

George Gibson Almshouses Foundation Trust (CIO)

Report and Financial Statements

Year Ended

31 March 2023

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Annual report and financial statements for the year ended 31 March 2023

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Trustees

RE May (Chairman)
MJ Drake
Dr M Wace
ML Lovegrove
Mrs MAE East
S W Ricketts
Mrs D Hargreaves

Manager

Mrs F Ouzman

Principal address

The John East Centre, George Gibson Close, Exning, Newmarket, Suffolk, CB8 7LE.

Registered charity number

1176924

Auditors

Chater Allan LLP, 7 Quay Court, Colliers Lane, Stow-cum-Quay, Cambridge, CB25 9AU

Accountant

Andrew D Fisk ACIE, 26 Blackbourne Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9UH.

Bankers

National Westminster Bank Plc, 7 Cornhill, Bury St Edmunds, Suffolk, IP33 1BQ.

Stockbrokers

EFG Harris Allday, 33 Great Charles Street, Birmingham, B3 3JN.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023

The trustees present their annual report together with the audited financial statements for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out on pages 15 to 18 and comply with the charity's trust deed, the Charities Act 2011, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) effective 1 January 2019.

Structure, governance and management

A new charitable incorporated organisation (CIO), the George Gibson Almshouses Foundation Trust was registered on 31 January 2018 (charity registration number: 1176924), and an order to authorise the transfer of the assets of the previous unincorporated charity the George Gibson Almshouses Foundation (charity registration number: 234807) to the new CIO was obtained from the Charity Commission on 14 March 2018. With effect from 1 April 2020 the transfer of all of the assets and liabilities to the CIO was completed.

The George Gibson Almshouses Foundation was established to provide and maintain almshouses and to assist poor and old people resident in the former administrative county of West Suffolk. The Foundation was established by Trust Deed on 31 March 1959 through the generosity of the late George Gibson.

George Gibson originally transferred to the Foundation funds, primarily shareholdings in the former Atlantic Shipping and Trading Company, and later a further sum of £55,000. In line with its objectives the Foundation built George Gibson Close at Exning, consisting of 32 almshouses in the early sixties. In addition, the Newmarket Day Centre was built in 1980.

Ultimate control of the Foundation rests with the trustees who are responsible for the day to day management of the investments and affairs of the Foundation.

The existing trustees appoint new trustees by reference to the needs of the Foundation with a view to providing the Foundation with appropriately qualified and experienced trustees for the Foundation's requirements. On appointment, the trustees are made aware of the Foundation's activities and their responsibilities through information provided and review of the Foundation's activities. Thereafter individual trustees ensure they are sufficiently trained to act as required.

The trustees meet regularly to agree strategy and areas of activity for the Foundation. Day to day management is largely undertaken by the manager in consultation with the chairman and other trustees as appropriate.

The trustees and the manager are considered to be the key management personnel of the Foundation. All trustees give their time freely and received no remuneration or expenses in the year, other than as detailed in note 6 for one trustee in respect to professional services provided in accordance with the trust deed. The trustees review the salary of the manager periodically, and this is increased in accordance with their assessment of appropriate remuneration for their duties in relation to the particular circumstances of the Foundation.

Details of those in office during the year are given on the contents page of this report.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 (*Continued*)

Objects and activities

The trustees refer to the guidance in Section 17(5) of the Charities Act 2011 on public benefit when reviewing their aims and objectives and planning their future activities.

The Foundation's objectives are for the public benefit to: relieve the need of persons resident in Newmarket and the surrounding areas (including the former administrative county of West Suffolk) who are 55 years of age or over and in need of financial support and assistance with the provision of healthcare and housing by such means as the trustees from time to time think fit, including, but not limited to, the provision of almshouse accommodation.

The Foundation aims to achieve these objectives by:

- providing accommodation in the almshouses at George Gibson Close in Exning;
- supporting the work of the Newmarket Day Centre;
- monitoring the Exning Court very sheltered housing project in conjunction with Sanctuary Housing;
- making other donations to projects that fulfil the Foundation's objectives when identified.

These activities are all ongoing and the Foundation sees these as part of its strategic aims into the future.

Achievements and performance

The Foundation, under the power of its Trust Deed, has continued to finance the upkeep and maintenance of George Gibson Close. This provides a safe environment for elderly people with a manager, and has been fully occupied during the year subject to short periods of vacancy.

There have been no significant refurbishments of bungalows undertaken in this year although the bathroom was replaced in the manager's house. The Foundation has continued with its regular maintenance of all properties as required, which has significantly included the ongoing replacement programme of gutters and fascias, together with replacing some garden paving slabs, and repairs to retaining garden walls, planters and gates.

The John East Centre (community room) at George Gibson Close was once again used for a variety of activities and events by residents. In addition to the usual ongoing maintenance the Centre was redecorated in the year.

Following on from a petition from residents in George Gibson Close the Foundation has purchased an onsite defibrillator together with providing appropriate training for those interested.

The Foundation makes a modest service charge for occupancy of the bungalows of £35 (2022:£35) per week per person, which is only a small fraction of their open market rental value. In so doing needy members of the public benefit from affordable and safe accommodation. Following a review of this it has been decided that residents will take over responsibility for payment of their council tax in future.

In addition charitable support has been provided to the Newmarket Day Centre which works with retired and frail older people to enable them to have and enjoy a better quality of life, for its ongoing general operation.

The trustees in conjunction with Sanctuary Housing have developed Exning Court as a very sheltered housing project for the elderly at Cotton End Road, Exning. The Foundation continues to be involved in overseeing Exning Court's performance under the terms of the donations made to it when it was established.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 *(Continued)*

Achievements and performance (continued)

The funds of the Foundation have continued to be either invested for future use or applied for the furtherance of the Foundation's objects, and investment performance is detailed below.

In carrying out its activities the Foundation believes that it is providing a real public benefit by the relief of those in need by reason of age, ill health, disability, financial hardship, or other disadvantage. Despite its geographical restrictions and the limited number of bungalows available at George Gibson Close, the Foundation provides for a large section of the public, and the trustees seek to identify those most appropriate to receive that benefit. There is presently a waiting list for occupancy.

Financial review

Total income is significantly decreased when compared to last year at £525,405 (2022: £698,795).

Investment income from stock market holdings decreased significantly to £427,049 (2022: £517,616) largely as a consequence of the special dividend of £149,100 received in the previous year from Pennon Group as a consequence of its sale of Viridor in 2020, and its commitment to return the net proceeds to shareholders together with a share consolidation. Aside from this the investment income showed an increase as a consequence of market factors.

Following the increase in bank interest rates in the year the Foundation has received bank deposit interest of £1,889 (2022: £22).

The investment property continues to generate a rental income of £9,470 (2022: £9,540) having been previously occupied by the former warden as a part of her redundancy package, it was following her leaving the property in April 2022, let to a third party from June 2022.

Service charge income is slightly reduced compared to last year at £86,992 (2022: £92,279) largely as a consequence of there being more single occupancy properties now than in the previous year, with the consequent reduction in service charges which is levied per person rather than per property. There was no change in the rate of service charges in the year. All bungalows have been occupied during the year subject to short periods following changes of occupants and to facilitate refurbishments when necessary.

Following the death of the beneficiary occupying the Persimmon Walk property the trustees decided to sell this and it realised a gain on disposal of £79,333 in the previous year.

Total expenditure has decreased significantly this year to £386,115 (2022: £464,538).

Expenditure in respect to the Almshouses at George Gibson Close decreased to £306,259 (2022: £365,744).

Almshouses maintenance expenditure has decreased dramatically this year to £59,682 (2022: £146,700). This year's expenditure does not include any significant refurbishment costs other than the replacement of the bathroom in the manager's house for £8,029, whilst last year three bungalows were refurbished at a cost of £70,061.

General repairs at £20,904 (2022: £24,115) and redecoration costs at £10,390 (2022: £13,309) were broadly similar to last year. Costs incurred this year in respect to the ongoing replacement programme of gutters and fascias were reduced compared to last year at £20,359 (2022: £31,975), and the costs associated with the completion of the replacement of garden gates in the previous year amounted to £7,240.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 (*Continued*)

Financial review (continued)

Whilst most other Almshouse costs were similar to last year: garden, woodland and path maintenance was increased at £39,569 (2022: £28,729) due to some significant woodlands and other grounds work undertaken in the year that included tree works and work to replace retaining garden wall, planters and gates.

All other Almshouse expenditure has been broadly similar to the previous year, except for the reversal of part of the provision for redundancy costs made in 2020 in respect to the former warden of £4,770 in the previous year, which resulted from the reduction of the period of occupancy of the Vincent Close property. Generally costs before the allocation of support costs reduced to £213,240 (2022: £278,473).

Costs in relation to insurance and repairs were incurred in respect to the property at Persimmon Walk in the previous year of £1,849 before the allocation of support costs. This was occupied by a former warden in their capacity as a beneficiary, prior to its subsequent disposal later in the previous year.

Costs in relation to charitable support of the Newmarket Day Centre were decreased compared to the previous year at £7,218 (2022: £23,434) before the allocation of support costs, as a consequence of: donations made of £14,055 to cover air conditioning installation costs and £2,000 to support the Centre's Covid-19 Pandemic "meals on wheels" service; in the previous year.

Total support costs were slightly higher this year at £95,896 (2022: £92,842). This was largely as a consequence of: increased payments to the manager of £64,265 (2022: £58,657) to reflect a higher salary and additional employers national insurance costs, decreased legal and professional fees of £5,343 (2022: £6,517); and decreased audit and accountancy costs of £21,925 (2022: £22,775).

The proportion of support costs treated as other support costs increased to £51,026 (2022 £47,518) whilst those costs treated as governance costs decreased to £44,870 (2022: £45,324). Given the nature of the Foundation's activities the bulk of the total of these support cost are allocated to the Almshouses being £93,019 (2022: £87,271).

Investment management costs were incurred this year in respect to: property maintenance and management costs of £3,144 (2022: £498) relating to the investment property at Vincent Close, and management of the investment portfolio of £66,617 (2022: £67,442) by EFG Harris Allday.

A decrease of £204,129 (2022: £1,011,273 increase) represents the movement in value of the Foundation's investment portfolio. As detailed below in the Foundation's investment policy and performance this largely resulted from the impact that the ongoing conflict in Ukraine had on stock markets, together with other economic factors.

This results in an overall net outward movement of funds of £64,839 (2022: £1,245,530 inward) for the year.

The Foundation continues to hold the majority of its net assets in fixed asset investments which amounted to a total of £11,639,758 (2022: £11,878,574) at the year end as detailed below.

The fixed assets of the Foundation amounted to £1,261,809 (2022: £1,287,403) and are held for the charitable purposes of the Foundation. This year saw no additional costs other than the purchase of a defibrillator for £1,404 and the disposal of a fully depreciated old laptop. Otherwise there have been no changes in the past year aside from normal depreciation.

Funds held as cash at bank were significantly higher this year at £455,158 (2022: £264,308) primarily as a consequence of the surplus of income over expenditure received in the past year, which amounted to £149,748, with only an additional £10,000 being transferred to the investment portfolio during the year

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 (*Continued*)

Financial review (continued)

Together with net current assets after provisions for liabilities of £504,595 (2022: £305,024) total funds of the charity at the year end were £13,406,162 (2022: £13,471,001).

The Foundation would anticipate its activities and financial performance to be broadly similar in future years given its ongoing commitments, aside from recognising that property costs are ordinarily likely to be somewhat higher in most years than the past one. The biggest single risk factor therein is investment performance as discussed below.

Reserves policy

Total funds at the year end were £13,406,162 (2022: £13,471,001). As detailed in note 13 to these financial statements the Foundation has designated funds equivalent to the value of tangible fixed assets and investments to create reserve funds to provide a basis for the provision of those assets, and generation of investment income to further its charitable objectives.

In so doing the trustees recognise that the level of the Designated Capital Fund reserve may fluctuate somewhat, especially due to market factors as discussed below, but that these fluctuations are reasonable in the circumstances, and are likely to be mitigated in the longer term.

Levels of annual income and expenditure in recent years have been such that additional funds have been added to total reserves, principally in the form of additional investments. Some of these funds have been utilised to fund the building of the new community room and office, the John East Centre, in 2017, and more recently the new conservatory at the Newmarket Day Centre. Consequently funds previously designated within the Designated Capital Fund, and utilised for this purpose, have now become a part of the Designated Charitable Fixed Asset Fund.

It is the Foundation's policy to aim to cover each year's total expenditure from income generated, which has been achieved this year. In the current year a significant decrease in property costs associated with the periodic refurbishment of bungalows has contributed to a surplus of £139,290. Whilst these results are consequently exceptional in nature it is anticipated that broadly similar levels of normal income and expenditure to those of recent years will result in positive or near breakeven annual results before investment gains and losses in future years.

There are no restricted funds held by the Foundation.

Investment policy and performance

The trustees have the power to invest in such assets as they see fit. The Foundation holds a large portfolio of investments that have continued to produce the majority of its income from dividends and interest. Investment income from these sources was £428,938 (2022: £517,638) in the year.

A freehold investment property is also let to provide additional investment rental income of £9,470 (2022: £9,540). This has been re-valued at the year-end by the trustees at £258,700, a gain of £9,000 on last year's value.

The trustees, through an investment manager (EFG Harris Allday), manage stock market investments on an unconstrained "Managed Discretionary" basis on a higher risk approach aimed at achieving balanced returns. There have been a number of changes in investments during the year as the trustees seek to maximise investment income whilst maintaining market value.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 *(Continued)*

Financial review (continued)

Investment policy and performance (continued)

The fall in interest rates during recent years, prior to this year, had led to a significant reduction in the income from this source and the trustees have invested funds previously held on deposit into the stock market where a better return is anticipated.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

The Foundation manages these risks by retaining expert advisors and in consultation with them operating a policy that provides a high degree of diversification of holdings within investment classes that are quoted on recognised stock exchanges. Consequently, there is a very low risk to liquidity. The Foundation principally holds its investment portfolio with a view to maintaining a balanced return and as such would expect short term volatility will be corrected in the longer term.

The stock market investment portfolio gave rise to investment losses of £213,129 (2022: £988,373 gains) during the year, which is indicative of this policy and general market factors at the year end. In particular this was as a consequence of market reactions to the ongoing economic uncertainties particularly in respect to inflation and to the conflict in Ukraine.

Grant making policy

The trustees make grants to third parties in accordance with the charitable objectives of the Foundation. No grants were made aside from those in the previous year to the Newmarket Day Centre as detailed in this report.

Risk management

The trustees actively review the major risks which the Foundation faces on a regular basis and believe that such reviews of the Foundation's activities and financial performance, together with the established systems in place, are sufficient to mitigate significant risks.

In particular, the trustees monitor all aspects of health and safety, fire, and risks generally appropriate to their charitable activities. The provision of the Almshouses to elderly beneficiaries gives rise to particular risks that the trustees seek to address through the: provision of an on-site Manager, the Medequip Monitoring and Response System that gives each resident an emergency pendant, and the ongoing maintenance of all bungalows and grounds to a very high standard, and in accordance with all appropriate standards and regulations.

Financial risks are covered by appropriate insurance and the employment of professional advisors as appropriate. The most significant financial risk surrounds investments which are covered as detailed above. In connection with this the Foundation believes that their use of experienced professional advisors is the most appropriate way to limit any potential impact on investment income.

Whilst the Foundation ordinarily relies upon its investment income to fund its activities year on year, it does hold significant reserves should these be required to assist in maintaining ongoing activities.

The Portfolio is reviewed at each meeting with the stockbroker.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 (*Continued*)

Financial review (continued)

Going concern

The trustees have not identified any material uncertainties that may cast significant doubt about the ability of the charity to continue as a going concern. The trustees consider that the Foundation has more than adequate resources to fund its activities into the future.

Plans for future periods

The Foundation aims to continue its support of all existing projects into the future given the nature of its objectives. These require long-term provision and continued investment in the assets to provide these. The Foundation will also continue to consider areas of support appropriate to its objectives.

Specifically the Foundation will also continue its current programme of replacing all gutters and associated materials on the George Gibson Almshouses bungalows that were started in previous years in addition to the usual pattern of maintenance and refurbishment as circumstances dictate. In addition work will be undertaken in relation to repairing some of the patio areas where slabs are loose and represent a potential trip hazard.

The trustees are also looking into the possibility of installing solar panels on the John East Centre.

The trustees have subsequent to the year end joined the Almshouses Association for a modest fee as it provides numerous benefits including advice and training seminars.

The trustees will continue to consider the feasibility of building some one bedroom properties ideally within Exning, as there is an increasing number of applications from single people for bungalows at George Gibson Close.

The trustees carried out a review of their current policy of paying the council tax for each resident's property and concluded that this should be paid by the individual residents in future not the Foundation. This change has been advised to all residents and will come into force from 1 April 2024. As a consequence of this change in policy the current service charges are being revised from the same date to reflect this.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Report of the trustees for the year ended 31 March 2023 (*Continued*)

Statement of responsibilities of the Trustees

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

The law applicable to charities in England 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:

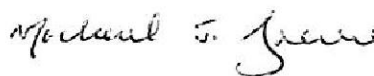
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- 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 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.

This report was approved by the trustees and signed on their behalf on 22nd January 2024



RE May
Chairman



MJ Drake
Trustee

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Independent auditor's report to the trustees of George Gibson Almshouses Foundation Trust

Opinion

We have audited the financial statements of the George Gibson Almshouses Foundation Trust (the 'charity') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 charity's affairs as at 31 March 2023 and of its incoming resources and application of resources 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 Charities Act 2011.

Basis for opinion

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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 charity 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 charity'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 other information comprises the information included in the Report and Financial Statements other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the Report and Financial Statements. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Independent auditor's report to the trustees of George Gibson Almshouses Foundation Trust *(Continued)*

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' responsibilities set out on page 8, the trustees 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 trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 trustees either intend to liquidate the charity or to cease operations, or have 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.

The extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Independent auditor's report to the trustees of George Gibson Almshouses Foundation Trust *(Continued)*

- obtained an understanding of the nature of the sector, including the legal and regulatory framework, that the charity operates in and how the charity is complying with the legal and regulatory framework;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

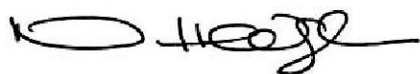
As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, Charities SORP (FRS 102), Charities Act 2011 and the charity's governing document. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing the financial statements including the Trustees' Report and remaining alert to new or unusual transactions which may not be in accordance with the governing documents.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing any manual journal entries and other adjustments, and evaluating the business rationale in relation to any significant, unusual transactions and transactions entered into outside the normal course of business.

A further description of our responsibilities for the audit of the financial statements is provided on the Financial Reporting Council's website at <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 charity's trustees as a body, in accordance with the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Chater Allan LLP

Naomi Hedger

Chartered Accountants

7 Quay Court

Colliers Road

Stow-cum-Quay

Cambridge

CB25 9AU

Date 29 January 2024

Chater Allan LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Statement of financial activities for the year ended 31 March 2023

	Note	Unrestricted and total funds 2023		Unrestricted and total funds 2022	
		£	£	£	£
Income from:					
<i>Investments</i>					
- Equity holdings					
- Bank deposit interest			427,049		517,616
- Rents receivable			1,889		22
<i>Charitable activities</i>			9,470		9,540
- Service charges					
<i>Other</i>			86,992		92,279
- Wayleaves receivable			5		5
- Gain on disposal of fixed assets			-		79,333
Total income			<u>525,405</u>		<u>698,795</u>
Expenditure on:					
<i>Raising funds</i>					
Investment management costs – Vincent Close			3,144		498
– Equity holdings			66,617		67,442
			<u>69,761</u>		<u>67,940</u>
<i>Charitable activities</i>	2				
Activities undertaken directly:					
- George Gibson Close – Almshouses		306,259		365,744	
- Persimmon Walk		-		3,706	
- Newmarket Day Centre		9,136		25,291	
- Exning Court		959		1,857	
			<u>316,354</u>		<u>396,598</u>
Total expenditure			<u>386,115</u>		<u>464,538</u>
Net (losses)/gains on investments	8		(204,129)		1,011,273
Net movement in funds			<u>(64,839)</u>		<u>1,245,530</u>
Reconciliation of funds:					
Total funds brought forward			13,471,001		12,225,471
Total funds carried forward	13		<u>13,406,162</u>		<u>13,471,001</u>

The Foundation has no recognised gains or losses other than those shown above in either 2022 or 2023. All amounts relate to continuing activities.

The notes on pages 15 to 24 form part of these financial statements.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Balance sheet at 31 March 2023

	Note	2023	2022
		£	£
Fixed assets:			
Tangible assets	7	1,261,809	1,287,403
Investments	8	11,639,758	11,878,574
Total fixed assets		12,901,567	13,165,977
Current assets:			
Debtors	9	95,789	88,370
Cash at bank		455,158	264,308
Total current assets		550,947	352,678
Liabilities:			
Creditors: amounts falling due within one year	10	46,352	46,859
Net current assets		504,595	305,819
Total assets less current liabilities		13,406,162	13,471,796
Provisions for liabilities	11	-	(795)
Total net assets	12	13,406,162	13,471,001
The funds of the charity:			
Unrestricted funds	13		
- Designated charitable fixed assets fund		1,261,809	1,287,403
- Designated capital fund		11,639,758	11,878,574
- General fund		504,595	305,024
Total charity funds		13,406,162	13,471,001

The financial statements were approved by the trustees and authorised for issue on 22nd January 2024 and are signed on their behalf by:

RE May
Chairman



Michael F. Jones

MJ Drake
Trustee

The notes on pages 15 to 24 form part of these financial statements.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Statement of cash flows at 31 March 2023

	Note	2023 £	2022 £
Cash flows from operating activities:			
Net cash (used in)/provided by operating activities	15	(277,518)	(345,422)
Cash flows from investing activities:			
Investment income		413,596	475,459
Purchase of fixed assets		(1,404)	(49,697)
Proceeds of sale of fixed assets		-	205,840
Proceeds of sale of investments		461,636	1,114,715
Purchase of investments		(405,460)	(1,237,849)
Cash provided by/(used in) investing activities:		468,368	508,468
Increase/(decrease) in cash and cash equivalents in the year		190,850	163,046
Total cash and cash equivalents at the beginning of year		264,308	101,262
Total cash and cash equivalents at the end of year		455,158	264,308
Analysis of cash and cash equivalents			
Cash in hand	16	455,158	264,308

The notes on pages 15 to 24 form part of these financial statements.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023

1 Accounting policies

(a) Basis of accounting and assessment of going concern

The financial statements (accounts) have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019) – (Charities SORP (FRS102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Charities Act 2011.

The George Gibson Almshouses Foundation Trust is a charitable incorporated organisation domiciled and registered in England, which constitutes a Public Benefit entity as defined by FRS102. Assets and liabilities are initially recognised at cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in sterling which is the functional currency of the charity. Monetary amounts in the financial statements are rounded to the nearest £.

In forming their conclusion in respect of going concern, the trustees have considered the financial position of the charity, including the level of free reserves, the level of the investment portfolio and the budget to 31 March 2025. The charity has net current assets of £504,595 and further cash deposits within the investment portfolio of £166,583 at 31 March 2023. In addition, the investment portfolio holds significant assets that could be realised should additional funds be required. As a consequence, the trustees believe the charity is well placed to manage its business risks and there are no material uncertainties in relation to going concern. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

(b) Income recognition

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the monetary value can be measured with sufficient reliability.

Equity income is recognised once the dividend has been declared and notification has been received of the dividend receivable from the investment manager.

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

Rents receivable are recognised when receivable by reference to occupancy of the investment property.

Service charge income is included when receivable and the amount can be measured reliably by the charity, by reference to current occupancy levels of the Almshouses

(c) Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to the expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (e) below.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

1 Accounting policies (Continued)

(d) Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

(e) Allocation of support costs

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit, and legal and professional fees together with an apportionment of overhead and support costs.

Support costs including governance costs relating to charitable activities have been apportioned based on an estimation of staff and trustee time spent on each area of charitable activity. The allocation of support and governance costs is analysed in note 3.

(f) Costs of raising funds

Costs of raising funds relate to investment management costs associated with the freehold investment property and equity holdings, which are held to generate investment income.

(g) Charitable activities

Costs of charitable activities include grants, the cost of activities undertaken directly, and support costs including governance costs as detailed in note 2.

(h) Taxation

The Foundation, as a registered charity, is not considered liable for assessment to tax on its charitable income.

(i) Tangible fixed assets and depreciation

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

Depreciation is provided on all tangible fixed assets other than freehold property (with the exception of the John East Centre) at rates calculated to write off the cost, less estimated residual values, of each asset on a straight-line basis over its expected useful life, as follows:

Freehold property – John East Centre	- 50 years
Leasehold property – Newmarket Day Centre	- 99 years
Garden machinery	- 5 years
Office & Centre equipment	- 5 years

No depreciation charge is made in respect of freehold property (with the exception of the John East Centre), as in the opinion of the trustees the residual value of the properties exceeds cost. The trustees conduct an impairment review annually, and have concluded that the estimated residual value of the properties exceeds the book value.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

1 Accounting policies (Continued)

(j) Fixed asset investments

Investments excluding investment properties and cash deposits, are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Investment properties are initially recognised at cost, including any directly attributable expenses. Subsequently investment properties are carried at their fair value at each reporting date, with changes in valuation accounted for through the Statement of Financial Activity. Cash deposits held as investments are stated at cost.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

(k) Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value if acquired subsequent to the first day of the financial year.

Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

(l) Debtors

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

(m) Cash at bank

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

(n) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(o) Financial instruments

The charity holds financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

The charity also holds financial assets measured at fair value through the Statement of Financial Activity- see detail of these assets in point (j).

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

1 Accounting policies (Continued)

(p) Funds

Funds held by the charity are:

Unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds – these are funds set aside by the trustees out of unrestricted general funds for specific future purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements together with details of transfers between funds.

2 Analysis of charitable expenditure

	George Gibson Close	Newmarket Day Centre	Exning Court	2023 Total	2022 Total
	£	£	£	£	£
Staff costs	-	-	-	-	(4,770)
Property and maintenance	191,538	2,605	-	194,143	264,271
Donations	-	-	-	-	16,055
Depreciation and profit/loss on disposal of fixed assets	21,702	4,613	-	26,315	28,200
Support and governance costs	93,019	1,918	959	95,896	92,842
Total	306,259	9,136	959	316,354	396,598

The Foundation undertook direct charitable activities through the operation of the Almshouses at George Gibson Close.

In addition, it provided support to the Newmarket Day Centre for the elderly, and the Exning Court sheltered housing project in the year.

No other charitable donations were made in the year.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

3 Allocation of support costs

Support cost	Other Support Costs £	Governance Costs £	Total Allocated 2023 £	Total Allocated 2022 £
Staff costs	48,199	16,066	64,265	58,657
PPS, IT, telephone & office costs	2,315	772	3,087	3,334
Depreciation of office equipment and profit/loss on disposal of fixed assets	512	171	683	1,366
Audit and accountancy - audit	-	12,000	12,000	13,800
- other costs	-	9,925	9,925	8,975
Legal and professional fees	-	5,343	5,343	6,517
Trustee meeting & sundry costs	-	593	593	193
	<u>51,026</u>	<u>44,870</u>	<u>95,896</u>	<u>92,842</u>

Other support costs are allocated on the basis of an estimate of staff time consistent with the use of resources. Total support costs are then allocated to charitable activities based on an estimate of time spent on each charitable activity as follows:

	2023 £	2022 £
The George Gibson Almshouses 97% (2022: 94%)	93,019	87,271
Persimmon Walk 0% (2022: 2%)	-	1,857
Newmarket Day Centre 2% (2022: 2%)	1,918	1,857
Exning Court 1% (2022: 2%)	959	1,857
Total allocated	<u>95,896</u>	<u>92,842</u>

4 Employment costs

	2023 £	2022 £
Wages and salaries	55,809	46,494
Social security costs	6,782	5,855
Other pension costs	1,674	1,538
	<u>64,265</u>	<u>53,887</u>

The Foundation had one (2022: one) employee, with all employee time involved in providing either support to charitable activities or the governance of the Foundation. The charge above also included a reduction of £Nil (2022: £4,770) to the redundancy provision previously made for the former warden as detailed in note 11. The Foundation considers that its key management personnel comprise the trustees and the manager, who deals with the day to day management of the Foundation. Total employment benefits paid to the manager in the year amounted to £64,265 (2022: £58,657).

5 Auditor's remuneration

The auditor's remuneration constituted an audit fee of £10,000 (2022:£10,000) excluding VAT.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

6 Related party transactions and trustees' expenses and remuneration

During the year professional fees of £5,343 (2022: £3,997) were paid to Edmondson Hall Solicitors, of which MJ Drake was a consultant and Mrs D Hargreaves a partner. At the year end £Nil (2022: £Nil) was outstanding. There were no other related party transactions with any trustees in either year. No other trustee received any remuneration or had any expenses reimbursed in either year.

7 Tangible fixed assets

	Freehold property	Leasehold property	Garden machinery	Office & Centre equipment	Total
	£	£	£	£	£
<i>Cost</i>					
At 1 April 2022					
Additions	1,109,460	346,650	25,465	22,445	1,504,020
Disposals	-	-	-	1,404	1,404
	-	-	-	(1,002)	(1,002)
At 31 March 2023	1,109,460	346,650	25,465	22,847	1,504,422
<i>Depreciation</i>					
At 1 April 2022					
Charge for the year	97,034	82,938	20,692	15,953	216,617
Disposals	18,384	4,613	1,410	2,591	26,998
	-	-	-	(1,002)	(1,002)
At 31 March 2023	115,418	87,551	22,102	17,542	242,613
<i>Net book value</i>					
At 31 March 2023	994,042	259,099	3,363	5,305	1,261,809
At 31 March 2022	1,012,426	263,712	4,773	6,492	1,287,403

8 Fixed asset investments

	Freehold investment property	UK listed equity investments	2023 Total	2022 Total
	£	£	£	£
<i>Market value</i>				
At 1 April 2022				
Additions	249,700	11,628,874	11,878,574	10,744,167
Disposal proceeds	-	426,949	426,949	1,237,849
Revaluation/net investment gains	-	(461,636)	(461,636)	(1,114,715)
	9,000	(213,129)	(204,129)	1,011,273
At 31 March 2023	258,700	11,381,058	11,639,758	11,878,574
<i>Cost at 31 March 2023</i>				
	158,178	9,774,082	9,932,260	9,903,379

UK listed equity investments included listed investments at a fair value of £11,214,475 (2022: £11,395,367) with a cost of £9,607,499 (2022: £9,511,694), and cash or cash equivalents of £166,583 (2022: £233,507).

The freehold investment property in Vincent Close, Newmarket has been re-valued by the trustees at the year end by reference to housing price indices, and believe that a reasonable estimate of the fair value for the freehold investment property at 31 March 2023 is now £258,700.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

8 Fixed asset investments (Continued)

All listed investments are carried at their fair value. Investments in equities are all traded in quoted public markets, primarily the London Stock Exchange. The basis for fair value for quoted investments is equivalent to market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their market value).

The significance of financial instruments on the ongoing financial sustainability of the Foundation is considered in the financial review and investment policy and performance sections of the trustees' annual report. The main risk to the Foundation from financial instruments lies in a combination of uncertain markets and volatility of equity income. The Foundation manages these risks by retaining expert advisors and operating a policy that provides a high degree of diversification of holdings within investment classes that are quoted on recognised stock exchanges. Consequently, there is a very low risk to liquidity. The Foundation also principally holds its investment portfolio with a view to maintaining a balanced return and as such would expect short term volatility will be corrected in the longer term.

9 Debtors

	2023 £	2022 £
Other debtors	28,464	32,010
Prepayments and accrued income	67,325	56,360
	<u>95,789</u>	<u>88,370</u>

10 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	296	9,763
Other taxes and social security	2,081	2,247
Accruals and deferred income	43,975	34,849
	<u>46,352</u>	<u>46,859</u>

11 Provisions for liabilities

	2023 £	2022 £
Balance at 1 April 2022	795	15,105
Reversal of provision in the year	-	(4,770)
Charged in the year	(795)	(9,540)
Balance at 31 March 2023	<u>-</u>	<u>795</u>

A licence to occupy the Foundation's investment property for a maximum period of three years rent free was granted in 2020 and a provision based on the estimated rental value of the property was made to be released across that period of three years or until such time as the arrangement ceases. The arrangement ceased six months earlier than originally provided for and consequently the provision was reduced by £4,770 in the previous year to reflect this revision.

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 *(Continued)*

12 Analysis of net assets between funds

Current year				
	Designated charitable fixed assets fund £	Designated capital fund £	General fund £	Total Funds 2023 £
Tangible assets	1,261,809	-	-	1,261,809
Investments	-	11,639,758	-	11,639,758
Net current assets	-	-	504,595	504,595
	<u>1,261,809</u>	<u>11,639,758</u>	<u>504,595</u>	<u>13,406,162</u>
Prior year				
	Designated charitable fixed assets fund £	Designated capital fund £	General fund £	Total Funds 2022 £
Tangible assets	1,287,403	-	-	1,287,403
Investments	-	11,878,574	-	11,878,574
Net current assets	-	-	305,819	305,819
Provisions for liabilities	-	-	(795)	(795)
	<u>1,287,403</u>	<u>11,878,574</u>	<u>305,024</u>	<u>13,471,001</u>

13 Unrestricted funds

Current year				
	Designated charitable fixed asset fund £	Designated capital fund £	General fund £	Total 2023 £
Balance at 1 April 2022	1,287,403	11,878,574	305,024	13,471,001
Net movement in funds	-	-	(64,839)	(64,839)
Transfers between funds	(25,594)	(238,816)	264,410	-
Balance at 31 March 2023	<u>1,261,809</u>	<u>11,639,758</u>	<u>504,595</u>	<u>13,406,162</u>

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 (Continued)

13 Unrestricted funds (Continued)

Prior year	Designated charitable fixed asset fund £	Designated capital fund £	General fund £	Total 2022 £
Balance at 1 April 2021	1,393,779	10,744,167	87,525	12,225,471
Net movement in funds	-	-	1,245,530	1,245,530
Transfers between funds	(106,376)	1,134,407	(1,028,031)	-
Balance at 31 March 2022	<u>1,287,403</u>	<u>11,878,574</u>	<u>305,024</u>	<u>13,471,001</u>

The Foundation has two designated funds as follows:

- Designated charitable fixed assets fund to represent the net book value of tangible fixed assets. In each year an amount is transferred to or from the fund representing the movement in net book value of tangible fixed assets in the year.
- Designated capital fund to represent the value of investments held by the Foundation to provide investment income to fund its charitable objectives. In each year an amount is transferred to or from the fund representing the movement in value of investments in the year.

14 Financial Instruments

The carrying amounts of the Charity's financial instruments at 31 March were:

	2023 £	2022 £
Financial assets:		
Instruments measured at fair value through the SOFA	<u>11,214,475</u>	<u>11,395,367</u>

15 Reconciliation of net movement in funds to net cash flow from operations

	2023 £	2022 £
Net movement in funds		
Depreciation charges	(64,839)	1,245,530
Loss/(profit) on sale of fixed assets	26,998	28,898
(Gains)/losses on investments	-	(78,665)
Investment income	204,129	(1,011,273)
(Increase)/decrease in debtors	(438,408)	(527,178)
Increase/(decrease) in creditors & provisions	(4,096)	46,252
	(1,302)	(48,986)
Net cash (used in)/provided by operating activities	<u>(277,518)</u>	<u>(345,422)</u>

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Notes forming part of the financial statements for the year ended 31 March 2023 *(Continued)*

16 Analysis of changes in net funds

	2022	Cash Flow	2023
	£	£	£
Cash at bank and in hand	264,308	190,850	455,158

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

The pages that follow
are for the use of the
trustees only

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Schedules to the statement of financial activities for the year ended 31 March 2023

		2023	2022
		£	£
1	George Gibson Close – Almshouses		
	Warden's redundancy costs	-	(4,770)
	Health and safety costs	120	50
	Medequip monitoring & response service	10,441	10,198
	Garden, woodlands and path maintenance	39,569	28,729
	Council taxes	40,759	40,944
	Water charges	5,488	5,415
	Insurance	20,068	18,798
	Street lighting	546	452
	TV licence fees	60	90
	Property costs - General repairs	20,904	24,115
	- Redecoration costs (internal & external)	10,390	13,309
	- Gutters & fascias replacement	20,359	31,975
	- Gates replacement	-	7,240
	- Renovation: number 1	-	13,337
	- Renovation: number 16	-	3,763
	- Renovation: number 27	-	28,167
	- Renovation: number 29	-	-
	- Renovation: number 31	8,029	-
	John East Centre costs	-	24,794
	Depreciation/loss(profit) on disposals - Garden Machinery	16,713	11,833
	Depreciation - John East Centre	1,410	1,650
		18,384	18,384
	Allocation of support costs	213,240	278,473
		93,019	87,271
		<u>306,259</u>	<u>365,744</u>
2	Persimmon Walk		
	Insurance	-	111
	Property costs – general repairs	-	1,738
	Allocation of support costs	-	1,849
		-	1,857
		-	<u>3,706</u>

GEORGE GIBSON ALMSHOUSES FOUNDATION TRUST

Schedules to the statement of financial activities for the year ended 31 March 2023 (continued)

3	Newmarket Day Centre	2023	2022
		£	£
	Ground rent		
	Insurance	5	5
	Donation to cover new air conditioning costs	2,600	2,760
	Donation towards covid pandemic meals on wheels	-	14,055
	Amortisation of leasehold property	-	2,000
		<u>4,613</u>	<u>4,614</u>
	Allocation of support costs	7,218	23,434
		<u>1,918</u>	<u>1,857</u>
		<u>9,136</u>	<u>25,291</u>
4	Exning Court		
	Allocation of support costs		
		<u>959</u>	<u>1,857</u>
5	Support costs		
	Manager's salary	64,265	58,657
	PPS,IT, telephone and office costs	3,087	3,334
	Depreciation/loss(profit) on disposals of office equipment	683	1,366
	Audit fees	12,000	13,800
	Accountancy fees	9,925	8,975
	Legal and professional fees - Edmondson Hall	5,343	3,997
	- Anglia Land Surveys	-	2,520
	Trustee meeting and sundry costs	593	193
		<u>95,896</u>	<u>92,842</u>