are subsequently stated net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful economic lives. In respect of the freehold property, it is the charity's practice to maintain the property in a continual state of sound repair and to make improvements from time to time. Accordingly, the trustees consider that the useful economic life of the freehold property is so long, and the residual value so high, that depreciation is insignificant to the financial statements.

1.6 Fixed asset investments

Investments held within fixed assets represent the charity's portfolio of managed investment funds. They are stated at fair value within the financial statements, calculated with reference to the mid-market value of the investment at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities.

1.7 Impairment of fixed assets

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

1.8 Cash and cash equivalents

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

1.9 Financial instruments

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

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

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

1 Accounting policies (Continued)

Basic financial assets

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

Basic financial liabilities

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

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

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

2 Donations and legacies

	Unrestricted funds	Restricted funds	Total 2021	Total 2020
	£	£	£	£
J & L Randall Charitable Trust	1,000	-	1,000	1,000
Royal Signals	750	-	750	750
Queen Mary's Roehampton Trust	-	8,000	8,000	10,000
Army Benevolent Fund	-	-	-	15,000
Sundry other donations	271	-	271	1,565
	2,021	8,000	10,021	28,315

Income from donations and legacies was £10,021 (2020 - £28,315) of which £8,000 (2020 - £26,000) was attributable to restricted funds and £2,021 (2020 - £2,315) was attributable to unrestricted funds.

3 Charitable activities - unrestricted

	2021	2020
	£	£
Rents due from tenants and garages	435,386	388,444
Grants awarded to tenants	(44,551)	(31,532)
	390,835	356,912

Income of rents from tenants and garages as shown above is wholly attributable to unrestricted funds.

Grants awarded to tenants, are further discounts of rent and are provided to certain tenants who are in need of additional financial support, typically on a short-term basis. The grants awarded to tenants are approved by the trustees and the conditions of each award are regularly reviewed. The discount is recognised in the financial statements as a deduction from the related rental income, in the period the trustees approve the grant.

4 Investments - unrestricted

	2021	2020
	£	£
Investment interest and dividends	12,495	14,337

Investment income as shown above is wholly attributable to unrestricted funds.

5 Costs of charitable activities - by activity

	Activities undertaken directly	Support costs	Total 2021	Total 2020
	£	£	£	£
Letting of homes to service veterans in need	225,904	82,543	308,447	328,855

Included in activities undertaken directly are £13,550 (2020 - £25,450) of costs attributable to restricted funds.

6 Activites undertaken directly

	2021	2020
	£	£
Council tax and water rates	469	380
Light and heat	2,278	9,015
Repairs and maintenance	88,948	121,706
Maintenance of grounds	13,208	9,813
Insurance	4,890	5,036
Cleaner's salary	4,015	4,360
Cleaning materials	1,082	348
Legal and professional	672	1,968
Telephone	195	193
Warden call system	5,029	5,324
Resident support costs	522	3,268
Special projects - windows	44,136	45,347
Special projects - pavements, roads and grounds	27,251	22,009
Special projects - new communal area and office	33,209	15,598
	225,904	244,365

Included in activities undertaken directly are £13,550 (2020 - £25,450) of costs attributable to restricted funds.

7 Support costs

	2021	2020
	£	£
Estate manager's salary	42,875	41,625
Wages and salaries	12,800	12,450
Employer's NI contributions	1,145	1,974
Staff pension costs	1,728	1,668
Council tax and water rates for office	1,045	221
Light and heat for office	371	1,073
Printing, postage and stationery	1,197	1,252
Telephone and internet for office	916	923
General expenses	1,058	2,738
Trustee indemnity insurance	792	792
Accountancy	6,844	6,970
Legal and professional	-	150
Audit	3,600	3,600
Investment management charges	8,172	9,054
	82,543	84,490

All support costs as shown above are wholly attributable to unrestricted funds.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

No expenses have been reimbursed to the directors during the year.

9 Employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Estate manager	1	1
Resident manager	1	1
Cleaner	1	1
	3	3

Employment costs	2021 £	2020 £
Wages and salaries	59,690	58,435
Social security costs	1,145	1,974
Staff pension costs	1,728	1,668
	62,563	62,077

No employee received remuneration of greater than £60,000 in the current or previous year.

10 Restricted funds

	At 30 September 2020 £	Incoming resources £	Outgoing resources £	At 30 September 2021 £
Programme works fund	5,550	8,000	(13,550)	-

Restricted funds - previous year

	At 30 September 2019 £	Incoming resources £	Outgoing resources £	At 30 September 2020 £
Programme works fund	5,000	26,000	(25,450)	5,550

Purpose of restricted funds

The charity has received incoming resources from donors for the specific purpose of funding improvements to the homes, which has been classified as restricted funds.

11 Unrestricted funds

	At 30 September 2020 £	Incoming resources £	Transfers £	Outgoing resources £	At 30 September 2021 £
Revenue fund	4,526,792	405,351	43,680	(294,897)	4,680,926
Fair value reserve	57,762	138,860	(43,680)	-	152,942
	4,584,554	544,211	-	(294,897)	4,833,868

Unrestricted funds - previous year

	At 30 September 2019 £	Incoming resources £	Transfers £	Outgoing resources £	At 30 September 2020 £
Revenue fund	4,456,633	373,564	-	(303,405)	4,526,792
Fair value reserve	56,795	967	-	-	57,762
	4,513,428	374,531	-	(303,405)	4,584,554

12 Tangible fixed assets

	Land and buildings
	£
Cost	
At 1 October 2020	3,797,421
Additions	258,544
At 30 September 2021	4,055,965
Carrying amount	
At 30 September 2021	4,055,965
At 30 September 2020	3,797,421

13 Fixed asset investments

	Investment portfolios
	£
Cost or valuation	
At 30 September 2020	731,955
Income received	9,618
Valuation changes	138,861
Management fees and advisor charges	(8,172)
Withdrawals	(190,000)
At 30 September 2021	682,262
Carrying amount	
At 30 September 2021	682,262
At 30 September 2020	731,955

At the 30 September 2021 the charity held an investment portfolio comprising of £407,057 (2020 - £381,495) in equity securities, £63,099 (2020 - £48,754) in structured return investments, £148,618 (2020 - £160,067) in fixed interest investments, £46,578 (2020 - £87,344) in hedge funds and £16,910 (2020 - £54,295) in cash deposits.

All fixed asset investments are held within the United Kingdom.

14 Debtors

Amounts falling due within one year:	2021 £	2020 £
Amounts due from residents	14,569	8,211
Prepayments and accrued income	-	792
	14,569	9,003

15 Creditors: amounts falling due within one year

	2021 £	2020 £
Other taxation and social security	2,667	2,562
Trade creditors	78,643	8,351
Other creditors	293	282
Accruals and deferred income	6,725	6,725
	88,328	17,920

16 Capital commitments

At 30 September 2021 the charity had capital commitments as follows:	2021 £	2020 £
Expenditure contracted for but not provided in the accounts	67,142	-

BOURNEMOUTH WAR MEMORIAL HOMES

England & Wales - Charity number 1162066

Accounts

Charity Registration No. 1162066

Company Registration No. 08867218 (England and Wales)

BOURNEMOUTH WAR MEMORIAL HOMES

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2020

tC accounts · tax · legal · financial planning

3 Acorn Business Centre
Northarbour Road
Cosham
Portsmouth
Hampshire
United Kingdom
PO6 3TH

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Air Commodore R Cobelli OBE RAF(Ret'd) Mr. E Kennar Mr. G Long Mr. P Matthews Mr. M Powell Ms. S Burgess-Kennar
Charity number	1162066
Company number	08867218
Principal address and registered office	Estate Office 15 Woodsford Green Castle Lane West Bournemouth Dorset United Kingdom BH8 9TP
Accountants	TC Group 26-32 Oxford Road Bournemouth Dorset United Kingdom BH8 8EZ
Auditor	TC Group 3 Acorn Business Centre Portsmouth Hampshire United Kingdom PO6 3TH
Bankers	Santander UK Plc Business Banking Accounts Management Bridle Road Bootle Merseyside L30 4GB

BOURNEMOUTH WAR MEMORIAL HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Solicitors	Talking Legal Lawyers The Granary, 2 The Barns Longham Farm Close Ferndown Dorset BH22 9DE
Investment advisers	CCLA Investment Management Limited Senator House 85 Queen Victoria Street London EC4V 4ET Brooks Macdonald Asset Management Limited The Long Barn Dean Estate Wickham Road Fareham P017 5BN

BOURNEMOUTH WAR MEMORIAL HOMES

CONTENTS

	Page
Trustees' report	1 - 4
Independent auditor's report	5 - 7
Statement of financial activities	8
Balance sheet	9 - 10
Notes to the financial statements	11 - 19

BOURNEMOUTH WAR MEMORIAL HOMES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 SEPTEMBER 2020

The Trustees present their report and accounts for the year ended 30 September 2020.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Objectives and activities

The Bournemouth War Memorial Homes charity was founded soon after the 1939 - 1945 war, through the creation of a Trust Deed, which governed the running of the homes. On 29 January 2014 a new limited company (Company No 08867218) was incorporated to take over the old unincorporated charitable trust. The new company was formally registered with the Charity Commission on 9th June 2015 (Registered No 1162066) and all of the assets were transferred across on 1st October 2015.

During this financial year, we acquired 50 Jewell Road. Following this acquisition, the Homes comprise fifty-two individual properties in Castle Lane West and Jewell Road, one home in Ibbertson Road and five purpose-built properties in Poppy Lane - a total of 58 properties, all in Bournemouth. These are provided at a subsidised differential rent, dependent on the property type, to former service personnel of the Armed Forces of the Crown and former members of the Merchant Navy and their dependents who are in need or vulnerable by reason of their physical or mental health, social or economic circumstances with preference given to those who reside or have resided in the Borough of Bournemouth.

The Trustees' objective is to run the Homes in an efficient way and to maintain the high standards of accommodation for the benefit of its residents. At the same time, the Trustees are very conscious of the estate's management and maintenance expenditure and seek to keep these costs well under control.

The estate manager (Tracy Poole) is responsible to the Trustees for the management of the Homes. Tracy and her team oversee the estate on a day-to-day basis and have regular meetings with the Trustees and residents to deal with any matters arising. Services provided to the residents include the:

- provision of a call alarm system
- inspection and maintenance of central heating
- cleaning of communal areas
- maintenance of communal grounds
- maintenance of all properties

In setting our objectives and planning our activities, the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit and confirm they have complied with the duty in Section 4 of the Charity Act 2006.

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

Achievements and performance

During 2020 all rents were reviewed – the last review was undertaken in 2017. Although total rents receivable have increased, the amounts charged continue to represent a significant discount on commercial rents for similar properties in the vicinity. The next major rent review will be in 2023.

In a full year, this discount represents a 37% reduction from the estimated commercial rents receivable on similar properties in the Bournemouth area.

50 Jewell Road was acquired during the year and, following its refurbishment, was let from 1st August 2020. The Trustees are looking for other opportunities to expand the number of properties available to help alleviate our waiting list.

We have also continued with the replacement of the existing windows & doors in most of our properties, and that work is now complete. Further work has been undertaken on the communal gardens.

General improvements to the Homes have continued with kitchens, bathrooms and old and inefficient boilers being replaced. Flame retardant paint has been applied to the communal areas and fire doors are being upgraded. When a property becomes vacant, it is refurbished and redecorated prior to the arrival of the new tenant.

Plans for the future

Planning permission has been granted for a major upgrade to the residents' communal area, including the construction of new offices. This work will commence in 2021. Once the old offices are vacant, they will be converted into 2 flats & will be let to new tenants. If the opportunity to acquire or construct new properties becomes available, then such projects will be robustly assessed and undertaken if they fit with the overall objectives of the charity.

Financial review

The trustees endeavour to retain sufficient reserves to meet future repair and other expenditure as required. Funds are also retained for the acquisition or construction of additional properties.

Surplus funds are invested or held on deposit. Brooks Macdonald manage our investments alongside CCLA Investment Management Limited. At the year end, the investments were valued at £731,955 (Note 13). Some of the investments were sold during the year to fund the acquisition of 50 Jewell Road.

Following the appointment of Brooks Macdonald, the Trustees have agreed an Investment Policy. Our investment objectives are to produce the best financial returns within an acceptable level of risk. Income from our investments is not crucial to our activities and on this basis we are looking to maximise capital growth. Investments that conflict with our objectives will be excluded.

The Trustees have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, governance and management

The charity is a company limited by guarantee and registered with the Charity Commission in June 2015 and is therefore subject to the provisions of the Charities Acts.

The Trustees, who are also the directors for the purpose of company law, and who served during the year were:

Air Commodore R Cobelli OBE RAF(Ret'd)
Mr. E Kennar
Mr. G Long
Ms. S Burgess-Kennar
Mr. M Powell
Mr. P Matthews

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

The charity's governing document is its Articles of Association, which was approved by Special Resolution dated 30 April 2015.

There must be at least three trustees. Trustees, who are also the directors for the purpose of company law, are appointed by ordinary resolution of the trustees and one-third of the trustees must retire at each annual general meeting. In selecting individuals for appointment as trustees, the trustees are mindful of the skills, knowledge and experience needed for the effective administration of the charity. When the Trustees consider there is a shortfall in the skills, knowledge and experience of existing trustees, they endeavour to recruit new trustees who can fill those gaps. Details of vacancies will be circulated to groups with connections to the Homes. Potential new trustees will be interviewed by the existing Trustees and Estate Manager. On acceptance of their appointment, new trustees will be required to undertake a period of induction with the existing trustees and estate manager, to fully understand the objectives and workings of the Charity.

Decisions are made by the trustees, and the day-to-day administration is delegated to the estate manager.

We are members of the Confederation of Service Charities (Cobseo). Cobseo represents the whole Serving and Veterans Community and adherence to their regulations is a condition of membership.

Statement of Trustees' responsibilities

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).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial period which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the trustees are required to:

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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 1993 and the Charity(Accounts and Reports) Regulations 2008. 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.

Auditor

TC Group were appointed auditors to the company in accordance with Part 16 of the Companies Act 2006.

Disclosure of information to auditor

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

The Trustees' report was approved by the Board of Trustees.

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Mr. M Powell

Trustee

Dated: 25th March 2021

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOURNEMOUTH WAR MEMORIAL HOMES

Opinion

We have audited the accounts of Bournemouth War Memorial Homes (the 'company') for the year ended 30 September 2020 which comprise the statement of financial activities, the balance sheet and the notes to the accounts, including any significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other information

The other information comprises the information included in the annual report, other than the accounts and our auditor's report thereon. The director's are responsible for the other information. Our opinion on the accounts 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 accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the accounts or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; 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 accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the Trustees are responsible for assessing the company'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 company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

This report is made solely to the ccompany's directors, as a body, in accordance with chapter 3 of the Companies Act 2006 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the company's directors 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 company and its directors as a body, for our audit work, for this report, or for the opinions we have formed.

TC Group

James Blake FCA (Senior Statutory Auditor)
for and on behalf of TC Group

Statutory Auditor
Office: Portsmouth

Date: 15th April 2021

TC Group is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006

BOURNEMOUTH WAR MEMORIAL HOMES

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2020

	Notes	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Total 2019 £
Income from:					
Donations and legacies	2	2,315	26,000	28,315	33,625
Charitable activities	3	356,912	-	356,912	338,817
Investments	4	14,337	-	14,337	14,119
Total income		373,564	26,000	399,564	386,561
Expenditure on:	6				
Charitable activities		303,405	25,450	328,855	424,360
Net gains/(losses) on investments		967	-	967	23,453
Gross transfers between funds	10	-	-	-	14,781
Net movement in funds		71,126	550	71,676	435
Fund balances at 1 October 2019		4,513,428	5,000	4,518,428	4,517,993
Fund balances at 30 September 2020		4,584,554	5,550	4,590,104	4,518,428

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOURNEMOUTH WAR MEMORIAL HOMES

BALANCE SHEET

AS AT 30 SEPTEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	**12**		3,797,421		3,542,253
Investments	**13**		731,955		958,163
			4,529,376		4,500,416
Current assets					
Debtors	**14**	9,003		4,945	
Cash at bank and in hand		69,645		69,444	
		78,648		74,389	
Creditors: amounts falling due within one year	**15**	(17,920)		(56,377)	
Net current assets			60,728		18,012
Total assets less current liabilities			4,590,104		4,518,428
Income funds					
Restricted funds			5,550		5,000
Unrestricted funds					
General unrestricted funds		4,526,792		4,460,412	
Fair value reserve		57,762		53,016	
			4,584,554		4,513,428
			4,590,104		4,518,428

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2020

These accounts have been prepared in accordance with the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

The accounts were approved by the Trustees on 25th March 2021

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Mr. M Powell
Trustee

Company Registration No. 08867218

1 Accounting policies

Charity information

Bournemouth War Memorial Homes is a private company limited by guarantee incorporated in England and Wales.The registered office is 15 Woodsford Green, Castle Lane West, Bournemouth, Dorset, BH8 9TP.

1.1 Accounting convention

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

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

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain financial instruments.

1.2 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

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

1.3 Incoming resources

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

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

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant.

Donated services and facilities are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included.

Gifts donated for resale are included as incoming resources within activities for generating funds when they are sold.

Income from investments is included in the year in which it is receivable.

1 **Accounting policies** **(Continued)**

1.4 Resources expended

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

Support costs are those costs incurred direct in support of expenditure on the objects of the charity and included project management.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost, or valuation (deemed cost) in the case of tangible fixed assets gifted to the charity, and are subsequently stated net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost of assets less their residual values over their useful economic lives. In respect of the freehold property, it is the charity's practice to maintain the property in a continual state of sound repair and to make improvements from time to time. Accordingly, the trustees consider that the useful economic life of the freehold property is so long, and the residual value so high, that depreciation is insignificant to the financial statements.

1.6 Fixed asset investments

Investments held within fixed assets represent the charity's portfolio of managed investment funds. They are stated at fair value within the financial statements, calculated with reference to the mid-market value of the investment at the balance sheet date. All gains and losses are taken to the Statement of Financial Activities.

1.7 Impairment of fixed assets

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

1.8 Cash and cash equivalents

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

1.9 Financial instruments

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

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

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

1 **Accounting policies** **(Continued)**

Basic financial assets

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

Basic financial liabilities

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

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

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

2 **Donations and legacies**

	Unrestricted funds	Restricted funds	Total 2020	Total 2019
	£	£	£	£
J & L Randall Charitable Trust	1,000	-	1,000	1,000
Royal Signals	750	-	750	750
Queen Mary's Roehampton Trust	-	10,000	10,000	20,000
Services Sound and Vision Corporation	-	-	-	5,000
Army Benevolent Fund	-	15,000	15,000	-
Sundry other donations	565	1,000	1,565	6,875
	2,315	26,000	28,315	33,625

Income from donations and legacies was £28,315 (2019 - £33,625) of which £26,000 (2019 - £30,700) was attributable to restricted funds and £2,315 (2019 - £2,925) was attributable to unrestricted funds.

3 Charitable activities - unrestricted

	2020	2019
	£	£
Rents from tenants and garages	388,444	338,817
Welfare Grants	(31,532)	-
	356,912	338,817

Income of rents from tenants and garages as shown above is wholly attributable to unrestricted funds.

4 Investments - unrestricted

	2020	2019
	£	£
Investment interest and dividends	14,337	14,119

Investment income as shown above is wholly attributable to unrestricted funds.

5 Costs of charitable activities - by activity

	Activities undertaken directly	Support costs	Total 2020	Total 2019
	£	£	£	£
Letting of homes to service veterans in need	234,365	84,490	318,855	424,360

Included in activities undertaken directly are £25,450 (2019 - £25,700) of costs attributable to restricted funds.

6 Activites undertaken directly

	2020	2019
	£	£
Council tax and water rates	380	557
Light and heat	9,015	4,673
Repairs and maintenance	121,706	137,062
Maintenance of grounds	9,813	12,277
Insurance	5,036	8,978
Cleaner's salary	4,360	4,282
Cleaning materials	348	356
Legal and professional	1,968	1,709
Telephone	193	186
Warden call system	5,324	4,534
Resident support costs	3,268	2,686
Special projects - windows	45,347	101,024
Special projects - pavements, roads and grounds	22,009	54,870
Special projects - new communal area and office	15,598	8,299
	244,365	341,493

Included in activities undertaken directly are £25,450 (2019 - £25,700) of costs attributable to restricted funds.

7 Support costs

	2019	2018
	£	£
Estate manager's salary	41,625	40,125
Wages and salaries	12,450	12,150
Employer's NI contributions	1,974	1,747
Staff pension costs	1,668	1,604
Council tax and water rates for office	221	493
Light and heat for office	1,073	658
Printing, postage and stationery	1,252	1,240
Telephone and internet for office	923	1,385
General expenses	2,738	3,021
Trustee indemnity insurance	792	802
Accountancy	6,970	6,234
Legal and professional	150	816
Audit	3,600	3,600
Investment management charges	9,054	8,087
	84,490	81,962

All support costs as shown above are wholly attributable to unrestricted funds.

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

No expenses have been reimbursed to the directors during the year.

9 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Estate manager	1	1
Resident manager	1	1
Cleaner	1	1
	3	3

Employment costs	2020 £	2019 £
Wages and salaries	58,435	56,557
Social security costs	1,974	1,747
Staff pension costs	1,668	1,604
	62,077	59,908

No employee received remuneration of greater than £60,000 in the current or previous year.

10 Restricted funds

	At 30 September 2019	Incoming resources	Outgoing resources	At 30 September 2020
	£	£	£	£
Programme works fund	5,000	26,000	(25,450)	5,550

Restricted funds - previous year

	At 30 September 2018	Incoming resources	Outgoing resources	At 30 September 2019
	£	£	£	£
Programme works fund	-	30,700	(25,700)	5,000

Purpose of restricted funds

The charity has received incoming resources from donors for the specific purpose of funding improvements to the homes, which has been classified as restricted funds.

11 Unrestricted funds

	At 30 September 2019	Incoming resources	Transfers	Outgoing resources	At 30 September 2020
	£	£	£	£	£
Revenue fund	4,456,633	373,564	-	(303,405)	4,526,792
Fair value reserve	56,795	967	-	-	57,762
	4,513,428	374,531	-	(303,405)	4,584,554

Unrestricted funds - previous year

	At 30 September 2018	Incoming resources	Transfers	Outgoing resources	At 30 September 2019
	£	£	£	£	£
Revenue fund	4,488,430	355,861	11,002	(398,660)	4,456,633
Fair value reserve	29,563	38,234	(11,002)	-	56,795
	4,517,993	394,095	-	(398,660)	4,513,428

12 Tangible fixed assets

	Land and buildings £
Cost	
At 1 October 2019	3,542,253
Additions	255,168
At 30 September 2020	3,797,421
Carrying amount	
At 30 September 2020	3,797,421
At 30 September 2019	3,542,253

13 Fixed asset investments

	Investment portfolios £
Cost or valuation	
At 30 September 2020	958,163
Income received	11,379
Valuation changes	967
Management fees and advisor charges	(9,054)
Withdrawals	(229,500)
At 30 September 2020	731,955
Carrying amount	
At 30 September 2020	731,955
At 30 September 2019	958,163

At the 30 September 2020 the charity held an investment portfolio comprising of £381,495 (2019 - £469,404) in equity securities, £48,754 (2019 - £122,052) in structured return investments, £160,067 (2019 - £207,606) in fixed interest investments, £87,344 (2019 - £65,678) in hedge funds and £54,295 (2019 - £93,423) in cash deposits.

All fixed asset investments are held within the United Kingdom.

14 Debtors

Amounts falling due within one year:	2020 £	2019 £
Amounts due from residents	8,211	3,985
Prepayments and accrued income	792	960
	9,003	4,945

15 Creditors: amounts falling due within one year

	2020 £	2019 £
Other taxation and social security	2,562	2,506
Trade creditors	8,351	9,318
Other creditors	282	37,828
Accruals and deferred income	6,725	6,725
	17,920	56,377

16 Analysis of net assets between funds

	Unrestricted 2020 £	Restricted 2020 £	Total 2020 £	Total 2019 £
Fund balances at 30 September 2020 are represented by:				
Tangible assets	3,797,421	-	3,797,421	3,542,253
Investments	731,955	-	731,955	958,163
Current assets/(liabilities)	55,178	5,550	60,728	18,012
	4,584,554	5,550	4,590,104	4,518,428