

# **EDWARD MAYES TRUST**

## **FINANCIAL STATEMENTS**

**For the year ended 31 December 2022**

**Company Registration Number: 09295352**

**Company limited by guarantee**

**Registered Charity Number: 1166318**

# EDWARD MAYES TRUST

## Financial Statements

For the year ended 31 December 2022

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# EDWARD MAYES TRUST

## Members of the Board and Professional Advisers

Year ended 31 December 2022

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<b>Registered under the Companies Act 2006:</b>	09295352
<b>Charity Number:</b>	1166318
<b>Registered Office:</b>	Mayes Gardens Harrison Street Ancoats Manchester M4 7FN
<b>Trustees:</b>	Mr J Sandford (Chairman) Mrs J Winterbourne Mr J Louden Ms P Cotterill Mr J Pickett Mr E Stelfox Ms L Everton Mr T Robinson (Appointed 02/05/2022)
<b>Secretary:</b>	Mr P Harrison
<b>Auditor:</b>	Mitchell Charlesworth (Audit) Limited Accountants Statutory Auditor 3 <sup>rd</sup> Floor 44 Peter Street Manchester M2 5GP
<b>Bankers:</b>	National Westminster Bank plc Spinningfields Square 182 Deansgate Manchester M3 3LY
<b>Investment Managers:</b>	Evelyn Partners Royal Liver Building Pier Head Liverpool Merseyside L3 1NY

# EDWARD MAYES TRUST

## Trustees' Annual Report For the year ended 31 December 2022

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The Trustees present their report and the financial statements of the Charity for the year ended 31 December 2022.

### Reference and administrative details

Reference and administrative details are shown in the Members of the Board and Professional Advisers on page 2 of the Financial Statements.

### The Trustees

The Trustees who served the charity during the period were as follows:

Mr J Sandford (Chairman)

Mr J Longsdon (Nominee of the City of Manchester) (resigned 6 December 2022)

Mrs J Winterbourne

Mr J Loudon

Ms P Cotterill

Mr J Pickett

Mr E Stelfox

Ms L Everton

Mr T Robinson (appointed on 2 May 2022)

### Introduction

The Charity of Edward Mayes was founded in 1635 in accordance with the terms of his will dated 7 May 1621.

### Structure, Governance and Management

#### Governing Document and Legal Status

The Edward Mayes Trust is a registered charity with the Charity Commission. The governing instrument is the Scheme of the Charity Commissioners dated 12 December 2017. These financial statements consolidate the results of 'The Edward Mayes Trust' which registered as a Social Housing Provider in 2013, with Registration number 4767. The Charity is also a Limited Company, limited by guarantee, incorporated in England and Wales.

#### Appointment of The Board

There should be three nominated Directors and between five and eight co-opted Directors. The nominated Directors must be appointed by Manchester City Council in accordance with the ordinary practice of the Council for a period of four years, or if the appointment is being made to fill a casual vacancy, the unexpired term of the appointee's predecessor. The appointment of a co-opted Directors must be made by the Board at a special meeting called by the Chair or any two Directors giving at least four days' notice. Each co-opted Director must be appointed for a term of four years.

#### Organisation

The Board of Directors (which must have between eight and 11 members including the Chair), administers the Charity. The Board meets approximately six times a year and there is a sub-committee that covers the investment portfolio management. A Manager is appointed by the Board to manage the day-to-day operations of the Charity and a Scheme Manager is employed to provide a front-line housing service to the residents.

# EDWARD MAYES TRUST

## Trustees' Annual Report For the year ended 31 December 2022

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### Risk Management

The Trust regularly reviews its risk register which assists the Board in identifying threats to the Trust and recommendations to mitigate any threats.

### Reserves

The Trust seeks to retain sufficient reserves so that the income from the investments that back the reserves is sufficient to maintain the Trust's property and provide for the expenses of the Charity. The aim is to make sure that the Trust is sustainable in the long-term. The general reserves are effectively a sinking fund to be used for major upgrades and development of the Trust's property.

### Grants

It is the policy of the Trust to make grants to other qualifying charitable institutions having regard to the financial situation of the charity.

### Objectives and Activities

Edward Mayes Trust was appointed as the corporate trustee for Sale Almshouses, Whitelegg Almshouses, Mrs Lums Charity and Elizabeth Stopford for Almshouses on 14 May 2020, and of Ingham's Almshouses on 17 November 2020.

The Edward Mayes Trust aims to provide older people with an independent lifestyle in a caring and supportive environment. The principal activities of the Edward Mayes Trust are as follows:

1. a) The provision of housing accommodation for beneficiaries; and  
b) Such charitable purposes for the benefit of the residents as the Board decide.
2. The Board also has the power to use income for the relief of those in need in accordance with the provisions of the scheme mentioned above.

The Trust provides its beneficiaries with affordable, quality, supported accommodation which is purposely designed to meet the needs of older people and is set in a safe and secure environment at its Mayes Gardens estate in Ancoats, Manchester. The Trust supports its beneficiaries to live independently with staff available to give advice and assistance to achieve this.

The accommodation at Mayes Gardens comprises of 48 retirement bungalows and apartments set in landscaped grounds. Residents benefit from a full maintenance and gardening service and are supported on a daily basis by a Scheme Manager and Director with out of hours support provided by an emergency call system giving beneficiaries emergency assistance if required.

The Board confirm that they have referred to the guidance contained in the Charity Commission's general information on public benefit when reviewing the Trust's aims and objectives and in planning future activities.

# **EDWARD MAYES TRUST**

## **Trustees' Annual Report For the year ended 31 December 2022**

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### **Achievements and performance**

#### **Five-year Business Plan**

Throughout 2022 the Trust continued to focus on delivering its business plan. The Trust has identified and developed a plan around six key areas, these are: Estate, Community, Care, Finance, Governance and Communication. The Trust is committed to delivering the key themes of the plan which will move the Charity forward, creating a stronger and sustainable environment for the future.

#### **New Build Development**

In May 2022 the Trust began the construction of two new apartments at its Mayes Gardens estate. Grants from Homes England and the Community Housing Fund were secured to help meet the cost of the development. The two, one bedroom apartments will be completed in March 2023 and provide new residents the opportunity to live at Mayes Gardens and to enjoy the facilities on offer.

#### **Modernisation Work**

In 2022 the Trust completed its programme to upgrade wet room facilities to all ground floor properties on the Mayes Gardens estate.

#### **Support**

The Trust continued to provide support, advice and information to residents to assist them to maintain their independence

#### **Occupancy**

The Trust continued to remain fully occupied with two new residents being housed at Mayes Gardens in 2022. The Mayes Gardens estate continues to be a popular housing option for older people with a range of one and two-bedroom adapted accommodation available in a secure and tranquil setting with housing support available from staff when required to assist residents to live independently.

#### **Mrs Lums Charity**

The Trust's programme of wet room upgrades was completed in 2022.

A programme of work to improve fire protection in the roof spaces of the eight bungalows was carried out in May 2022.

#### **Modernisation Programme**

In early 2022 two of the properties at St James Square became vacant. Listed building consent was obtained in August 2022 to carry out a major refurbishment of the two properties, and work began on the refurbishment in November 2022 and will be completed in March 2023. A Homes England grant is being applied for to assist with the cost of the refurbishment.

#### **Sale Almshouses and Whitelegg Almshouses**

All properties at the two charities remain occupied and there have been no vacancies in 2022. There has been no major work required since the refurbishment of the properties in 2017. The Trust will carry out a quinquennial property condition survey in 2023.

# **EDWARD MAYES TRUST**

## **Trustees' Annual Report For the year ended 31 December 2022**

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### **Elizabeth Stopford for Almshouses**

All properties remain occupied and there have been no vacancies. There has been no major work required since the refurbishment of the properties in 2021.

### **Governance and Financial Viability**

The Board have reviewed its compliance with the Governance and Financial Viability Standard and confirm that it complies with the requirements of the standard for the year.

### **Value for Money**

The key strategic objectives are to provide its residents with an independent lifestyle in affordable, quality, supported accommodation.

In line with the previous Homes England Standard and the Financial Regulations, the Trust seeks to achieve value for money on all expenditure. In April 2018, the Regulator of Social Housing issued the updated Value for Money Standard. In line with the updated standard the Trust will set appropriate targets and measure performance on a periodic basis.

# EDWARD MAYES TRUST

## Trustees' Annual Report For the year ended 31 December 2022

Performance against the required Value for Money metrics are set out in the table below:

Metric	2022	2021
1. Reinvestment (%)	12%	16%
2. New supply delivered	-	-
3. Gearing (%)	5%	5%
4. Earnings before interest, tax, depreciation, amortisation and major repairs (EBITDA MRI) - Interest cover %	-%	-%
5. Headline social housing cost per unit	£	£
Utilities charges	38,936	19,700
Routine maintenance	86,877	49,602
Planned maintenance	-	-
Major repairs	-	450,680
Community services	10,527	9,754
Bad debts	-	-
<b>Total cost</b>	<b>136,340</b>	<b>529,736</b>
Number of units	75	75
Cost per unit	1,818	7,063
6. Operating margin - social housing	(4)%	(4)%
7. Return on Capital Employed (ROCE)	(1)%	-%

### Metrics commentary

The Trust has four loans provided by the Almshouse Association which are repayable within five years. The Operating Margin and ROCE are low due to various repair works carried out on the properties, and legal fees in relation to a planning application.



# EDWARD MAYES TRUST

## Trustees' Annual Report For the year ended 31 December 2022

### Financial Review

#### Income and Expenditure

Set out below is a summary of the year's income and expenditure, together with that of the previous year:

	Notes	2022 £	2021 £
Turnover	2	419,038	384,868
Operating expenditure	2	(477,182)	(402,288)
<b>Operating deficit</b>		(58,144)	(17,420)
Interest receivable and other income	5	60,067	55,154
		1,923	37,734
Loss on disposal of tangible fixed assets		(1,042)	(2,028)
Gain on disposal of investments		37,772	93,962
Unrealised (loss)/gain on investments		(195,406)	87,486
Extraordinary items of income/(expenditure)	22	2,704	-
<b>(Deficit)/surplus for the year</b>		(154,049)	217,154

#### Statement of Trustees' Responsibilities

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

The law applicable to charities in England and 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 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 Housing SORP;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

# EDWARD MAYES TRUST

## Trustees' Annual Report For the year ended 31 December 2022

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The Trustees are responsible for keeping proper 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 Charities Act 2011, The Accounting Direction for Social Housing in England 2019 and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Auditor

Mitchell Charlesworth (Audit) Limited have been re-appointed as auditor for the ensuing year.

### Trustees' Statement of Disclosure of Information to the Auditor

In so far as the Trustees are aware:

- there is no relevant audit information of which the Trust's auditor is unaware, and;
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

### Statement of Compliance

The Trustees confirm that this report has been prepared in accordance with the principles set out in paragraph 4.7 of the 2018 SORP for Registered Social Housing Providers.

### SIGNED BY ORDER OF THE TRUSTEES



Mr P Harrison  
CHARITY SECRETARY

31/05/2023

Date

Mayes Gardens  
Harrison Street  
Manchester  
M4 7FN

# EDWARD MAYES TRUST

## Independent Auditor's Report To the Trustees of Edward Mayes Trust

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### Opinion

We have audited the financial statements of Edward Mayes Trust (the 'Charitable Company') for the year ended 31 December 2022 which comprise the Statement of Comprehensive Income, the Statement of Changes in Reserves, the Statement of Financial Position, the Statement of Cash Flows and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 31 December 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, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

### 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 Charitable Company 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 Charitable 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 Board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

# EDWARD MAYES TRUST

## Independent Auditor's Report To the Trustees of Edward Mayes Trust

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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 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.

### Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- 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 our knowledge and understanding of the Charitable Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Board was not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the Trustees' report and from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

### Responsibilities of the board

As explained more fully in the Statement of Trustees' Responsibilities statement set out on page eight, the Board members (who are also the Directors of the Charitable Company for the purposes 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 Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

# EDWARD MAYES TRUST

## Independent Auditor's Report To the Trustees of Edward Mayes Trust

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In preparing the financial statements, the Board is responsible for assessing the Charitable 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 Board either intends to liquidate the Charitable Company or to cease operations, or has 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and Charitable Company's performance;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the organisation's documentation of their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations; and
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in relation to the timing of the recognition of income. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management over-ride and we identified risk in relation to the posting of unusual journals and the manipulation of accounting estimates.

We also obtained an understanding of the legal and regulatory frameworks that the Company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

# EDWARD MAYES TRUST


## Independent Auditor's Report To the Trustees of Edward Mayes Trust

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our 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 and section 137 of the Housing and Regeneration Act 2008. 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 auditor's 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 and the Charitable Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Alison Buckley (Senior Statutory Auditor)**  
**for and on behalf of Mitchell Charlesworth (Audit) Limited**

31/05/2023.....  
**Date**

**Accountants**  
**Statutory Auditor**  
**3<sup>rd</sup> Floor, 44 Peter Street**  
**Manchester**  
**M2 5GP**

# EDWARD MAYES TRUST

## Statement of Comprehensive Income For the year ended 31 December 2022

	Notes	2022 £	2021 £
Turnover	2	419,038	384,868
Operating expenditure	2	<u>(477,182)</u>	<u>(402,288)</u>
<b>Operating deficit</b>		(58,144)	(17,420)
Interest receivable and other income	5	<u>60,067</u>	<u>55,154</u>
		1,923	37,734
Loss on disposal of tangible fixed assets		(1,042)	(2,028)
Gain on disposal of investments		37,772	93,962
Unrealised (loss)/gain on investments		(195,406)	87,486
Extraordinary items of income/(expenditure)	22	<u>2,704</u>	<u>-</u>
<b>(Deficit)/surplus for the year</b>		<u><u>(154,049)</u></u>	<u><u>217,154</u></u>

There were no other recognised gains or losses arising in the current or the prior year.

The notes on pages 17 to 27 form part of these financial statements

# EDWARD MAYES TRUST

## Statement of Changes in Reserves For the year ended 31 December 2022

	Restricted Income and Expenditure Reserve £	Restricted Capital Expenditure Reserve £	Total £
Balance at 1 January 2021	3,935,420	159,738	4,095,158
Surplus from statement of comprehensive income	214,326	-	214,326
Grants received	(152,000)	152,000	-
Transfer to/(from) Reserves	22,910	(22,910)	-
<b>Balance at 31 December 2021</b>	<b>4,020,656</b>	<b>288,828</b>	<b>4,309,484</b>
Balance at 1 January 2022	4,020,656	288,828	4,309,484
Deficit from statement of comprehensive income	(154,049)		(154,049)
Grants received	(144,676)	144,676	-
Transfer to/(from) Reserves	27,250	(27,250)	-
<b>Balance at 31 December 2022</b>	<b>3,749,181</b>	<b>406,254</b>	<b>4,155,435</b>

The notes on pages 17 to 27 form part of these financial statements

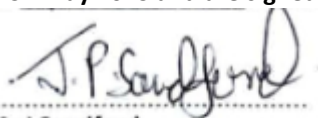


# EDWARD MAYES TRUST

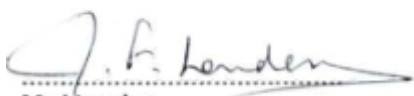
## Statement of Financial Position For the year ended 31 December 2022

	Notes	2022		2021	
Fixed assets		£	£	£	£
Tangible fixed assets	7		2,950,851		2,756,556
Intangible fixed assets	8		-		647
Investments	9		1,464,232		1,839,674
			<u>4,415,083</u>		<u>4,596,877</u>
<b>Current assets</b>					
Trade and other debtors	10	119,839		20,623	
Investments	11	111,177		140,728	
Cash and cash equivalents		<u>219,103</u>		<u>180,182</u>	
		450,119		341,533	
Less:					
Creditors: amounts falling due within one year	12	<u>(76,363)</u>		<u>(87,513)</u>	
Net current assets			<u>373,756</u>		<u>254,020</u>
Total assets less current liabilities			4,788,839		4,850,897
Creditors: amounts falling due after more than one year	13		<u>(633,404)</u>		<u>(541,413)</u>
Total net assets			<u>4,155,435</u>		<u>4,309,484</u>
<b>Reserves</b>					
Restricted income and expenditure reserve	14		3,749,181		4,020,656
Restricted capital expenditure reserve	14		<u>406,254</u>		<u>288,828</u>
Total reserves			<u>4,155,435</u>		<u>4,309,484</u>

The financial statements on pages 14 to 27 were approved by the members of the Board and authorised for issue on 31 May 2023 and are signed on its behalf by:



Mr J Sandford  
CHAIRMAN



Mr J Loudon  
TRUSTEE

The notes on pages 17 to 27 form part of these financial statements

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

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### 1. Principal accounting policies

#### Company Information

Edward Mayes Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Mayes Gardens, Harrison Street, Ancoats, Manchester, M4 7FN.

#### Basis of accounting

The financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP), the Statement of Recommended Practice: 'Housing SORP 2018: Statement of Recommended Practice for Social Housing Providers'.

The financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

These financial statements have been prepared under a linking directive. For accountancy and registration purposes 'The Edward Mayes Trust', Charity Known as the Sale Almshouses, Elizabeth Stopford for Almshouses, Mrs Lum's Charity, Whitelegg Almshouses, and The Ingham's Almshouses are treated as part of the Charity.

The linking of the charities is an administrative linkage, for reporting purposes only. It does not change the separate legal status of the charities, or the nature of restricted funds or endowments, and it does not constitute a merger.

'The Edward Mayes Trust' holds the permanent endowment and has the liability for grants received. It is this charity which is registered as a Social Housing Provider, with registration number 4767.

The financial statements are prepared on the historical cost basis of accounting, except for investments which are included at market value, and are presented in sterling.

The financial statements have been prepared in compliance with FRS 102.

The Charity constitutes a public benefit entity as defined by FRS 102.

At the time of approving the financial statements the Trustees have a reasonable expectation that the company 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.

#### Investment assets and income

Investments of the various funds are shown at market value. Gains and losses arising on the sale of investments are dealt with directly through the various fund accounts. Income from investments, which is shown gross, includes only such dividends and interest on securities as are remitted to the Charity during its financial year by the Charity's stockbrokers and its bankers. Changes in the market value of investment assets are shown as unrealised gains or losses.

#### Turnover

Turnover represents residents' contributions receivable, grants and donations.

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

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### 1. Accounting policies (continued)

#### Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably.

Amortisation is recognised to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Website development - Straight line over 3 years.

#### Fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets. Major components are treated as separate assets and depreciated over their expected useful economic lives. The following annual rates are applied:

Depreciation is charged on the freehold buildings on a component basis, as follows:

Kitchen fittings, tiles, vinyl	- 5% straight line
Internal doors, joinery, hollow partitions	- 5% straight line
Common stairs	- 2% straight line
Bathroom fittings, wall tiles, vinyl	- 5% straight line
Electrical installation	- 5% straight line
Heating installation, pipes, radiators	- 4% straight line
Heating installation, boilers, extractor fans	- 6.67% straight line
Roof and roof structure	- 2% straight line
External doors and windows	- 4% straight line
Structural walls and floors	- 2% straight line
External boundaries, paths, roads, drainage, rainwater goods	- 4% straight line
External decoration	- 16.67% straight line
Landlord services, alarms, CCTV, call system, TV	- 10% straight line
Professional fees	- 4% straight line

Long-leasehold land is not depreciated.

The Garage Workshop is also not depreciated.

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

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### 1. Accounting policies [Continued]

#### **Social Housing Grant**

Social Housing Grants (SHG) and similar capital grants are amortised over the life of the structure at 2% straight line.

#### **Other capital grants**

Capital grants (other than Homes England grants) in respect of capital expenditure are treated as restricted income and are released to the accumulated surplus at the same rate at which the assets to which they relate are depreciated.

#### **Long-leasehold Almshouses**

The cost of the original Edward Mayes Trust Almshouses have been fully depreciated by transfers to the Almshouses depreciation reserve. The lease expires in 2176.

#### **Pension scheme**

The Charity operates a defined contribution pension scheme. Contributions are charged to the income and expenditure account as they become payable in accordance with the rules of the Scheme.

#### **Taxation**

Edward Mayes Trust is a registered charity and as such is exempt from Corporation Taxation.

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

2. Particulars of income and expenditure from social housing lettings	2022 £	2021 £
<b>Income from housing</b>		
Residents' contribution	413,038	378,868
Supporting People	6,000	6,000
Amortised Government grants – Included in Interest receivable and other income	33,430	27,706
Other income – Included in Interest receivable and other income	3,673	1,039
	<u>456,141</u>	<u>413,613</u>
<b>Expenditure on social housing</b>		
Management	236,236	202,016
Routine maintenance	86,877	63,443
Depreciation of housing properties	<u>152,920</u>	<u>136,829</u>
Total expenditure on housing	<u>476,033</u>	<u>402,288</u>
Operating (deficit)/surplus on social housing	<u>(19,892)</u>	<u>11,325</u>
Activities other than social housing	(38,252)	(28,745)
Operating deficit	<u>(58,144)</u>	<u>(17,420)</u>

### 3. Trustees' emoluments

No remuneration was paid to the Trustees of the Charity in respect of the year-ended 31 December 2022 (2021: £Nil).

4. Employee information	2022 No.	2021 No.
The average weekly number of persons expressed as full-time equivalents employed during the year was:	2	2
	<u>2</u>	<u>2</u>
	2022 £	2021 £
<b>Staff Costs:</b>		
Wages and salaries	78,153	75,469
Social security costs	8,489	7,744
Pension costs	<u>6,632</u>	<u>6,561</u>
	<u>93,274</u>	<u>89,774</u>

No employee received remuneration of more than £60,000 during the year (2021: None).

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

<b>5. Interest receivable and other income</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
Bank interest receivable		990	604
Income from UK listed investments		22,964	26,410
Grants receivable		33,430	27,706
Other income		2,683	434
		<u>60,067</u>	<u>55,154</u>
<b>6. Deficit/Surplus on ordinary activities</b>		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>Deficit/Surplus on ordinary activities is stated after charging:</b>			
<b>Depreciation:</b>			
Tangible owned fixed assets		152,920	136,829
		<u></u>	<u></u>
<b>Auditor's remuneration:</b>			
In their capacity as auditors		6,750	6,750
In respect of non-audit services		3,330	2,500
		<u></u>	<u></u>

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

7. Tangible fixed assets	Long-leasehold buildings & improvements £	Long-leasehold land £	25A Mayes Gardens £	Garage workshop £	Linked charities almshouses £	Assets under construction £	Total £
<b>Cost</b>							
At 1 January 2022	1,658,384	80,012	382,824	3,896	1,173,501	5,400	3,304,017
Additions	4,388	-	-	-	20,017	323,205	347,610
Disposals	(4,570)	-	-	-	-	-	(4,570)
Transfers	-	-	-	-	-	-	-
At 31 December 2022	1,658,202	80,012	382,824	3,896	1,193,518	328,605	3,647,057
<b>Depreciation</b>							
At 1 January 2022	302,274	-	59,224	-	185,963	-	547,461
Charge for the year	81,905	-	15,537	-	54,831	-	152,273
Eliminated on disposals	(3,528)	-	-	-	-	-	(3,528)
At 31 December 2022	380,651	-	74,761	-	240,794	-	696,206
<b>Net book value</b>							
At 31 December 2022	1,277,551	80,012	308,063	3,896	952,724	328,605	2,950,851
At 31 December 2021	1,356,110	80,012	323,600	3,896	987,538	5,400	2,756,556

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

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<b>8. Intangible fixed assets</b>	<b>Website £</b>
<b>Cost</b>	
At 1 January 2022 and 31 December 2022	7,049
<b>Amortisation</b>	
At 1 January 2022	6,402
Charge for the year	647
At 31 December 2022	7,049
<b>Net book value</b>	
At 31 December 2022	-
At 31 December 2021	647

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# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

<b>9. Fixed asset investments</b>			<b>2022</b>	<b>2021</b>
			<b>£</b>	<b>£</b>
<b>Movement in market value</b>				
Market value at the start of the year			1,839,674	1,594,831
Acquisitions at cost			103,147	309,080
Disposals at book value			(166,073)	(179,925)
Net (losses)/gains on revaluations in the year			(312,516)	115,688
Market value at the year-end			1,464,232	1,839,674
Historical cost at the year-end			1,545,422	1,765,233
<b>Analysis of investments at 31 December 2022 between reserves</b>			<b>Total Reserves 2022</b>	<b>Total Reserves 2021</b>
	<b>Accumulated Surplus</b>	<b>Restricted Reserves</b>	<b>£</b>	<b>£</b>
	<b>£</b>	<b>£</b>		
<b>Listed investments</b>				
UK quoted fixed interest	-	88,483	88,483	101,350
UK quoted shares	-	274,389	274,389	329,284
UK unit trusts	-	41,443	41,443	78,145
Investment and unit trusts	-	1,059,917	1,059,917	1,330,895
	-	1,464,232	1,464,232	1,839,674
<b>10. Debtors</b>			<b>2022</b>	<b>2021</b>
			<b>£</b>	<b>£</b>
Other debtors			2,704	5,944
Prepayments and accrued income			117,135	14,679
			119,839	20,623
<b>11. Current assets investments</b>			<b>2022</b>	<b>2021</b>
			<b>£</b>	<b>£</b>
Cash on short-term deposit			111,177	140,728

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

12. Creditors: Amounts falling due within one year	2022 £	2021 £
Almshouse Association loans	29,013	30,451
Accruals and deferred income	13,911	21,631
Unamortised Government grants	33,430	33,431
Other tax and social security	9	2,000
	<u>76,363</u>	<u>87,513</u>

13. Creditors: Amounts falling due after more than one year	2022 £	2021 £
Almshouse Association loans	110,425	112,999
Mayes Gardens Retention	8,318	-
Unamortised Government grants	514,661	428,414
	<u>633,404</u>	<u>541,413</u>

The loans from the Almshouse Association are unsecured, interest free and repayable in instalments due as follows:

	2022 £	2021 £
In one year or less	29,013	30,451
Between one and two years	66,275	46,774
Between two and five years	44,150	66,225
	<u>139,438</u>	<u>143,450</u>

	2022 £	2021 £
<b>Unamortised Government grants</b>		
At the start of the year	461,845	332,150
Released to income in the year	(33,430)	(27,706)
Received in the year	119,676	157,401
	<u>548,091</u>	<u>461,845</u>
At the end of the year		
	<u>548,091</u>	<u>461,845</u>
Amounts due to be released < 1 year	33,430	33,431
Amounts due to be released > 1 year	514,661	428,414
	<u>548,091</u>	<u>461,845</u>

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

### 14. Restricted reserves

	Balance at 1 January 2022 £	(Deficit)/ Surplus for the year £	Grants received £	Transfer to/(from) reserves £	Balance at 31 December 2022 £
Income and expenditure	3,048,392	(153,422)	(144,676)	27,250	2,77,544
Capital expenditure	288,828	-	144,676	(27,250)	406,254
Mrs Lum's Charity	255,408	(4,522)	-	-	250,886
Charity Known as the Sale Almshouses	128,078	8,633	-	-	136,711
Whitelegg Almshouses	86,183	(113)	-	-	86,070
Elizabeth Stopford for Almshouses	131,089	2,078	-	-	133,167
The Ingham's Almshouses	371,506	(6,703)	-	-	364,803
	4,309,484	(154,049)	-	-	4,155,435

The income and expenditure reserve can only be used in accordance with the requirements of the Edward Mayes Trust.

The capital expenditure reserve is for grants received towards the repair, upgrade and maintenance of the properties.

### 15. Contingent liabilities

There are no known contingent liabilities arising from contractual disputes (2021: £Nil).

### 16. Legislative provisions

The Charitable Company is registered in England and Wales with Companies House (Company number 09295352), the Charity Commission (Charity number 1166318). The Charitable Companies' registered offices are Mayes Gardens, Harrison Street, Ancoats, Manchester, M4 7FN.

These financial statements consolidate the results of 'The Edward Mayes Trust' which holds the permanent endowment and has the liability for grants received. It is this charity which is registered as a Social Housing Provider, with registration number 4767.

### 17. Units in management

	2022 No	2021 No
<b>Housing accommodation - Supported Housing:</b>		
At the end of the year	75	75

### 18. Capital Commitments

At 31 December 2022 the had capital commitments as follows:	2022	2021
Mayes Gardens refurbishment	3,080	-
The Ingham's Almshouses refurbishment	103,594	-

### 19. Pension scheme

The Trust operates a defined contribution scheme for its employees. The costs for the year were £6,632 (2021: £6,561). There were no prepaid or outstanding contributions at 31 December 2022.

# EDWARD MAYES TRUST

## Notes to the Financial Statements For the year ended 31 December 2022

20. Grants and financial assistance	2022 £	2021 £
Total accumulated Government grants received at 31 December 2022	548,091	461,845
Held as unamortised capital grants	514,661	434,139
Recognised as income in Statement of comprehensive Income	33,430	27,706
	548,091	461,845

## 21. Analysis of net assets by fund

	Restricted income and expenditure fund 2022 £	Restricted capital fund 2022 £	Total funds 2022 £	Restricted income and expenditure fund 2021 £	Restricted capital fund 2021 £	Total funds 2021 £
Fixed assets	4,008,829	406,254	4,415,083	4,596,877	-	4,596,877
Current assets	450,119	-	450,119	52,705	288,828	341,533
Current liabilities	(76,363)	-	(76,363)	(87,513)	-	(87,513)
Non-current liabilities	(633,404)	-	(633,404)	(541,413)	-	(541,413)
	3,749,181	406,254	4,155,435	4,020,656	288,828	4,309,484

## 21. Members' liability

The company is limited by guarantee, not having a share capital, and consequently the liability of the members is limited to a sum not exceeding £10 being the amount that each member undertakes to contribute to the assets of the Charity in the event of its being wound up while he is a member or within one year after he ceases to be a member.

## 22. Extraordinary items of income/(expenditure)

On 1 January 2022 net assets of £2,704 were transferred for £nil consideration to the Charitable Company, Edward Mayes Trust (Company number 09295352). The operations of the Charity have previously been transferred to this company.