

REGISTERED COMPANY NUMBER: 09642400 (England and Wales)
REGISTERED CHARITY NUMBER: 1166703

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
THE FRIENDLY ALMSHOUSES
(A COMPANY LIMITED BY GUARANTEE)

Hysons
Chartered Accountants
14 London Street
Andover
Hampshire
SP10 2PA

THE FRIENDLY ALMSHOUSES

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FOR THE YEAR ENDED 31 MARCH 2022

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with a summary of the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting 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 (FRS102), effective 1 January 2015.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The object of the Charity is set out in the Scheme of the Charity Commissioners dated 12th December 1980. This is "... to relieve and assist, by the provision of housing and associated amenities, needy women of good character over the age of 60 years... resident within ten miles of St Paul's Cathedral". In 1993, with the consent of the Charity Commissioners, the minimum age at entry was lowered to 50 years.

Women interested in taking up residence in the Alms Houses may be referred by social services and other local agencies, or they may approach us directly.

The Charity currently has 20 flats, distributed between the Victoria Cottages and Martindale House, available for occupation. Residents lead independent lives, though the wardens and Clerk are available to provide support and help in dealing with personal and practical problems. When not constrained by the lockdown requirements, participation in the community life and its many activities is much encouraged, and the quarterly residents' meetings provide the opportunity for discussion and exchange of ideas between residents and trustees.

Public benefit

The trustees have considered the activities of the Charity, its achievements for the year to 31 March 2022 and its plans for the future against the public benefit guidance issued by the Charity Commission. They agreed that the public who benefit from the Charity's work are those who are described in the Charity's objectives and aims as noted above and is essentially the same as that envisaged by the founders: "for the provision of permanent relief to poor and aged women. It is a Society managed by women for women...".

Social investments

Programme related investments, in the form of freehold property, have contributed towards the achievement of the Charity's aims and objectives because these properties are used to provide the social housing for Charity's beneficiaries.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

ACHIEVEMENT AND PERFORMANCE

Charitable activities

We were not sorry to bid farewell to 2021 where we were greatly helped by Operations Manager Natasha Burke-Manganaro, supported by Alison Angus. Both have now stepped down for personal reasons.

We also said goodbye and huge thanks to trustees, Julia Cattle, our Treasurer of five years, and also to Grace Bailey for all their hard work. Sam Faulkner has now taken up the post of Treasurer and in addition we were delighted to welcome three new trustees: Eleanor Lindsay, Laura Tomlinson and Rachel Johnson who make up an experienced and exceptionally strong team for TFA.

We have all felt the impact of numerous lockdowns, particularly the isolation and separation from loved ones. The impact on health and mental well being is palpable especially for people living alone, and our wonderfully resilient residents have been no exception. As we open our doors and forge new links within the wider community, we have been fortunate to welcome Cressida Brotherstone, a qualified art therapist, who visits weekly, providing residents with the opportunity to gather and create wonderfully expressive pieces. Yoga classes with Leone Roberts have also resumed.

The charity has been sharing experiences and contacts with other almshouse communities nearby and welcomes the opportunity to build closer ties within the local area, namely with Thriving Stockwell where we were delighted to offer our community room for one of their meetings on Neighbour Wellbeing Alliance. The pandemic has increased both the profile of, and the demand for, almshouse accommodation as witnessed by the large number of new applications for our studio flats.

Earlier in the year TFA received a generous grant from The Story of Christmas which we are using to build a Garden Room which will provide a much-needed space for residents to do arts and crafts and enjoy the garden from a warm sunny space throughout the year, together with funds for the refurbishment of our windows in the Victorian Cottages.

A working group, headed by Eleanor Lindsay and Shish Malhotra, is continuing to look to deliver a solution for the vacant site adjoining the Victorian Cottages, investigating various funding options and progressing discussions with potential partners to provide additional secure and affordable homes for women in the greatest need. The numerous applications we have been receiving each week for places in our studio flats clearly shows that there is a strong need for such additional accommodation.

It only remains for me to give my sincere thanks to the wonderful small team running the day to day operations at The Friendly Almshouses and to my hugely supportive fellow trustees for their time, unstinting efforts, humour and wisdom.

Felicity Stonehill

Chair to the Trustees, December 2022

Investment performance

The Charity retained the COIF units, valued at just over £195k at the end of March 2022, and this fund has continued to do well in spite of the turbulence caused by the pandemic.

It remains the trustees' intention to rebuild an investment portfolio as and when conditions allow, depending on the nature and extent of plans to redevelop the Colville House site.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

FINANCIAL REVIEW

Financial position

The Charity's income continues to derive principally from the weekly maintenance contributions (WMC) paid by its beneficiaries. The majority of this income is drawn from housing benefit, and as the Charity has been deemed exempt from the housing benefit cap, this is a reliable income stream with potential for increase when required. We had one vacant flat for the final quarter of the year. Our budgeting assumes a 5% vacancy factor so we were more than covered for this. All flats are now occupied and we maintain a waitlist for when vacancies do arise.

The Charity generated £205k (2021: £132K) from operating activities (excluding grants and donations) during the year to 31 March 2022. This leaves us well placed to service the remaining Almshouse Association loan of £45k and to continue building reserves to enable redevelopment of the Coleville House site.

The Charity received a generous grant of £50k from the Story of Christmas. Since the year end we have used this to replace the windows across the site to more efficient double glazing and to build a garden room to give residents much needed social space as well as a room for art and yoga classes.

Reserves policy

Reserves are held in order to provide adequate funds to maintain the housing stock in good repair, to fund future developments and to continue to provide housing and support to residents in the event of a disruption in revenue. In addition to the COIF unit fund, the Charity held cash reserves of £283k as at 31 March 2022 giving a total reserve of £478k, of which all bar the grant from The Christmas Story, were unrestricted funds. This more than meets the expectation of at least three months' operating costs being available to deal with the consequences of unanticipated challenges.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is controlled by its governing document, the Memorandum and Articles of Association, and constitutes a company, limited by guarantee, as defined by the Companies Act 2006.

The charity is governed by a Board of Trustees, up to a maximum of fourteen, (the Board may also co-opt members up to a third of its total membership). The Board currently meets every two months and has a quorum of three. All of the trustees sit on at least one sub-committee, of which there are currently five. These sub-committees have their own governance structure and decision-making powers and meet as often as required to deal with the business of the day. They report formally at each Board meeting.

The Board has due regard at all times to the Charity Commission's guidance in the exercise of its powers and duties. On appointment, new members of the Board receive an induction pack, and have access to a copy of the Almshouse Association's Standard of Almshouse Management. Board members have also attended seminars and briefings in areas such as housing, charity law, and the responsibilities of Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

09642400 (England and Wales)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

Registered Charity number

1166703

Registered office

155-167 Stockwell Park Road
London
SW9 0TL

Trustees

F D Stonehill Chair
C J E Woolcombe Gambrill (Kate)
J M Cattle (resigned 14.4.21)
G Bailey (resigned 20.10.22)
S Faulkner
S Malhotra
R Johnson (appointed 9.6.21)
L Tomlinson (appointed 9.6.21)
E J Lindsay (appointed 9.6.21)

Clerk to the Trustees/Operations Manager

Miss S Ryan (to August 2021)
Ms Natasha Burke-Manganaro (from November 2021)

Independent Examiner

Hysons
Chartered Accountants
14 London Street
Andover
Hampshire
SP10 2PA

Bankers

The Royal Bank of Scotland
62-63 Threadneedle Street
London
EC2R 8LA

Solicitors

Farrer & Co LLP
66 Lincoln's Inn Fields
London
WC2A 3LH

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Investment advisers

Rathbones Investment Management
Fiennes House
32 Southgate Street
Winchester
Hampshire
SO23 9EH

Approved by order of the board of trustees on 19 December 2022 and signed on its behalf by:

F D Stonehill Chair - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE FRIENDLY ALMSHOUSES

Independent examiner's report to the trustees of The Friendly Almshouses ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE FRIENDLY ALMSHOUSES

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ICAEW which is one of the listed bodies.

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:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act;
or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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.

Sheila Day
ICAEW
Hysons
Chartered Accountants
14 London Street
Andover
Hampshire
SP10 2PA

19 December 2022

THE FRIENDLY ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	110	50,000	50,110	105
Charitable activities					
Provision of Housing		384,197	-	384,197	318,569
Investment income	3	14	-	14	22
Other income	4	5,650	-	5,650	20,476
Total		<u>389,971</u>	<u>50,000</u>	<u>439,971</u>	<u>339,172</u>
EXPENDITURE ON					
Charitable activities					
Provision of Housing		<u>184,644</u>	<u>-</u>	<u>184,644</u>	<u>207,114</u>
Net gains on investments		<u>20,260</u>	<u>-</u>	<u>20,260</u>	<u>28,666</u>
NET INCOME		225,587	50,000	275,587	160,724
RECONCILIATION OF FUNDS					
Total funds brought forward		1,174,034	-	1,174,034	1,013,310
TOTAL FUNDS CARRIED FORWARD		<u>1,399,621</u>	<u>50,000</u>	<u>1,449,621</u>	<u>1,174,034</u>

The notes form part of these financial statements

THE FRIENDLY ALMSHOUSES (REGISTERED NUMBER: 09642400)

BALANCE SHEET
31 MARCH 2022

	Notes	Unrestricted fund £	Restricted fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	8	1,020,057	-	1,020,057	1,004,554
Investments	9	194,474	-	194,474	174,214
		<u>1,214,531</u>	<u>-</u>	<u>1,214,531</u>	<u>1,178,768</u>
CURRENT ASSETS					
Debtors	10	27,083	-	27,083	24,410
Investments	11	572	-	572	572
Prepayments and accrued income		1,963	-	1,963	1,538
Cash at bank and in hand		<u>233,023</u>	<u>50,000</u>	<u>283,023</u>	<u>50,097</u>
		<u>262,641</u>	<u>50,000</u>	<u>312,641</u>	<u>76,617</u>
CREDITORS					
Amounts falling due within one year	12	(35,551)	-	(35,551)	(36,601)
NET CURRENT ASSETS		<u>227,090</u>	<u>50,000</u>	<u>277,090</u>	<u>40,016</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		1,441,621	50,000	1,491,621	1,218,784
CREDITORS					
Amounts falling due after more than one year	13	(42,000)	-	(42,000)	(44,750)
NET ASSETS		<u>1,399,621</u>	<u>50,000</u>	<u>1,449,621</u>	<u>1,174,034</u>
FUNDS					
Unrestricted funds	15			1,399,621	1,174,034
Restricted funds				50,000	-
TOTAL FUNDS				<u>1,449,621</u>	<u>1,174,034</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

BALANCE SHEET - continued
31 MARCH 2022

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

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

The financial statements were approved by the Board of Trustees and authorised for issue on 19 December 2022 and were signed on its behalf by:

F D Stonehill Chair - Trustee

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs

All support and governance costs relate to the activity of providing housing in accordance with the objectives of the charity.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- Straight line over 50 years
Equipment and fittings	- Straight line over 3 and 10 years

Social investments

The cost of the freehold property is accounted for within tangible fixed assets as it is a programme related investment held specifically to contribute to the charity's charitable purpose.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

2. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations	110	105
Grants	<u>50,000</u>	-
	<u>50,110</u>	<u>105</u>

Grants received, included in the above, are as follows:

	2022	2021
	£	£
The Story of Christmas	<u>50,000</u>	-

3. INVESTMENT INCOME

	2022	2021
	£	£
Other fixed asset invest - FII	-	1
Deposit account interest	<u>14</u>	<u>21</u>
	<u>14</u>	<u>22</u>

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

4. OTHER INCOME

	2022	2021
	£	£
Employment allowance	4,000	4,000
Sale of asset	-	800
Rental income	1,650	15,676
	<u>5,650</u>	<u>20,476</u>

5. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Independent Examiner/Auditor remuneration	1,248	1,440
Independent Examiner/Auditor non examination/audit fees	300	-
Other non-audit services	-	660
Depreciation - owned assets	<u>2,051</u>	<u>2,857</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

7. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022	2021
Charitable activities	2	2
Support costs	1	1
	<u>3</u>	<u>3</u>

No employees received emoluments in excess of £60,000.

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

8. TANGIBLE FIXED ASSETS

	Freehold property £	Equipment and fittings £	Totals £
COST			
At 1 April 2021	999,765	16,739	1,016,504
Additions	17,554	-	17,554
At 31 March 2022	<u>1,017,319</u>	<u>16,739</u>	<u>1,034,058</u>
DEPRECIATION			
At 1 April 2021	-	11,950	11,950
Charge for year	-	2,051	2,051
At 31 March 2022	<u>-</u>	<u>14,001</u>	<u>14,001</u>
NET BOOK VALUE			
At 31 March 2022	<u>1,017,319</u>	<u>2,738</u>	<u>1,020,057</u>
At 31 March 2021	<u>999,765</u>	<u>4,789</u>	<u>1,004,554</u>

9. FIXED ASSET INVESTMENTS

	Listed investment £
MARKET VALUE	
At 1 April 2021	174,214
Revaluations	20,260
At 31 March 2022	<u>194,474</u>
NET BOOK VALUE	
At 31 March 2022	<u>194,474</u>
At 31 March 2021	<u>174,214</u>

There were no investment assets outside the UK.

Fixed asset investments are shown at market value at the balance sheet date.

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2022	2021
	£	£
Trade debtors	<u>27,083</u>	<u>24,410</u>
11. CURRENT ASSET INVESTMENTS		
	2022	2021
	£	£
COIF Deposit Funds	<u>572</u>	<u>572</u>
12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2022	2021
	£	£
Other loans (see note 14)	5,250	5,250
Trade creditors	18,123	21,728
Social security and other taxes	981	1,749
Other creditors	5,364	2,353
Accrued expenses	<u>5,833</u>	<u>5,521</u>
	<u>35,551</u>	<u>36,601</u>
13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
	2022	2021
	£	£
Other loans (see note 14)	<u>42,000</u>	<u>44,750</u>
14. LOANS		
An analysis of the maturity of loans is given below:		
	2022	2021
	£	£
Amounts falling due within one year on demand:		
Almshouse Association loan	<u>5,250</u>	<u>5,250</u>
Amounts falling between one and two years:		
Almshouse Association loan	<u>5,250</u>	<u>5,250</u>
Amounts falling due between two and five years:		
Almshouse Association loan	<u>15,750</u>	<u>15,750</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Almshouse Association loan	21,000	23,750

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

15. MOVEMENT IN FUNDS

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	1,174,034	225,587	1,399,621
Restricted funds			
Improvements to the Almshouses	-	50,000	50,000
TOTAL FUNDS	<u>1,174,034</u>	<u>275,587</u>	<u>1,449,621</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	389,971	(184,644)	20,260	225,587
Restricted funds				
Improvements to the Almshouses	50,000	-	-	50,000
TOTAL FUNDS	<u>439,971</u>	<u>(184,644)</u>	<u>20,260</u>	<u>275,587</u>

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	1,013,310	160,724	1,174,034
TOTAL FUNDS	<u>1,013,310</u>	<u>160,724</u>	<u>1,174,034</u>

THE FRIENDLY ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

15. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	339,172	(207,114)	28,666	160,724
TOTAL FUNDS	<u>339,172</u>	<u>(207,114)</u>	<u>28,666</u>	<u>160,724</u>

The Improvement to the Almshouses Fund represents money received to be used for the replacement of windows and the build of a garden room at the Almshouses.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2022.

17. ULTIMATE CONTROLLING PARTY

The Charity was controlled throughout the year by its members.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.