

Charity number: 1162107

The Sir Roger Manwood Trust CIO

Unaudited

Trustees' report and financial statements

for the year ended 31 May 2022

The Sir Roger Manwood Trust CIO

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The Sir Roger Manwood Trust CIO

Reference and administrative details of the Charity, its Trustees and advisers for the year ended 31 May 2022

Trustees

The Lord Mayor of Canterbury, Ex - Officio Trustee
The Ven the Archdeacon of Canterbury, Ex - Officio Trustee
The Rector of St Stephens Church, Canterbury, Ex -Officio Trustee

Co-optative Trustee: (Persons residing or carrying on business in or near the City of Canterbury) to be appointed for a term of five years by resolution of the Trustees.

Mr P Brown (five year term expires 24/09/24)
Mrs S Pratt (resigned 24/09/21)
Mr R Power (five year term expires 13/03/23)
Mrs R Barford (five year term expires 13/03/23)
Mrs S Langdown (one year term expires 24/09/24)
Mrs P Kane (five year term expires 16/09/24)
Mr C Webster (five year term expires 24/09/24)
Mr M Neeve (resigned 05/09/22)
Ms H Brighton (appointed 21/09/21; five year term expires 21/09/26)

Charity registered number

1162107

Principal office

The Rectory
St Stephen's Green
Canterbury
Kent
CT2 7JU

Accountants

Kreston Reeves LLP
Chartered Accountants
37 St Margaret's Street
Canterbury
Kent
CT1 2TU

Bankers

National Westminster Bank
11 The Parade
Canterbury
Kent
CT1 2SQ

Solicitors

Furley Page
39 St Margaret's Street
Canterbury
Kent
CT1 2TX

Clerk

Nicholas Andrews

The Sir Roger Manwood Trust CIO

Trustees' report for the year ended 31 May 2022

The Trustees present their annual report together with the financial statements of the The Sir Roger Manwood Trust CIO for the year ended 31 May 2022. The Trustees confirm that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

The Trustees have considered the Charity Commissioners guidance of Public Benefit in preparation of these accounts.

Objectives and activities

a. Objectives

The objects of the Charitable Incorporated Organisation registered with the Charity Commission on 10th June 2015 are the provision of almshouse accommodation or financial support for those in need or suffering hardship within the area administered by Canterbury City Council and the Town Council of Sandwich.

The Almshouses and the other freehold property (Ye Olde Beverlie, St Stephen's, Canterbury) was devolved to the Charity by the Will of Sir Roger Manwood many hundreds of years ago. The title was vested in the Official Trustee for Charity Lands by an Order of the Charity Commissioners of 27 March 1866.

The terms of the Charity were widened by the Charity Commissioners on 5 June 1997 to enable the Trustees to grant funds on a "Relief in Need" basis to the residents of the parish of St Dunstan's and Westgate, St Stephens, Canterbury and the Borough of Sandwich.

From 1 October 2010 all residents are liable to pay weekly maintenance contributions in line with the scheme introduced by the Trustees on 1 October 2005.

b. Activities for achieving objectives

The main objective of the Charity is met by the provision of almshouse accommodation in 12 almshouses at St Stephen's, Canterbury. The charity also operates a "Relief in Need" fund.

c. Public Benefit

The Trust continues to provide for those in need in the district of Canterbury and the Town of Sandwich and a number of payments were made during the year. Residential vacancies, when they occur, are advertised locally under the same terms.

Achievements and performance

a. Review of activities

Ten of the twelve almshouse units were occupied throughout the year. During the year one resident moved to a care home and another died. Trustees considered 17 applications to fill the vacancies and agreed the appointment of 2 residents for the unoccupied properties. The older property is in need of a complete refurbishment before occupation and contractors are now working to complete the work in the next few weeks at a figure of £22,000 VAT included.

A new front door and additional secondary glazing has been added to the older properties to reduce heat loss. Some studies were undertaken to explore a move to gas free heating in the residences.

During the year the Trustees reviewed the Weekly Maintenance costs for each type of residence and introduced a three-year programme of annual increases to keep these in line with the Equivalent Fair Rent assessment by the Valuation Office Agency.

In the summer of 2021 surveyors completed a comprehensive quinquennial report of all the Trust properties and resultant works are progressing.

The Sir Roger Manwood Trust CIO

Trustees' report (continued) for the year ended 31 May 2022

Achievements and performance (continued)

The full rental payments from the Trust commercial property resumed after negotiated reductions during the Pandemic lockdowns. Relief in need payments were halted during the lockdown and resultant rent loss but were recommenced to the local community in early 2022.

Trustees approved an additional NatWest loan account reduction of £30,000 during the year.

Financial review

a. Annual performance

The Charity owns Ye Olde Beverlie Public House and rents to Shepherd Neame Limited, rents are included within investment income. The most recent rent review was undertaken by Sidney Phillips, Chartered Surveyors with an agreed nil increase at £44,500, agreed to commence from 1st October 2022.

An opinion by Sidney Phillips, Chartered Surveyors on the market value of the Charity's freehold interest in Ye Olde Beverlie dated 9th August 2022 subject to current lease to Shepherd Neame Limited was stated to be £700,000.

The charity shows a £42,052 surplus of net income for the year (before investment gains and revaluations) compared to £46,813 for 2021.

b. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

c. Reserves policy

At the 13th March 2018 meeting the Trustees approved a reserves policy at a minimum figure of £150,000 in invested funds to cover the cost of any possible and future refurbishments and repairs to the properties owned by the charity where costs could not otherwise be covered from available sources or annual income. The Trustees have reviewed this policy and consider it to still be appropriate.

d. Investments policy

At the meeting on 13th March 2018 the Trustees approved a review of the present investment arrangements that the charity has with CCLA and approved an investment objective that the Trust is to invest funds that are not needed by the Trustees in the short term in suitable investments that are diversified and yield the best financial return within the level of risk considered to be acceptable by the Trustees. The Trustees consider this policy to still be appropriate.

e. Policies

Trustees have approved that the Trust's Accountants now deal with the Making Tax Digital (HMRC VAT requirements).

The Sir Roger Manwood Trust CIO

Trustees' report (continued) for the year ended 31 May 2022

Structure, governance and management

a. Constitution

The Trust is a Charitable Incorporated Organisation and was registered at the Charity Commission on 10th June 2015, numbered 1162107.

b. Methods of appointment or election of Trustees

The management of the charity is the responsibility of the Trustees who are elected and co-opted under the terms of the constitution of the Trust. New Trustees are elected by a resolution of existing Trustees.

Statement of Trustees' responsibilities

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

The law applicable to charities in England & Wales 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 its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

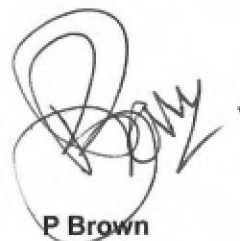
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and 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, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the Charity Commission Scheme. 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.

Approved by order of the members of the board of Trustees on 26 September 2022 and signed on their behalf by:



R Power



P Brown

The Sir Roger Manwood Trust CIO

Independent examiner's report for the year ended 31 May 2022

Independent examiner's report to the Trustees of The Sir Roger Manwood Trust CIO ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 31 May 2022.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts 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 (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed: 

Dated: 26 September 2022

S M Rouse FCCA DChA

Kreston Reeves LLP

Chartered Accountants

Canterbury

The Sir Roger Manwood Trust CIO

Statement of financial activities for the year ended 31 May 2022

	Note	Endowment funds 2022 £	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:						
Charitable activities	3	-	67,150	-	67,150	66,696
Investments	4	-	-	47,299	47,299	34,002
Total income and endowments		-	67,150	47,299	114,449	100,698
Expenditure on:						
Charitable activities	5	-	48,769	23,628	72,397	53,885
Total expenditure		-	48,769	23,628	72,397	53,885
Net income before net (losses)/gains on investments		-	18,381	23,671	42,052	46,813
Net (losses)/gains on investments		(40,000)	1,024	4,274	(34,702)	28,566
Net movement in funds		(40,000)	19,405	27,945	7,350	75,379
Reconciliation of funds:						
Total funds brought forward		1,133,665	120,769	828,567	2,083,001	2,007,622
Net movement in funds		(40,000)	19,405	27,945	7,350	75,379
Total funds carried forward		1,093,665	140,174	856,512	2,090,351	2,083,001

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

The notes on pages 8 to 18 form part of these financial statements.

The Sir Roger Manwood Trust CIO

Balance sheet as at 31 May 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	7	1,199,308	1,213,088
Investment property	8	700,000	740,000
Investments	9	237,060	231,762
		<u>2,136,368</u>	<u>2,184,850</u>
Current assets			
Debtors	10	2,104	4,380
Cash at bank and in hand		72,633	70,225
		<u>74,737</u>	<u>74,605</u>
Creditors: amounts falling due within one year	11	(41,850)	(33,978)
Net current assets		<u>32,887</u>	<u>40,627</u>
Total assets less current liabilities		<u>2,169,255</u>	<u>2,225,477</u>
Creditors: amounts falling due after more than one year	12	(78,904)	(142,476)
Total net assets		<u><u>2,090,351</u></u>	<u><u>2,083,001</u></u>
Charity funds			
Endowment funds	13	1,093,665	1,133,665
Restricted funds	13	140,174	120,769
Unrestricted funds	13	856,512	828,567
Total funds		<u><u>2,090,351</u></u>	<u><u>2,083,001</u></u>

The financial statements were approved and authorised for issue by the Trustees on 26 September 2022 and signed on their behalf by:



R Power



P Brown

The notes on pages 8 to 18 form part of these financial statements.

**Notes to the financial statements
for the year ended 31 May 2022**

1. General information

The Sir Roger Manwood Trust CIO is registered as a Charitable Incorporated Organisation in England and Wales with the charity registration number 1162107. The principal office is The Rectory, St Stephen's Green, Canterbury, Kent, CT2 7JU. The principal objectives of the Charity are as set out in the Trustees' Report on page 2.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Sir Roger Manwood Trust CIO meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 Going Concern

The Trustees have considered the charity's level of reserves and future incoming resources and concluded that these are sufficient to enable the charity to continue its operations for the foreseeable future. Therefore the accounts have been prepared on a going concern basis.

2.3 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**Notes to the financial statements
for the year ended 31 May 2022**

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

2.5 Tangible fixed assets and depreciation

All assets costing more than £500 are capitalised. Tangible fixed assets are stated at cost less depreciation.

In previous years, no depreciation has been provided in respect of the charity's freehold properties which comprise the almshouses. This is still the case for the old almshouses, as in the opinion of the Trustees the residual value of those properties is such that any charge for depreciation would not be material. The Trustees will review these properties on an annual basis in order to ensure that no provision for impairment is required.

In respect of the new almshouses which were completed in 2016, depreciation has been charged on the different significant elements of the build costs depending on their individual useful lives of 10 - 100 years, on a straight line basis.

Grants received towards the cost of improving the properties are deducted from cost.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.7 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity; this is normally upon notification of the interest paid or payable by the Bank.

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Notes to the financial statements
for the year ended 31 May 2022**

2. Accounting policies (continued)

2.10 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

3. Income from charitable activities

	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Weekly maintenance contributions	67,150	67,150	66,696

4. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Ye Olde Beverlie rent	43,759	43,759	30,608
Other investment income	3,540	3,540	3,394
	47,299	47,299	34,002

Notes to the financial statements
for the year ended 31 May 2022

5. Charitable activities

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Insurance	3,468	-	3,468	3,402
Repairs	13,689	1,187	14,876	6,159
Relief in need	-	4,441	4,441	-
Stipends	900	-	900	1,350
Utilities	4,053	-	4,053	4,251
Council tax	3,979	-	3,979	2,419
Salaries	6,493	-	6,493	5,816
Lifeline	1,679	-	1,679	2,208
Subscriptions	246	-	246	239
Sundry	-	1,220	1,220	78
Accountancy fees	4,124	-	4,124	3,870
Professional fees	4,373	-	4,373	976
Bank charges	334	-	334	529
Bookkeeping (to comply with HMRC's MTD requirements for VAT)	2,832	-	2,832	2,746
Depreciation	-	16,780	16,780	16,480
Interest payable	2,599	-	2,599	3,362
Total	48,769	23,628	72,397	53,885

In 2021, of the total expenditure, £37,327 was expenditure from restricted funds and £16,558 was expenditure from unrestricted funds.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended, no Trustees received any benefits in kind (2021 - £NIL).

During the year ended, the Trustees were reimbursed £129 for expenses (2021 - £73).

Notes to the financial statements
for the year ended 31 May 2022

7. Tangible fixed assets

	Housing Land and buildings £	Housing Association Grant £	Total £
Cost			
At 1 June 2021	1,381,320	(104,912)	1,276,408
Additions	3,000	-	3,000
At 31 May 2022	<u>1,384,320</u>	<u>(104,912)</u>	<u>1,279,408</u>
Depreciation			
At 1 June 2021	63,320	-	63,320
Charge for the year	16,780	-	16,780
At 31 May 2022	<u>80,100</u>	<u>-</u>	<u>80,100</u>
Net book value			
At 31 May 2022	<u>1,304,220</u>	<u>(104,912)</u>	<u>1,199,308</u>
At 31 May 2021	<u>1,318,000</u>	<u>(104,912)</u>	<u>1,213,088</u>

All the land and buildings held are freehold and all the properties are for the occupation of almspersons. There are 12 almshouses.

The carrying value of the almshouses is substantially less than its market value in the opinion of the Trustees. The almshouses are currently insured for £4,622,553 (2021: £4,433,824). Ye Olde Beverlie Public House is currently insured for £2,691,000 (2021: £2,340,000).

The Sir Roger Manwood Trust CIO

Notes to the financial statements for the year ended 31 May 2022

8. Investment property

	Freehold investment property £
Valuation	
At 1 June 2021	740,000
Revaluation	(40,000)
At 31 May 2022	<u>700,000</u>

There is an option to tax in place on the investment property.

A valuation of the property was carried out on 9th August 2022. The value at that date was £700,000 on an open market basis for existing use. The Trustees believe that this value represents fair value at the year end.

9. Fixed asset investments

	Listed securities £
Cost or valuation	
At 1 June 2021	231,762
Revaluations	5,298
At 31 May 2022	<u>237,060</u>
Net book value	
At 31 May 2022	<u>237,060</u>
At 31 May 2021	<u>231,762</u>

All the fixed asset investments are held in the UK and comprise units in the Charities Official Investment Fund

The Sir Roger Manwood Trust CIO

**Notes to the financial statements
for the year ended 31 May 2022**

10. Debtors

	2022 £	2021 £
Other debtors and prepayments	<u>2,104</u>	<u>4,380</u>

11. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	21,551	20,953
Other loans	10,500	10,500
Other taxation and social security	3,466	-
Other creditors	6,333	2,525
	<u>41,850</u>	<u>33,978</u>

Deferred income

	2022 £	2021 £
Deferred income at 1 June 2021	-	1,533
Resources deferred during the year	3,708	-
Amounts released from previous years	-	(1,533)
	<u>3,708</u>	<u>-</u>

12. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	47,404	100,476
Other loans	31,500	42,000
	<u>78,904</u>	<u>142,476</u>

Notes to the financial statements
for the year ended 31 May 2022

13. Statement of funds

Statement of funds - current year

	Balance at 1 June 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 May 2022 £
Unrestricted funds					
Designated funds					
Extraordinary Repairs Fund	84,229	-	-	3,143	87,372
Manwood Lodge Fund	85,965	-	(1,187)	-	84,778
Cyclical Maintenance Fund	5,000	-	-	-	5,000
	<u>175,194</u>	<u>-</u>	<u>(1,187)</u>	<u>3,143</u>	<u>177,150</u>
General funds					
General Funds	653,373	47,299	(22,441)	1,131	679,362
Total Unrestricted funds	<u>828,567</u>	<u>47,299</u>	<u>(23,628)</u>	<u>4,274</u>	<u>856,512</u>
Endowment funds					
Endowment Fund	<u>1,133,665</u>	<u>-</u>	<u>-</u>	<u>(40,000)</u>	<u>1,093,665</u>
Restricted funds					
The Almshouses Fund	88,312	67,150	(48,769)	-	106,693
Extraordinary Repairs Fund	27,457	-	-	1,024	28,481
Cyclical Maintenance Fund	5,000	-	-	-	5,000
	<u>120,769</u>	<u>67,150</u>	<u>(48,769)</u>	<u>1,024</u>	<u>140,174</u>
Total of funds	<u><u>2,083,001</u></u>	<u><u>114,449</u></u>	<u><u>(72,397)</u></u>	<u><u>(34,702)</u></u>	<u><u>2,090,351</u></u>

Notes to the financial statements
for the year ended 31 May 2022

13. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 June 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 May 2021 £
Unrestricted funds					
Designated funds					
Extraordinary Repairs Fund	72,705	-	-	11,524	84,229
Manwood Lodge Fund	85,965	-	-	-	85,965
Cyclical Maintenance Fund	5,000	-	-	-	5,000
	<u>163,670</u>	<u>-</u>	<u>-</u>	<u>11,524</u>	<u>175,194</u>
General funds					
General Funds	622,643	34,002	(16,558)	13,286	653,373
Total Unrestricted funds	<u>786,313</u>	<u>-</u>	<u>(16,558)</u>	<u>24,810</u>	<u>828,567</u>
Endowment funds					
Endowment Fund	<u>1,133,665</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,133,665</u>
Restricted funds					
The Almshouses Fund	58,943	66,696	(37,327)	-	88,312
Extraordinary Repairs Fund	23,701	-	-	3,756	27,457
Cyclical Maintenance Fund	5,000	-	-	-	5,000
	<u>87,644</u>	<u>66,696</u>	<u>(37,327)</u>	<u>3,756</u>	<u>120,769</u>
Total of funds	<u><u>2,007,622</u></u>	<u><u>66,696</u></u>	<u><u>(53,885)</u></u>	<u><u>28,566</u></u>	<u><u>2,083,001</u></u>

Notes to the financial statements
for the year ended 31 May 2022

The Almshouses Fund

Various bequests where the donor restricted the funds to be applied on Almshouses and Almspersons only.

Income arises from weekly maintenance charges and is regarded as restricted as it may not be spent on Ye Olde Beverlie or Relief in Need.

Endowment Funds

Capital funds where there is no power to convert the capital into income. Generally, these funds to be held indefinitely. Income derived from these funds is restricted.

Designated Funds

The Extraordinary Repairs Fund has been in existence for many years and has been designated for its specific purpose by the Trustees.

The Trustees have designated £5,000 towards a cyclical maintenance fund.

The Manwood Lodge Fund represents the money spent on renovating Manwood Lodge.

14. Summary of funds

Summary of funds - current year

	Balance at 1 June 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 May 2022 £
Designated funds	175,194	-	(1,187)	3,143	177,150
General funds	653,373	47,299	(22,441)	1,131	679,362
Endowment funds	1,133,665	-	-	(40,000)	1,093,665
Restricted funds	120,769	67,150	(48,769)	1,024	140,174
	<u>2,083,001</u>	<u>114,449</u>	<u>(72,397)</u>	<u>(34,702)</u>	<u>2,090,351</u>

Summary of funds - prior year

	Balance at 1 June 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 May 2021 £
Designated funds	163,670	-	-	11,524	175,194
General funds	622,643	34,002	(16,558)	13,286	653,373
Endowment funds	1,133,665	-	-	-	1,133,665
Restricted funds	87,644	66,696	(37,327)	3,756	120,769
	<u>2,007,622</u>	<u>100,698</u>	<u>(53,885)</u>	<u>28,566</u>	<u>2,083,001</u>

Notes to the financial statements
for the year ended 31 May 2022

15. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Endowment funds 2022 £	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	393,665	-	805,643	1,199,308
Fixed asset investments	-	28,481	208,579	237,060
Investment property	700,000	-	-	700,000
Current assets	-	111,693	(36,956)	74,737
Creditors due within one year	-	-	(41,850)	(41,850)
Creditors due in more than one year	-	-	(78,904)	(78,904)
Total	1,093,665	140,174	856,512	2,090,351

Analysis of net assets between funds - prior year

	Endowment funds 2021 £	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	393,665	-	819,423	1,213,088
Fixed asset investments	-	27,457	204,305	231,762
Investment property	740,000	-	-	740,000
Current assets	-	93,312	(18,707)	74,605
Creditors due within one year	-	-	(33,978)	(33,978)
Creditors due in more than one year	-	-	(142,476)	(142,476)
Total	1,133,665	120,769	828,567	2,083,001

16. Related party transactions

The charity is linked to Sir Roger Manwood's Hospital with the registered number 1162107-1. During the year there were no transactions with this charity (2021: NIL)

There were no other related party transactions during the year (2021: NIL).