

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
FOR
PATE HOUSE CHARITY**

Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

PATE HOUSE CHARITY

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FOR THE YEAR ENDED 31 MARCH 2021**

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PATE HOUSE CHARITY

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2021**

TRUSTEES

Mrs C Price
Mrs R Rowland
D Lawrence
J A Cox
G N Gregory
N C Furley
R May
J B Buchanan
Mrs M Jacko

PRINCIPAL ADDRESS

16 Albion Street
Cheltenham
Gloucestershire
GL52 2LP

**REGISTERED CHARITY
NUMBER**

1172357

INDEPENDENT EXAMINER

Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

PATE HOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Objects of the charity, as registered with the Charity Commission, are the provision of almshouses for poor persons of good character who are not less than 60 years of age or are infirm, are resident or were born in the Borough of Cheltenham provided that preference shall be given to applicants qualified as aforesaid who are single, widows or widowers. If, on the occasion of a vacancy, there is no suitable applicant who qualifies as aforesaid, the trustees may appoint as a resident a person otherwise duly qualified who is resident or was born in the parish of Leigh in the county of Gloucestershire.

The charity's Aims are:

- to provide a quality and professional service for the well being of the residents of Pate House, Cheltenham;
- to ensure the fabric and essential fixtures and fittings are maintained at an above good standard as laid down by interested bodies i.e. DSS and the Almshouse Association;
- to pay due cognisance to the regulations laid down by the Almshouse Association and other interested bodies in the care for the elderly;
- to explore opportunities and take advantage of situations which may lead to the expansion of the current accommodation under the care of the Trustees and which will be within the Trust's financial status.

Public benefit

In planning the Charity's activities the trustees kept in mind the Charity Commission's guidance on public benefit. The focus of the Charity's activities during the period, which explains the delivery by the Charity of public benefit, is set out below under 'Achievement and performance' and above under 'Objectives and aims'.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

During the year Pate House Charity carried out essential property repairs and general maintenance of the residential units. Pate House itself has a much improved appearance following completion of the masonry repairs to the building frontage.

Upgrading of the units is a rolling programme. The two additional units have been fitted out and all units are let.

Residents generally continue to be in good health and none are giving us cause for concern.

Because of the national lockdowns, individual conversations were held with the residents, giving them the opportunity to discuss any problems or shortcomings in service.

PATE HOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2021

FINANCIAL REVIEW

Reserves policy

The unrestricted reserves are available for the day to day running for the charity.

Designated reserves are available for the continuous maintenance and enhancement of the properties as detailed below:-

- Cyclical Repairs and Maintenance Reserve
The Charity has established a regular programme of cyclical repairs and maintenance. A transfer is made into this reserve every year for budgeted expenditure and actual costs of cyclical repairs are charged against the reserve. The balance at 31 March 2019 was £3,731.
- Extraordinary Repairs Reserve
The Charity has established a regular programme of extraordinary repairs. A transfer is made into this reserve every year for budgeted expenditure and actual costs of extraordinary repairs are charged against the reserve. The balance at 31 March 2019 was £nil.
- Routine Maintenance Reserve
The Charity has established a regular programme of routine maintenance. A transfer is made into this reserve every year for budgeted expenditure and actual costs of routine maintenance are charged against the reserve. The balance at 31 March 2019 was £nil.

The overall policy is to be in a position to have sufficient reserves for new builds, acquisitions or joint ventures and this is continuously explored. The present levels of reserves are not sufficient for the trustees to progress with any of the proposals put forward to date. It is the trustees' intention to build the charity's reserves to enable them to be utilised for this purpose.

FUTURE PLANS

The increase in rental income is now enabling the reserves to be increased.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Pates Estate was founded in 1574 and the Foundation was formed in 1881. In 1811 Pate House moved to the present site and in 1987 the rear block was built. After the new Education Act of 1980 the Charity Commission recommended that Pate House become an Independent Charitable Trust which was set up in 1987 and registered with the Charity Commission under reference 220805. On 18 August 2001 the Trust deregistered from the Housing Corporation.

In April 2018 the activities of the Charitable Trust were transferred to this entity, a Charitable Incorporated Organisation (CIO) with the same name and objectives. The activities of the charity are therefore governed by the incorporation document of the CIO.

Induction and training of new trustees

The Trustees are appointed from three sources - Pate's Grammar School Foundation, Corpus Christi Oxford and Co-opted Trustees. New Trustees are appointed by the source from which the vacancy arises. A Trustee, when nominated, has to be approved both by the relevant source nominating him/her and by the full Pate House Charity Trustees.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

PATE HOUSE CHARITY

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and 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 business.

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

Approved by order of the board of trustees on 24 August 2021 and signed on its behalf by:

N C Furley - Trustee



**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
PATE HOUSE CHARITY**

Independent examiner's report to the trustees of Pate House Charity

I report to the charity trustees on my examination of the accounts of Pate House Charity (the Trust) for the year ended 31 March 2021.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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



Roger Downes FCA
ICAEW
Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

24 August 2021

PATE HOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

	Notes	31.3.21 Unrestricted funds £	31.3.20 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities	3		
Charitable activities		58,009	74,224
Investment income	2	400	381
Other income	4	350	638
Total		<u>58,759</u>	<u>75,243</u>
EXPENDITURE ON			
Charitable activities	5		
Charitable activities		39,235	32,846
Other		-	2,016
Total		<u>39,235</u>	<u>34,862</u>
Net gains/(losses) on investments		2,864	(1,848)
NET INCOME		<u>22,388</u>	<u>38,533</u>
RECONCILIATION OF FUNDS			
Total funds brought forward		272,037	233,504
TOTAL FUNDS CARRIED FORWARD		<u><u>294,425</u></u>	<u><u>272,037</u></u>

The notes form part of these financial statements

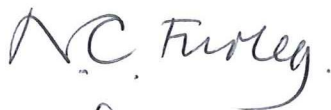
PATE HOUSE CHARITY

STATEMENT OF FINANCIAL POSITION 31 MARCH 2021

	Notes	31.3.21 Unrestricted funds £	31.3.20 Total funds £
FIXED ASSETS			
Tangible assets	9	320,970	247,956
Investments	10	17,027	13,785
		<u>337,997</u>	<u>261,741</u>
CURRENT ASSETS			
Prepayments and accrued income		409	283
Cash at bank and in hand		19,283	11,690
		<u>19,692</u>	<u>11,973</u>
CREDITORS			
Amounts falling due within one year	11	(9,714)	(1,677)
NET CURRENT ASSETS		<u>9,978</u>	<u>10,296</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		347,975	272,037
CREDITORS			
Amounts falling due after more than one year	12	(53,550)	-
NET ASSETS		<u>294,425</u>	<u>272,037</u>
FUNDS	14		
Unrestricted funds		294,425	272,037
TOTAL FUNDS		<u>294,425</u>	<u>272,037</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 August 2021 and were signed on its behalf by:

N C Furley - Trustee



J A Cox - Trustee



The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, 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 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. 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.

The trustees have considered the cash flow requirements of the charity for a period of greater than twelve months from the date of approval of these financial statements, paying specific attention to the financial effects of the uncertainties created by the outbreak of the covid-19 pandemic.

Whilst acknowledging that times remain highly uncertain, but encouraged by the continuation of income streams throughout the outbreak to date, the trustees are confident that they can generate the income streams necessary to cover the charity's outgoings for the foreseeable future and that, as a result, the charity remains a going concern. The trustees have consequently drawn up the financial statements on that basis.

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.

Tangible fixed assets

Housing property is stated at cost less depreciation. Depreciation is calculated on a straight line basis over 25 years from 2018.

Other assets are capitalised based on their expected useful life and being of a value that would be deemed not to be general operating expenditure.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Investments

Investments are valued at market value at the balance sheet date, being the middle prices provided by the managers. Profits or losses arising on realisation and unrealised gains and losses at year-end are dealt with through the Statement of Financial Activities.

PATE HOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

2. INVESTMENT INCOME

	31.3.21 £	31.3.20 £
Investment income	378	362
Deposit account interest	22	19
	<u>400</u>	<u>381</u>

3. INCOME FROM CHARITABLE ACTIVITIES

	31.3.21 £	31.3.20 £
Maintenance contributions Charitable activities	38,009	30,258
Grants Charitable activities	20,000	-
Transfer of funds from predecessor charity Charitable activities	-	43,966
	<u>58,009</u>	<u>74,224</u>

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

	31.3.21 £	31.3.20 £
Almshouse Association	<u>20,000</u>	<u>-</u>

4. OTHER INCOME

	31.3.21 £	31.3.20 £
Other income	-	638
Gift Aid	350	-
	<u>350</u>	<u>638</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Charitable activities	<u>23,781</u>	<u>15,454</u>	<u>39,235</u>

PATE HOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	31.3.21	31.3.20
	£	£
Cleaning	426	1,074
Insurance	1,260	1,346
Subscriptions	182	189
Other property costs	45	916
Repairs and maintenance	2,811	13,118
Establishment costs	3,008	3,403
Depreciation	16,049	2,065
	<u>23,781</u>	<u>22,111</u>

7. SUPPORT COSTS

	Governance costs £
Charitable activities	<u>15,454</u>

Support costs, included in the above, are as follows:

	31.3.21 Charitable activities £	31.3.20 Total activities £
Independent examiners fee	1,136	2,016
Secretarial assistance	8,229	7,611
Office costs	689	810
Legal fees	2,400	2,314
Loan arrangement fee	3,000	-
	<u>15,454</u>	<u>12,751</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

One trustee received reimbursement of £1,755 for expenses incurred on the charity's behalf.

PATE HOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

9. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 April 2020	281,390
Additions	89,063
	<hr/>
At 31 March 2021	370,453
	<hr/>
DEPRECIATION	
At 1 April 2020	33,434
Charge for year	16,049
	<hr/>
At 31 March 2021	49,483
	<hr/>
NET BOOK VALUE	
At 31 March 2021	320,970
	<hr/> <hr/>
At 31 March 2020	247,956
	<hr/> <hr/>

Pate's Almshouse was constructed in the late Nineteenth Century and extended in the late twentieth. There is no record of the original cost, which for FRS102 purposes in 2018 was taken as being £100 plus the cost of extension in 1980 of £75,235. Further additions since then are shown at cost.

The number of units of Housing Accommodation increased from 8 to 10 units during the year.

10. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 April 2020	13,785
Dividends reinvested	378
Revaluations	2,864
	<hr/>
At 31 March 2021	17,027
	<hr/>
NET BOOK VALUE	
At 31 March 2021	17,027
	<hr/> <hr/>
At 31 March 2020	13,785
	<hr/> <hr/>

There were no investment assets outside the UK.

Cost or valuation at 31 March 2021 is represented by:

	Unlisted investments £
Valuation in 2020	(1,486)
Valuation in 2021	2,864
Cost	15,649
	<hr/>
	17,027
	<hr/> <hr/>

PATE HOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

10. FIXED ASSET INVESTMENTS - continued

The investments at market value comprise the following:

	2021 £	2020 £
Accumulation of Income		
755.825 BLK Charities UK Equity Fund A Acc	16,106	12,878
17.486 BLK Charities UK Bond Fund A Acc	921	907
	<u>17,027</u>	<u>13,785</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21 £	31.3.20 £
Other loans (see note 13)	6,300	-
Trade creditors	97	317
Other creditors	2,129	-
Accrued expenses	1,188	1,360
	<u>9,714</u>	<u>1,677</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.21 £	31.3.20 £
Other loans (see note 13)	53,550	-

13. LOANS

An analysis of the maturity of loans is given below:

	31.3.21 £	31.3.20 £
Amounts falling due within one year on demand:		
Almshouse Association loan	6,300	-
Amounts falling between one and two years:		
Almshouse Association loan 1-2 years	6,300	-
Amounts falling due between two and five years:		
Almshouse Association loan 2-5 years	18,900	-
Amounts falling due in more than five years:		
Repayable by instalments:		
Almshouse Association loan more than 5 years	28,350	-

PATE HOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

14. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	272,037	22,388	294,425
TOTAL FUNDS	<u>272,037</u>	<u>22,388</u>	<u>294,425</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	58,759	(39,235)	2,864	22,388
TOTAL FUNDS	<u>58,759</u>	<u>(39,235)</u>	<u>2,864</u>	<u>22,388</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	229,773	42,555	(291)	272,037
Cyclical repairs and maintenance reserve	3,731	(4,022)	291	-
	<u>233,504</u>	<u>38,533</u>	<u>-</u>	<u>272,037</u>
TOTAL FUNDS	<u>233,504</u>	<u>38,533</u>	<u>-</u>	<u>272,037</u>

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	75,243	(30,840)	(1,848)	42,555
Cyclical repairs and maintenance reserve	-	(4,022)	-	(4,022)
	<u>75,243</u>	<u>(34,862)</u>	<u>(1,848)</u>	<u>38,533</u>
TOTAL FUNDS	<u>75,243</u>	<u>(34,862)</u>	<u>(1,848)</u>	<u>38,533</u>

Transfer of funds from unincorporated predecessor charity

Incoming resources for the comparative period include the transfer of funds from the unincorporated predecessor charity of the same name - £43,966 in the general fund.

PATE HOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**

14. MOVEMENT IN FUNDS - continued

Designated Funds

Cyclical Repairs and Maintenance Reserve

Reserve for regular programme of cyclical repairs and maintenance.

15. RELATED PARTY DISCLOSURES

Aspey Lawrence & Co Ltd

A company in which Mr D Lawrence is a director and shareholder

During the year the charity placed insurance business with the related party on an arms' length basis. The value of premiums paid was £215 (2020: £215).