

EDWARD MAYES TRUST

FINANCIAL STATEMENTS

For the year ended 31 December 2023

Company Registration Number: 09295352

Company limited by guarantee

Registered Charity Number: 1166318

Regulator of Social Housing Number: 5072

EDWARD MAYES TRUST

Financial Statements

For the year ended 31 December 2023

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EDWARD MAYES TRUST

Members of the Board and Professional Advisers

Year ended 31 December 2023

Registered under the Companies Act 2006:	09295352
Charity Number:	1166318
Regulator of Social Housing Number:	5072
Registered Office:	Mayes Gardens Harrison Street Ancoats Manchester M4 7FN
Trustees:	Mr J Sandford Mr T F Robinson (Nominee of the City of Manchester) Mrs J Winterbourne (Chair) Mr J Loudon Ms P Cotterill Mr J Pickett Mr E Stelfox Ms L Everton Mr R Saffer
Secretary:	Mr P Harrison
Auditor:	Mitchell Charlesworth (Audit) Limited Chartered Accountants Statutory Auditor 3 rd Floor 44 Peter Street Manchester M2 5GP
Bankers:	National Westminster Bank Plc Spinningfields Square 182 Deansgate Manchester M3 3LY
Investment Managers:	Tilney Investment Management Royal Liver Building Pier Head Liverpool Merseyside L3 1NY

EDWARD MAYES TRUST

Trustees' Annual Report For the year ended 31 December 2023

The Trustees present their report and the financial statements of the charity for the year ended 31 December 2023.

Reference and administrative details

Reference and administrative details are shown in the schedule of 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
Mr T F Robinson (Nominee of the City of Manchester)
Mrs J Winterbourne (Chair)
Mr J Loudon
Ms P Cotterill
Mr J Pickett
Mr E Stelfox
Ms L Everton
Mr R Saffer (appointed on 8 December 2023)

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. The Trust registered as a Social Housing Provider in 2013. 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 per 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 2023

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 Inghams 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, good quality, supported housing which is purposely designed to meet the needs of older people in a safe and secure environment. The Trust supports its beneficiaries to live independently with staff available to give advice and assistance to achieve this.

The Trust currently has 77 homes spread across the six charities and operates within the Greater Manchester and High Peak areas.

The accommodation comprises of retirement bungalows and apartments set in landscaped grounds. Residents benefit from a full maintenance and gardening service and are supported by a Scheme Manager and Director with out of hours support provided by an emergency call service.

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 2023

Achievements and performance

Five-year business plan

Throughout 2023 the Trust continued to focus on delivering its business plan. The Trust has identified and developed a plan around six key areas these being: 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.

Governance

The Trust carried out a review and audit of Board skills and agreed to review this annually. It was agreed by the board that Judith Winterbourne would take on the position of Chair in January 2024. The Trust would like to thank John Sandford for his contribution and commitment as Chair over many years of service to the Trust. The Trust welcomed Reuben Saffer as a new trustee on the Board. The Trust will carry out a recruitment process in 2024 to appoint a new Scheme Manager as the current post holder is due to leave in December 2024.

The Trust is taking legal advice to explore the option of amalgamating the 6 charities into one charity by creating a new regulated scheme; the Trust hopes to progress this in 2024 following negotiation with the Charity Commission.

Support

Support for residents continued to be provided by the 2 full time members of staff based at its Mayes Gardens office in Manchester.

Occupancy

The Trusts properties remained fully occupied in 2023 with the almshouses across the group of charities continuing to a popular housing option for older people, the range of one and two bedroom homes are available in secure and peaceful settings with housing support available from staff when required to assist residents to live independently.

Inghams Almshouses Refurbishment

The Trust completed the refurbishment of 2 almshouses at St James Square, New Mills. The properties which are grade 2 listed were extensively modernised and refurbished with the help of a Homes England affordable housing grant delivered through the Almshouse Consortium Ltd. The properties were occupied in March 2023. Throughout 2023 the Trust have been developing a project plan to refurbish the 4 remaining almshouses with work expected to commence in the summer of 2024.

New Build Development-Edward Mayes Trust

In March 2023 the Trust completed the construction of two new apartments at its Mayes Gardens estate in Manchester; affordable housing grant was given by Homes England to assist with the cost of the development, further financial assistance was given by the Department of Housing through a community housing fund grant and an interest free loan from the Almshouse Association. The two one bedroom apartments will provide new residents the opportunity to live at the Mayes Gardens estate and to enjoy the facilities and support on offer.

EDWARD MAYES TRUST

Trustees' Annual Report For the year ended 31 December 2023

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's 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.

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

Metric	2023	2022
1. Reinvestment (%)	17%	16%
2. New supply delivered	-	-
3. Gearing (%)	3%	5%
4. Earnings before interest, tax, depreciation, amortisation and major repairs (EBITDA MRI) - Interest cover %	-%	-%
5. Headline social housing cost per unit	£	£
Utilities charges	40,433	19,700
Routine maintenance	88,477	49,602
Planned maintenance	-	-
Major repairs	-	450,680
Community services	11,450	9,754
Bad debts	-	-
Total cost	140,360	529,736
Number of units	77	75
Cost per unit	1,823	7,063
6. Operating margin - social housing	(1)%	(4)%
7. Return on Capital Employed (ROCE)	-%	-%

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.

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Trustees' Annual Report For the year ended 31 December 2023

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	2023 £	2022 £
Turnover	2	434,685	419,038
Operating expenditure	2	(452,013)	(477,182)
Operating deficit		(17,328)	(58,144)
Interest receivable and other income	5	60,886	60,067
		43,558	1,923
Loss on disposal of tangible fixed assets		-	(1,042)
Gain on disposal of investments		48,611	37,772
Unrealised profit on investments		30,628	(195,406)
Extraordinary items of income	22	-	2,704
Surplus/(deficit) for the year		122,797	(154,049)

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 2023

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

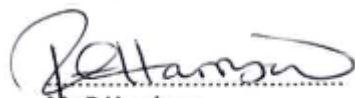
In so far as the Trustees are aware:-

- 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

6th June 2024
Date

Mayes Gardens
Harrison Street
Manchester
M4 7FN

EDWARD MAYES TRUST

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

Opinion

We have audited the financial statements of Edward Mayes Trust (the 'charitable company') for the year ended 31 December 2023 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 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, 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 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 directors 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

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 board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board 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 board 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 directors' 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 directors' 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 board's responsibilities statement set out on page 8, 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

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 business 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 noncompliance;
 - 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;
- 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 override 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 2019.

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

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. 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

13/06/2024.....

Accountants
Statutory Auditor

3rd Floor
44 Peter Street
Manchester
M2 5GP

EDWARD MAYES TRUST

Statement of Comprehensive Income For the year ended 31 December 2023

	Notes	2023 £	2022 £
Turnover	2	434,685	419,038
Operating expenditure	2	<u>(452,013)</u>	<u>(477,182)</u>
Operating deficit		(17,328)	(58,144)
Interest receivable and other income	5	<u>60,886</u>	<u>60,067</u>
		43,558	1,923
Loss on disposal of tangible fixed assets		-	(1,042)
Gain on disposal of investments		48,611	47,973
Unrealised profit on investments		30,628	(195,406)
Extraordinary items of income	22	<u>-</u>	<u>2,704</u>
Surplus/(deficit) for the year		<u>122,797</u>	<u>(154,049)</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 2023

	Restricted Income and Expenditure Reserve £	Restricted Capital Expenditure Reserve £	Total £
Balance at 1 January 2023	3,749,181	406,254	4,155,435
Surplus from statement of comprehensive income	122,797	-	122,797
Grants received	(110,500)	110,500	-
Transfer to/(from) Reserves	26,183	(26,183)	-
Balance at 31 December 2023	3,787,661	490,571	4,278,232

The notes on pages 16 to 26 form part of these financial statements

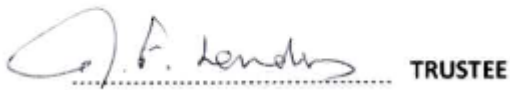
EDWARD MAYES TRUST

Statement of Financial Position For the year ended 31 December 2023

	Notes	2023		2022	
Fixed assets		£	£	£	£
Tangible fixed assets	7		3,032,557		2,950,851
Intangible fixed assets	8		-		-
Investments	9		1,600,343		1,464,232
			<u>4,632,900</u>		<u>4,415,083</u>
Current assets					
Trade and other debtors	10	21,293		119,839	
Investments	11	129,319		111,177	
Cash and cash equivalents		<u>234,081</u>		<u>219,103</u>	
			384,693		450,119
<u>Less:</u>					
Creditors: amounts falling due within one year	12	<u>(94,490)</u>		<u>(76,363)</u>	
Net current assets			<u>290,203</u>		<u>373,756</u>
Total assets less current liabilities			4,923,103		4,788,839
Creditors: amounts falling due after more than one year	13		<u>(644,871)</u>		<u>(633,404)</u>
Total net assets			<u>4,278,232</u>		<u>4,155,435</u>
Reserves					
Restricted income and expenditure reserve	14		3,787,661		3,749,181
Restricted capital expenditure reserve	14		<u>490,571</u>		<u>406,254</u>
Total reserves			<u>4,278,232</u>		<u>4,155,435</u>

The financial statements on pages 14 to 27 were approved by the members of the Board and authorised for issue on 13/06/2024 and are signed on its behalf by:

 CHAIR
Mrs J Winterbourne

 TRUSTEE
Mr J Loudon

The notes on pages 16 to 26 form part of these financial statements

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

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 endowment, and it does not constitute a merger.

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. Profits 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 2023

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, boiler, 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 2023

1. Accounting policies [Continued]

Social Housing Grant

Social Housing Grant (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.

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Notes to the Financial Statements For the year ended 31 December 2023

2. Particulars of income and expenditure from social housing lettings	2023 £	2022 £
Income from housing		
Residents' contribution	428,685	413,038
Supporting People	6,000	6,000
Amortised Government grants - Included in Interest receivable and other income	35,025	33,430
Other income - Included in Interest receivable and other income	805	3,673
	<u>470,515</u>	<u>456,141</u>
Expenditure on social housing		
Management	230,248	236,236
Routine maintenance	88,477	86,877
Depreciation of housing properties	<u>154,829</u>	<u>152,920</u>
Total expenditure on housing	<u>473,554</u>	<u>476,033</u>
Operating deficit on social housing	<u>(3,039)</u>	<u>(19,892)</u>
Activities other than social housing	(14,289)	(38,252)
Operating deficit	<u>(17,328)</u>	<u>(58,144)</u>

3. Trustees' emoluments

No remuneration was paid to the Trustees of the Charity in respect of the year-ended 31 December 2023 (2022: £Nil).

4. Employee information	2023 No.	2022 No.
The average weekly number of persons expressed as full-time equivalent employed during the year was:	3	2
	<u>3</u>	<u>2</u>
	2023 £	2022 £
Staff Costs:		
Wages and salaries	82,152	78,153
Social security costs	3,571	8,489
Pension costs	<u>6,641</u>	<u>6,632</u>
	<u>92,364</u>	<u>93,274</u>

No employee received remuneration of more than £60,000 during the year (2022: None).

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

	2023	2022
	£	£
5. Interest receivable and other income		
Bank interest receivable	129	990
Income from UK listed investments	25,056	22,964
Grants receivable	35,025	33,430
Other income	676	2,683
	<hr/>	<hr/>
	60,886	60,067
	<hr/>	<hr/>
6. Surplus on ordinary activities	2023	2022
	£	£
Surplus on ordinary activities is stated after charging:		
Depreciation:		
Tangible owned fixed assets	154,829	152,920
	<hr/>	<hr/>
Auditors remuneration:		
In their capacity as auditors	7,250	6,750
In respect of non-audit services	3,150	3,330
	<hr/>	<hr/>

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

7. Tangible fixed assets

	Long leasehold buildings & improvements £	Long leasehold land £	25A Mayes Gardens £	Garage workshop £	Linked charities almshouses	Assets under construction	Total £
Cost							
At 1 January 2023	1,658,202	80,012	382,824	3,896	1,193,518	328,605	3,647,057
Additions	27,335	-	-	-	129,347	79,853	236,535
Disposals	-	-	-	-	-	-	-
Transfers	408,458	-	-	-	-	(408,458)	-
At 31 December 2023	2,093,995	80,012	382,824	3,896	1,322,865	-	3,883,592
Depreciation							
At 1 January 2023	380,651	-	74,761	-	240,794	-	696,206
Charge for the year	77,019	-	15,537	-	62,273	-	154,829
Eliminated on disposals	-	-	-	-	-	-	-
At 31 December 2023	457,670	-	90,298	-	303,067	-	851,035
Net book value							
At 31 December 2023	1,636,325	80,012	292,526	3,896	1,019,798	-	3,032,557
At 31 December 2022	1,277,551	80,012	308,063	3,896	952,724	328,605	2,950,851

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

8. Intangible fixed assets	Website £
Cost	
At 1 January 2023 and 31 December 2023	7,049
Amortisation	
At 1 January 2023	7,049
Charge for the year	-
At 31 December 2023	-
Net book value	
At 31 December 2023	-
At 31 December 2022	-

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

9. Fixed asset investments			2023	2022
			£	£
Movement in market value				
Market value b/f			1,464,206	1,839,674
Acquisition at cost			389,961	103,147
Disposals at book value			(321,211)	(166,073)
Net gain on revaluations in the year			67,386	(312,516)
Market value at the year-end			1,600,342	1,464,232
Historical cost at the year-end			2,296,162	1,545,422
Analysis of investments at 31 December 2023 between reserves	Accumulated Surplus	Restricted Reserves	Total Reserves 2023	Total Reserves 2022
	£	£	£	£
Listed investments				
UK quoted fixed interest	151,127	-	151,127	88,483
UK quoted shares	270,039	-	270,039	274,389
UK unit trusts	89,551	-	89,551	41,443
Investment and unit trusts	1,089,625	-	1,089,625	1,059,917
	1,600,342	-	1,600,342	1,464,232
10. Debtors			2023	2022
			£	£
Other debtors			-	2,704
Prepayments and accrued income			21,293	117,135
			21,293	119,839
11. Current assets investments			2023	2022
			£	£
Cash on short-term deposit			129,319	111,177

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

12. Creditors: Amounts falling due within one year	2023 £	2022 £
Almshouse Association loans	29,013	29,013
Accruals and deferred income	14,180	13,911
Unamortised Government grants	36,620	33,430
Other tax and social security	14,677	9
	<u>94,490</u>	<u>76,363</u>

13. Creditors: Amounts falling due after more than one year	2023 £	2022 £
Almshouse Association loans	80,100	110,425
Mayes Gardens Retention	-	8,318
Unamortised Government grants	564,771	514,661
	<u>644,871</u>	<u>633,404</u>

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

	2023 £	2022 £
In one year or less	29,013	29,013
Between one and two years	58,400	66,275
Between two and five years	21,700	44,150
	<u>109,113</u>	<u>139,438</u>

	2023 £	2022 £
Unamortised Government grants		
At the start of the year	548,091	461,845
Released to income in the year	(58,796)	(33,430)
Received in the year	112,096	119,676
	<u>601,391</u>	<u>548,091</u>
At the end of the year	601,391	548,091
	<u>36,620</u>	<u>33,430</u>
Amounts due to be released < 1 year	564,771	514,661
Amounts due to be released > 1 year	<u>601,391</u>	<u>548,091</u>

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

14. Restricted reserves

	Balance at 1 January 2023 £	Surplus for the year £	Grants received £	Transfer to/(from) reserves £	Balance at 31 December 2023 £
Income and expenditure	2,777,544	92,723	(110,500)	26,183	2,785,950
Capital expenditure	406,254	-	110,500	(26,183)	490,571
Mrs Lum's Charity	250,886	(2,417)	-	-	248,469
Charity Known as the Sale Almshouses	136,711	11,806	-	-	148,518
Whitelegg Almshouses	86,070	1,930	-	-	88,000
Elizabeth Stopford for Almshouses	133,167	11,163	-	-	144,329
The Ingham's Almshouses	364,803	7,592	-	-	372,395
	4,155,435	122,797	-	-	4,278,232

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 (2022: £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) and with the Regulator of Social Housing (Registered Number - 5072) as a Social Housing Provider as defined by the Housing and Regeneration Act 2008 following transfer of the registration from The Edward Mayes Trust (Charity number 222631) effective from 1 January 2018. The Charitable Companies' registered offices are Mayes Gardens, Harrison Street, Ancoats, Manchester, M4 7FN.

17. Units in management

	2023 No	2022 No
Housing accommodation - Supported Housing:		
At the end of the year	77	75

18. Capital commitments

	2023	2022
At 31 December 2023 the Charity had capital commitments as follows:		
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 £6,641 (2022: £6,632). There were no prepaid or outstanding contributions at 31 December 2023.

EDWARD MAYES TRUST

Notes to the Financial Statements For the year ended 31 December 2023

20. Grants and financial assistance	2023 £	2022 £
The total accumulated Government grants received at 31 December 2023	601,391	548,091
Held as unamortised capital grants	564,771	514,661
Recognised as income in Statement of comprehensive Income	36,620	33,430
	601,391	548,091

21. Analysis of net assets by fund

	Restricted income and expenditure fund 2023 £	Restricted capital fund 2023 £	Total funds 2023 £	Restricted income and expenditure fund 2022 £	Restricted capital fund 2022 £	Total funds 2022 £
Fixed assets	4,632,900	-	4,632,900	4,008,829	406,254	4,415,083
Current assets	(105,878)	490,571	384,693	450,119	-	450,119
Current liabilities	(94,490)	-	(94,490)	(76,363)	-	(76,363)
Non-current liabilities	(644,871)	-	(644,871)	(633,404)	-	(633,404)
	3,787,661	490,571	4,278,232	3,749,181	406,254	4,155,435

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.