TAUNTON HERITAGE TRUST

England & Wales · Charity number 1177162

Details

Status	Registered
Legal form	CIO
Registered	2018-02-14
Register	View on the Charity Commission register

Contact

Address	Taunton Heritage Trust Wrexen House Magdalene Street Taunton Somerset TA1 1SG
Phone	01823335348
Email	info@tauntonheritagetrust.org.uk
Website	www.tauntonheritagetrust.org.uk

Activities

Objects: (A) TO PROVIDE AFFORDABLE, SUITABLE AND SAFE HOUSING IN THE FORM OF ALMSHOUSES ACCOMMODATION FOR PEOPLE IN NEED AGED 60 YEARS AND OVER WITH PRIORITY BEING GIVEN TO INHABITANTS OF THE BOROUGH OF TAUNTON DEANE (AREA OF BENEFIT).(B) TO PROVIDE RELIEF IN NEED FOR THE RESIDENTS OF THE ALMSHOUSES AND OTHER INHABITANTS OF THE AREA OF BENEFIT, (OR IN EXCEPTIONAL CASES TO PERSONS RESIDENT IMMEDIATELY OUTSIDE THE AREA OF BENEFIT), BY MAKING GRANTS OF MONEY FOR GOODS, SERVICES OR FACILITIES FOR THE BENEFIT OF INDIVIDUALS OR OTHER CHARITIES OR IN SUCH OTHER WAYS AS THE CIO MAY SEE FIT.(C) TO PROVIDE ANNUAL GRANTS TO BISHOP'S FOX SCHOOL AND AS PART OF THE BRITISH SCHOOL FUND, TO OTHER SCHOOLS IN ORDER TO FURTHER THE EDUCATION OF CHILDREN AND YOUNG PEOPLE IN THE AREA OF BENEFIT.

Activities: We are an almshouse charity providing flats in Taunton to people aged 60 and over who are in need and capable of independent living. We provide part time warden assistance and every flat benefits from communal laundries and our beautiful gardens. We also run a monthly grant scheme that benefits Taunton Deane residents who can demonstrate financial need.

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Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£917,995	£730,284	£7,567,416	7
2024-03-31	£622,058	£717,166	£7,248,634	8
2023-06-30	£967,702	£595,878	£7,347,183	8
2022-06-30	£690,775	£612,025	£7,086,358	8
2021-06-30	£715,303	£520,766	£7,287,038	8

Trustees

Name	Role	Appointed
ELIZABETH ANNE FOTHERGILL	Chair	2018-07-01
Andrew Hunter Robertson Pritchard		2019-07-17
Andrew Sully		2023-09-12
BRYONY HOULDEN		2025-01-14
Hugh Gregory		2020-04-05
JOHN RICHARD RUFF		2018-07-01
MICHAEL HELLINGS		2018-06-05
NORMAN PHILIP CAVILL		2018-07-01
Peter Moat		2025-01-14
WILLIAM ADAM CLARK		2026-05-05

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TAUNTON HERITAGE TRUST

England & Wales - Charity number 1177162

Accounts

TAUNTON HERITAGE TRUST

ANNUAL REPORT AND ACCOUNTS 2024 - 2025

Registered CIO No: 1177162
Regulator of Social Housing No: 5059



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WHAT WE DO

Almshouse living enables older people, including those who may be vulnerable, to live independently and with dignity in a safe, secure environment. It enriches their lives and benefits society by providing a unique and valuable form of housing



WELCOME



Message from the Chair

Dear Friends and Supporters,

Welcome to the Taunton Heritage Trust Annual Report and Accounts 2024- 2025. I am pleased to introduce this year's report and reflect on a year of both challenge and achievement

Our charity continues to provide safe, affordable housing for older people and grants for those in hardship, work that feels more vital than ever.

Rising living costs and increasing need have tested our resources, but our dedicated staff have responded with care and professionalism.

Maintaining historic buildings has its complexities, yet we've made strong progress and continued to meet high standards.

We've welcomed new Residents, delivered crucial grants, and strengthened key systems and policies.

My sincere thanks go to the staff team for their commitment and care throughout the year.

I'm also grateful to my fellow Trustees for their time, insight, and oversight. Their dedication underpins all that we do.

Finally, thank you to all our supporters, and stakeholders. Your collaboration enables us to keep improving lives, stay true to our mission, and look ahead with confidence.

Liz Fothergill
Chair of Trustees

WHO WE ARE

REFERENCE AND ADMINISTRATIVE DETAILS

The Board of Trustees

The Trustees are all members of the Board of Management

Appointed for four years expiring 30 June 2026
ELIZABETH FOTHERGILL [2nd term]

Appointed for four years expiring 06 June 2027
ANDY PRITCHARD [2nd term]

Appointed for four years expiring 11 September 2027
ANDREW SULLY [1st term]

Appointed for four years expiring 05 April 2028
HUGH GREGORY [2nd term]

Appointed for four years expiring 30 June 2028
**MIKE HELLINGS [3rd term]

Appointed for four years expiring 13 January 2029
BRYONY HOULDEN [1st term]
PETER MOAT [1st term]

Appointed for four years expiring 2 June 2029
JOHN RUFF [3rd term]
NORMAN CAVILL [3rd term]

JOHN WILLIAMS resigned on 4 June 2024
CHRIS CUTTING resigned 9 October 2024
SUE BULLER resigned 28 February 2025

**Appointed by the Court Leet - term of four years

TRUST'S PATRON
MAYOR OF TAUNTON COUNCILLOR VANESSA GARSIDE until May 2025
DEPUTY MAYOR OF TAUNTON COUNCILLOR BEV FERNANDES from May 2025

ASSOCIATES
RACHEL PINDER
VIVIENNE STOCK- WILLIAMS
MARGARET NOTT resigned from Associate May 2025

WHO WE ARE



For centuries, the Board of Trustees has upheld its enduring responsibility for the governance and strategic direction of Taunton Heritage Trust, shaping a lasting legacy of preservation and community enrichment



WHO WE ARE

Officers and Professional Adviser

Chief Officer	Ros Moreton
Auditor	Albert Goodman Chartered Accountants & Statutory Auditors Goodwood House Blackbrook Park Avenue Taunton Somerset TA1 2PX
Registered Office	Wrexen House, Magdalene Street, Taunton, Somerset TA1 1SG

Registered CIO No: 1177162
Regulator of Social Housing No: 5059

TRUSTEES REPORT

These accounts show the results for the period 01 April 2024 to 31 March 2025.

Objectives and Activities

The Trustees of Taunton Heritage Trust, a registered Charitable Incorporated Organisation (CIO) work within the terms of the Constitution approved by the Charity Commission on 14 February 2018 and amended by an order dated 02 October 2018. (Administrative amends by an order dated 14 January 2025)

The Trust is a Registered Social Landlord and operates within the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance. The Trust's Charity number is 1177162 and its Social Housing Registration number is 5059. The Trust's principal address is Wrexen House, Magdalene Street, Taunton, TA1 1SG

The objects of the CIO are as follows:

(a) To provide affordable, suitable and safe social housing in the form of almshouses for people in need aged 60 years and over with priority being given to inhabitants of the Borough of Taunton Deane ("area of benefit").

(b) To provide relief in need for the Residents of the almshouses and other inhabitants of the area of benefit, (or in exceptional cases to persons resident immediately outside the area of benefit), by making grants of money for goods, services or facilities for the benefit of individuals or other charities or in such other ways as the CIO may see fit.

(c) To provide annual grants to Bishop Fox's School and as part of the British School Fund, to other schools in order to further the education of children and young people in the area of benefit.

The objectives for the purpose of public benefit, require that the Trust provides affordable, suitable and safe accommodation for people on low incomes aged over 60 years and provides a grant giving scheme in order to assist individuals who are identified as in financial need. The Trustees have paid due regard to the Charity Commission's guidance in relation to the reporting of Public Benefit and believe that the main activities and who the Trust helps are described below.

To comply with the Trust's Constitution, almshouse residents must be in need and aged 60 years and over with priority being given to inhabitants of (the former) Taunton Deane. This is broadly defined as being on a low income, but need can also mean a requirement for the sheltered form of safe housing that the Trust is able to provide. The Trust has a robust process of Resident Appointment that includes an interview with Trustee presence before offering accommodation to ensure the person most in need at the time of a vacancy is offered the available flat.

The Trust's objectives in providing accommodation during the year were as follows:

- To provide affordable, suitable and safe accommodation for people in need aged over 60 years.
- To provide Warden assistance to encourage Residents to live their lives as independently as possible.
- To work to secure appropriate assistance for Residents from relatives and relevant support agencies.
- To provide a community environment which encourages social wellbeing through a range of activities and events.
- To maintain the Trust's almshouses to the highest standard practicable.

The Trust also provides a monthly grant giving scheme and the objectives of the grants scheme are as follows:

- To assist individuals who are resident in (the former) Taunton Deane and who are identified as in financial need.

Grant payments fall into two main categories:

1. Items of general need
2. Educational grants

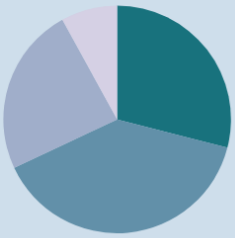
All grant applications are considered against agreed criteria which are reviewed annually.
There were no changes in activities during the year.

Taunton Heritage Trust

71 Residents

Residents from 60 yrs to our eldest resident who is 97 yrs old

30% in their 60s
43% in their 70s
23% in their 80s
4% in their 90s



Resident Survey 2024

OVER 98% Of Residents felt living in their almshouse would enable them to live independently for longer and would recommend THT to a friend

100% found staff approachable and helpful

"We are all very, very lucky!"

Grants Scheme 2024-2025

20 Education Grants awarded

70 General Grants awarded

OVER £28,000 awarded to people in need

"Thank you for the grant, it will improve my clients life everyday"

Governance

9 Trustees
2 Associates
1 Patron

Operations

6 Part time staff

65 Almshouse units

4 Community sites
2 Listed buildings

96.5% average occupancy rate

"The Trust is very well thought of and seen as an important provider of sheltered independent living accommodation."

Market Research Survey

Achievement and Performance

Residents
The Taunton Heritage Trust offers sheltered accommodation to the over 60's who are in need. The sheltered nature of the accommodation enables Residents to maintain their independence for longer, living with dignity in a safe and secure environment.

The provision of part-time on-site assistance and a 24/7 piper alarm system means that Residents feel fully supported and do not become isolated. The events and activities during the period have been very well received and ensures a "community" feel. Residents across all sites are invited to the events and attendance is good. Over the summer months social gatherings included Pimm's & strawberries afternoons, and several barbeque evenings. The cooler months lent themselves to fish and chip evenings, games evening and a ploughman supper. At the beginning of the year Residents saw the new year in with a party and race night.

The Residents have also arranged events, on and off site, including a regular craft afternoon, Easter celebrations and meals out together. The community rooms and gardens have been enjoyed for quiz evenings and milestone birthdays with our star bakers sharing some delicious cakes!

Residents have also raised money through some of these events for their chosen charities, including St Margaret's Hospice and Dorset and Somerset Air Ambulance.

The Trust also arranges and pays for each year, two events to enable the whole Resident community to come together. In the Summer this is a group outing to the seaside , which includes a wonderful meal and time at the beach or to explore the local town. At Christmas everyone is invited to a meal, which is catered for and includes a prize draw, which is a Trust highlight.

A quarterly Resident newsletter is produced by the Trust, which captures good news stories, Resident reminders and social events. Residents look forward to receiving this colourful publication put together by the staff team. Throughout the year Staff and Trustees drop by to the Residents weekly coffee morning. These informal events enable the Trust to connect with Residents and are good opportunities for informal feedback and evaluation.

Grants

The grants scheme enables people of all ages, who live in (the former) Taunton Deane and are in financial need, to benefit from assistance, often at short notice. Examples of items granted are school uniform, flooring and white goods, clothing and basics for people setting up a new home – i.e. out of prison or victims of domestic abuse. Equipment for new babies/children and respite care. The grant scheme fills a much-needed gap in the area of benefit to respond quickly and assist people who are genuinely in need and very often at a time when they have nowhere else to turn.

The grant applications are completed on behalf of the individual by referring agencies.

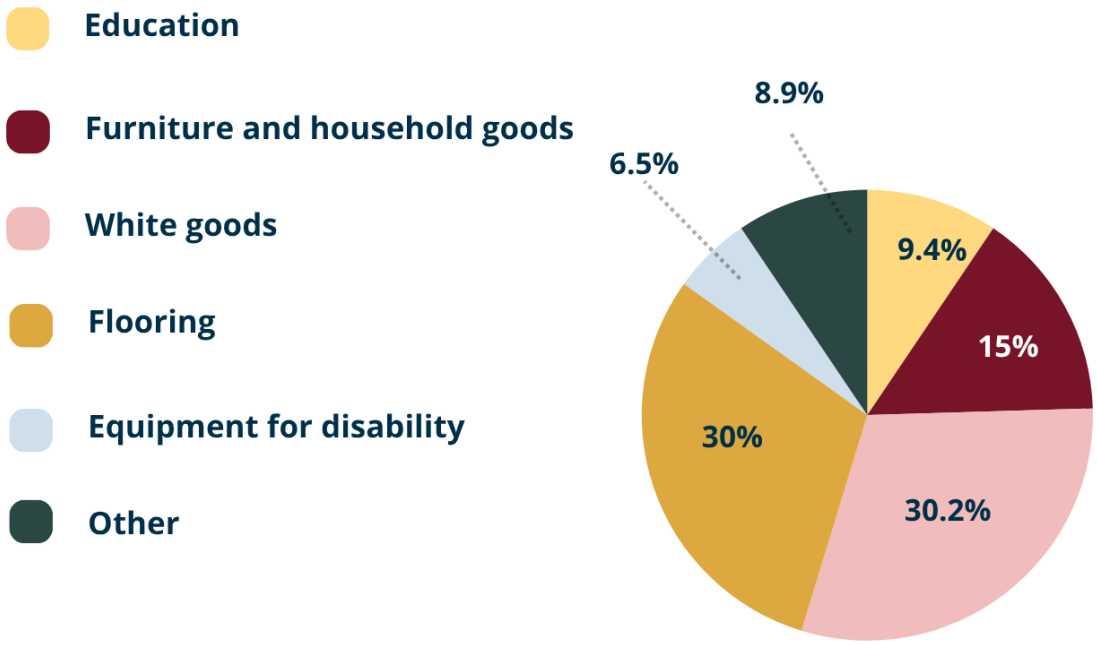
During the year some 23 referring agencies (21 the previous year) submitted applications via the online Grants form. Detailed guidance notes for grant eligibility are regularly reviewed and updated and published on the Trust's website.

Grants during the year amounting to **£ 28,249** were made as follows:

- **£ 25,383 Grants for general purposes**
- **£ 2,866 Grants for educational purposes**

The allocation of grants:	**2024-2025**	**2023-2024**
Education (uniforms, etc)	10	25
Furniture & household goods	16	14
White goods	32	41
Flooring	16	4
Clothing	0	1
Mobility aid and support	6	8
Playschemes	0	1
Bishop Fox's School Grant	1	1
British School Fund	9	6
Other	0	2
TOTAL	**90**	**103**

Grants Scheme





Property Management and Maintenance
The Trust continued to meet its objectives during the period by undertaking the following –

Response Maintenance
During the budget year 2024/25 response maintenance works undertaken across all sites was at a normal level and the breakdown in percentages is as follows

1. Leycroft Close – 54%
2. Bernard Taylor Homes – 21%
3. Huish Homes – 4%
4. St James Close – 10%
5. Grays Almshouses– 8%

The remaining 3% was split over the Warden properties and the Office.

A list of significant works completed in the past year from 1st April 2024 to 31st March 2025 is as follows;

Residential sites:

- Replace obsolete fire alarm panels at Leycroft Close
- Ventilation improvements to resolve black mould issues at 1 St James and Leycroft external laundry room
- Upgrade primary heating to smart storage heaters at St James Close
- EPCs completed to all St James flats, and a selected sample at other sites
- Level access French doors to community room at Leycroft Close
- Additional patio area for residents at Leycroft Close

Commercial Sites:

- New commercial leases completed with Shoe Zone and Howdens

Almshouse turnovers completed across the five sites:

- Bernard Taylor Homes – 4
- Huish Homes – 0
- Leycroft Close – 4
- St James Close – 2
- Grays Almshouses - 1

Throughout the year the Trust managed 66 flats across five Almshouse sites, with the additional flat being repurposed as an Almshouse flat, in Autumn 2024.

Vacant flats were filled promptly following maintenance turnover. Promotion included advertising on -site and in the local press and via social media. At the time of each vacancy an assessment of eligibility is made, and flats are allocated to those considered to be most in need.

The average occupancy levels during the year were **97%** (93.6% previous reporting period). The Trust complies with all statutory requirements of the Charity Commission, the Regulator of Social Housing and Housing Ombudsman and ensures it complements the housing strategies of Somerset Council.

The Trustees review the requirements of the beneficiary groups through the Committee/Board structure and seek to develop appropriate services to meet identified need. A review of charges relating to almshouse lettings is carried out on an annual basis following Homes England and the Almshouse Association guidelines.

In 2024 Taunton Heritage Trustees bought an additional property, Wrexen House, for office use. This has enabled the trust to revert the former offices to an almshouse property and will provide accommodation to additional beneficiaries.

The Trust continues to receive annual income from its investments and rental income from commercial properties. During recent years both sectors have hit turbulent times but with the guidance and support of the Trust's professional advisers, these have been well managed. The income from the commercial properties provides the basis for budget management in terms of the grant giving role. Monthly Grant Panel meetings were held to scrutinise each application, to ensure that every worthy applicant was able to benefit from the scheme.

The criteria for the provision of grants are reviewed at Committee/Board level and the guidance notes and application form are updated accordingly and shared with the relevant referring agencies. These documents are available to download on the Trust's website.

During the year the Trust's Risk Register was under regular review to acknowledge and mitigate against fast moving changes and challenging economic environment.

The Trust recognises that many of its buildings have significant historical value and historic fabric, the integrity of which needs to be maintained and protected





National Heritage Open Days

As part of the national Heritage Open Days, Taunton Heritage Trust opens Gray's Almshouse and Chapel are opened to the public or one day in September. This event offers a unique insight into Taunton in the 1600s, as the Grade I Listed building is the home of the original chapel with its beautiful painted ceiling. Grays Almshouses date from 1635 and were founded by Robert Gray, a London merchant, born in Taunton in 1570. The Almshouses were built to accommodate ten poor women, six poor men and a Reader. The Reader was employed to read prayers twice a day, and to teach ten children to read and write.

Visitors get to see the gardens, chapel and are given a tour of the building's interior. Sometimes there is the chance to see inside our current flats, as our Resident's often open their doors enabling visitors to spot the marks of history that can still be seen. Staff and Trustees volunteer their time to give a flavour of the history of the Taunton Heritage Trust and explain how we still provide accommodation today.

The day is very well attended with visitor numbers over 200 in 2024.

Financial Review

Financial management
The Trust is self-funding deriving income from its properties and portfolio of stocks and shares. As a registered housing provider, the Trust complies with Homes England's formula when setting weekly maintenance contribution levels.

There is an agreed system of budgetary control with a detailed budget being agreed by the Board of Trustees in advance of the financial year. Snapshot reports are produced monthly and detailed reports, on a quarterly basis. These procedures are reviewed at least annually. Rowan Dartington are the Trust's Investment Managers. Quarterly reports are received from Rowan Dartington and the agreed procedures for the transactions have been followed. Both of the Trust's commercial properties (1/1A St James Street and 54/55 North Street) were fully occupied during the financial year. Although the agreed rental income has significantly reduced over recent years, the arrangement is deemed to be as good as it can be in the present economic climate and with many vacant shops in the town centre.

Investment policy and returns
The objectives of the Trust in investing its funds are as follows:

- The investments are held as a long-term reserve against any future shortfall in income against expenditure.
- The Taunton Heritage Trust's investment objective is to maintain and, if possible, enhance the real value of the reserves represented by its investments while producing an income.
- The Trustees investment time horizon is ten plus years.
- The Trustees assessed attitude to risk, ie the risk profile for the Charity's portfolio is medium/high risk.

The Taunton Heritage Trust's strategic investment policy involves a broadly diversified spread of assets, including UK and overseas equities, government and non-government bonds and pooled funds to cover more specialist areas of investment.

The Trustees' policy is to invest in freehold property as well as in a listed managed portfolio with Rowan Dartington. The investment properties which made up 24.6% of invested funds at 31 March 2025 generated a gross return 7.5% (2024: 4.6%). The listed managed portfolio produced an income return of 3.89% (2024 2.87%) and a gain on revaluation of 2.86% (2024 gain 5.72%) Overall, the return on listed investments was 6.75% (2024: 8.3%). The Trust's policy with regard to investments is to aim to achieve a 3.5% return on reserves.

The Trust have generated a high surplus in this year much of which is earmarked for significant expenditure on the almshouses in the next 12 months. There has also been a recovery on the investment portfolio value which is included in the surplus generated.

Reserves Policy and Reserves

Need for reserves

The principal risks that impact on the need for reserves have been assessed to include:

- Occupancy rate of the almshouses, current and anticipated
- Occupancy of the commercial properties which have historically provided the income for the Trust's grant making role
- Costs of staffing at the correct level, current and future pension provision and employer's liabilities
- Unexpected costs on any of the buildings
- Other committed or unplanned expenditure
- Future needs, opportunities, contingencies or risks, the effects of which are unlikely to be met out of future income
- The ongoing additional costs of legal compliance regarding legionella, fire risk, health & safety etc.

Level of funds

The Trust's policy with regard to level of funds is to maintain six months operating costs. This is in the region of £380,000. Unrestricted funds are maintained at a level considered to be adequate to cover day to day working capital and all foreseeable emergencies relating to the properties.

Funds at 31 March 2025 totalled £7,567,416 of which £1,364,261 were endowment funds and £538,837 restricted funds. Unrestricted funds of £5,664,318 are made up of £3,514,354 held as commercial property, functional property or other fixed assets. A further £1,864,223 of fixed asset investments held as long-term investments to generate income. This left £285,741 of free reserves available to the CIO.

On 31 March 2025, the Trust held a designated roof replacement fund totalling £250,000 and a further designated fund in excess of £250,000 for almshouse development. The Endowment funds of £1 million are for future development of THT almshouses.

The available cash reserves achieve the level in the Trust's policy above. The free reserves are below this level but additional sums held as reserves could be converted to cash as necessary.

Monitoring and review

The level of reserves is reviewed annually, as part of the budget setting process in order to ensure sufficient but not excessive reserves are maintained. The Trustees are of the opinion that on a fund-by-fund basis, the Trust's assets are available and adequate to enable it to fulfil its obligations.

Financing and treasury management

The Trust does not have any borrowings, needing repayment at 31 March 2025 and the Trustees believe that all current plans will be met from existing funds with the exception of new almshouse development where loan and grant funding may be sought.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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 Trust and of the income and expenditure of the Trust for that year.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe 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 material 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 Trust will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011, part 2 of the Housing & Regeneration Act 2008 the Accounting Direction for Social Housing in England from January 2019, the Charity (Accounts and Reports) regulations 2008 and the governing document. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



Almshouse living has been around for centuries and can provide benefits such as shared resources, social support, and a sense of belonging. The model is based on genuine affordability, independent living and Residents' wellbeing. There is a greater need today for these homes, than ever before

Structure, Governance and Management

The Trustees are all members of the Board of Management. Liz Fothergill served as Chair for the period with Norman Cavill serving as Vice Chair. John Williams resigned in June 2024, Chris Cutting in October 2024 and Susan Buller February 2025, after contributing many years of diligence and support for the Trust. Councillor Vanessa Garside served as the Trust's Patron.

Day to day responsibility for running the Trust and overseeing all its activities is delegated to the Chief Officer who is considered to be the Trust's key management personnel. The Chief Officer is supported by the Staff Team, operating within the policies, guidelines and directions given by the Trustees, all of which are minuted. The Chief Officer reports to the Trustees on at least a quarterly basis at Board Meetings. Other Officers report quarterly to Trustees via the relevant committee/Board, as do key staff.

Changes to the Board Framework: From June 2024 Board meetings were held monthly and the work of the two committees [Finance and Property, Governance, Strategy and Policy] were brought into the Board meetings.

Strategic direction and guidance as well as review of operating policies and procedures is carried out by the Board of Trustees. When setting the pay and remuneration of the Trust's key management personnel, the Trustees consider the remuneration levels of equivalent officers in other similar almshouse charities and the National Joint Council pay scales.

Policy for the recruitment, appointment, induction and training of new Trustees
The Trust operates under the terms of its Constitution dated 14 February 2018 (with administrative amends 14 January 2025.) this provides for the body of Trustees to consist of not less than **five** Trustees, to include three Trustees who are nominated, with a minimum quorum of five Trustees at a meeting. If there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees. During the year, two new Trustees were appointed.

The Chief Officer is responsible for the induction of any new Trustee. The process includes visits to the office, meetings with Staff and visits to an almshouse site, as well as "shadowing" opportunities with key staff. A detailed induction pack is provided which includes information relating to Trustees' responsibilities, a copy of the Constitution and most recent audited accounts. It also contains the Strategic Business Plan and the most recent annual report, as well as any other relevant background information.

Operations

The following meetings were held during the year:
Board Meetings – 10
AGM - 1
Finance & Properties Committee -1
Governance, Strategy & Policy Committee – 1
Grants Panel - 12
All Trustee meetings were quorate.

The Charity Commission and Homes England annual returns were completed within the prescribed deadlines.

Monitoring of performance
The Trustees work within the parameters of the Charity Governance Code for smaller charities and

monitor performance based on the code. The code sets the principles and recommended practice for good governance, helping charities develop high standards.

The Trustees receive written reports from the Resident Lead, Finance Manager and Properties Manager at quarterly meetings. The Board approves the annual budget, receives quarterly reports, and oversees all planned maintenance and scheduled developments.

The Trustees consider the following:

- Actual expenditure against budget for the current year on a quarterly basis and proposed budgets for the forthcoming year on an annual basis
- Annual Accounts and Audit report as presented by the Trust's accountants.
- All operating policies and procedures on a rolling three-year programme.

The Trust is always liable for inspection by Homes England and the Charity Commission.

The Chief Officer reports to the Trustees on performance at Committee/ Board level as outlined below:

- Organisational performance against an agreed set of annual priorities, on an at least six-monthly basis
- Grant cashflow on a quarterly basis
- Occupancy levels across the residential properties on a quarterly basis
- Collection of Residents weekly maintenance contributions and any arrears on a quarterly basis
- Capital spending on building development on a quarterly basis
- Any issues regarding response to repairs and maintenance requests on a quarterly basis
- Any Residents' or other stakeholder issues or complaints and their resolution, through the Trust's complaints procedure on a quarterly basis.

Management development

A Trustee development day was held in October 2024 and a joint Trustee and Staff Day was held in May 2025. Strategic development was the focus at both days with staff invited to contribute in May to help develop the latest THT Strategic Plan.

During the year, the Board further developed the Governance Self-Assessment Plan for the Trust which is in place as a tool to assess the quality of governance assurance.

The Almshouse Association have developed a comprehensive library of training including online webinars eLearning, Staff and Trustees have attended these throughout the year.

The joint development day for staff and Trustees, resulted in a clear outline for the next five years to inform our strategic plan. The session considered all key areas of the charity: people, finance, property, governance, and technology, ensuring a well-rounded and future-focused approach.

Coming together to reflect on our achievements provided a strong foundation for setting ambitious, forward-looking aims that will guide our continued impact. During the day, we also agreed on and strengthened our shared vision and values, reinforcing our collective commitment to the charity's purpose.

Risk management

The Trustees manage risk via a Risk Register. These risks have been identified under the following sections:

- Financial
- Management
- Property
- People
- Health Safety & Wellbeing
- Governance

The Risk Register is overseen by the Board and is reviewed on a quarterly basis.

The Trustees review the major risks which the Trust faces on a regular basis and believe that maintaining free reserves at the levels stated on page 17, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The results for the last two years confirm that. The Trustees have also examined other operational and business risks and confirm that they have established systems and procedures to mitigate the significant risks. These include matters relating to Trustees, Staff, Residents, external stakeholders and property.

Fundraising activities

The Trust does not actively undertake any direct fundraising activities and does not engage anyone to undertake such activities on its behalf. Some grant funding is expected to be sought in relation to developing new almshouses and it is expected that this work will be undertaken inhouse.

Plans for Future Years

People
We will continue to invest in and empower staff and trustees to work safely, professionally, and enterprisingly, providing training, support, and opportunities to develop the confidence and skills needed to lead with integrity, innovation, and care.

We will continue to foster a culture of growth and collaboration, building strong relationships based on trust, mutual respect, and shared learning, and becoming a trusted partner to Residents, grant recipients, service providers, and contractors.

We will continue to examine how services can better meet the evolving needs of those most in need, through regular review, feedback, and adaptation to ensure our work remains relevant, accessible, and impactful.

Property/Buildings
We will continue to strengthen our capacity to serve more individuals in need by expanding our reach with more high-quality accommodation that upholds our standards of dignity, affordability, and care.

We will continue to maintain and further adapt our buildings to improve efficiency, sustainability, and environmental impact, while protecting their historical characteristics through thoughtful and responsible investment.

Finance
We will continue to manage the Trust's finances to ensure long-term sustainability, transparency, and value for money, using robust controls, clear reporting, and careful budgeting to maintain public trust.

We will continue to protect and grow our assets to support the charitable mission, pursuing prudent investments that enable us to invest in the future of our residents, buildings, and services.

The charity will continue to re-invest surplus funds directly into its charitable purposes to further support its beneficiaries.

Governance & Compliance
We will continue to provide clear leadership, accountability, and oversight to support our charitable objectives, ensuring Trustees and leaders work cohesively with informed decision-making and a shared sense of purpose.

We will continue to uphold the highest standards of governance, meet all regulatory requirements, and adopt best practices in transparency, risk management, and ethical decision-making across the organisation.

Technology
We will adopt new technologies where they can assist the Trust and beneficiaries, investing in digital

infrastructure and providing skills training so that staff and Residents can benefit from improved tools, access, and confidence.

Professional Advisors

Bankers – Barclays Bank, 46 North Street, Taunton TA1 1LZ
Bankers - Skipton Bank, The Bailey, Skipton, BD23 1DN
Bankers – Charity Bank Ltd, Fosse House, 182 High Street, Tonbridge, TN9 1BE
Solicitors – Porter Dodson, The Quad, Blackbrook Park Avenue, Taunton, TA1 2PX
Investment Managers – Rowan Dartington, Aintree House, Blackbrook Park Avenue, Taunton TA1 2PX
Chartered Surveyors – Hatfield White, Victoria House, Victoria Street, Taunton TA1 3AF
Auditors – Albert Goodman, Goodwood House, Blackbrook Park Avenue, Taunton TA1 2PX

By Order of the Trustees

ELIZABETH FOTHERGILL
CHAIR OF TRUSTEES



NORMAN CAVILL
VICE CHAIR OF TRUSTEES



Date: 9 September 2025

Opinion

We have audited the financial statements of the Taunton Heritage Trust (the 'charity') for the year ended 31 March 2025, which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025, and of its incoming resources and application of resources, for the period 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 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 12 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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;
- sufficient accounting records have not been kept;
- 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 Trustees' Responsibilities Statement set out on page 18 the trustees are responsible for the preparation of financial statements which 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
We have been appointed as auditor under the Charities Act 2011, s. 144 and report in accordance with regulations made under the Act and relevant regulations made or having effect thereunder.

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 our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Registered Social Housing in England, Housing legislation including the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance, anti-bribery and data protection legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation, claims and breaches of relevant legislation; and
- reviewing correspondence with the Charity Commission and other relevant regulators including the charity's legal advisors and insurers.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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.



……..
Albert Goodman LLP
Statutory Auditor
Goodwood House
Blackbrook Park Avenue
Taunton
TA1 2PX

Date:09 September 2025

Albert Goodman LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Taunton Heritage Trust
Statement of Financial Activities (including Income and Expenditure Account)
For the Year Ended 31 March 2025

	Notes	Unrestricted £	Restricted £	Endowment fund £	2025 Total £	1 July 2023 - 31 March 2024 Total £
Income:						
Donations & legacies		271	-	-	271	65
Charitable activities	2	710,262	-	-	710,262	501,501
Investment income	3	112,937	16,748	49,885	179,570	119,946
Other income	4	27,892	-	-	27,892	511
Total income		851,362	16,748	49,885	917,995	622,023
Expenditure:						
Raising funds						
Investment manager fees		6,635	3,841	9,563	20,039	12,524
Charitable activities						
Almhouse letting	2	667,608	-	-	667,608	652,714
Grants & donations	5	28,249	-	-	28,249	27,330
Other expenditure		14,388	-	-	14,388	24,598
Total expenditure		716,880	3,841	9,563	730,284	717,166
Net income / (expenditure) before other recognised gains and losses		134,482	12,907	40,322	187,711	(95,108)
Net gain / (loss) on investments	10	90,041	4,567	36,463	131,071	(3,441)
Net income before transfers		224,523	17,474	76,785	318,782	(98,549)
Transfers	13	93,596	(45,000)	(48,596)	-	-
Net movement in funds for the year		318,119	(27,526)	28,189	318,782	(98,549)
Reconciliation of funds						
Total funds brought forward		5,346,199	566,363	1,336,072	7,248,634	7,347,183
Total funds carried forward		5,664,318	538,837	1,364,261	7,567,416	7,248,634

The statement of financial activities has been prepared on the basis that all operations are continuing operations. There were no gains or losses arising in the year that are not shown above.
The statement of financial activities incorporates the income and expenditure account.

Taunton Heritage Trust
Balance Sheet
As at 31 March 2025

	Notes	31 March 2025 £	31 March 2025 £	31 March 2024 £	31 March 2024 £
Fixed assets					
Housing properties	8	3,263,749		3,263,749	
Tangible fixed assets	9	250,605		9,040	
Investments	10	3,757,321		3,718,910	
			7,271,675		6,991,699
Current assets					
Debtors	11	92,553		32,998	
Cash at bank and in hand		265,837		315,853	
		358,390		348,851	
Liabilities:					
Creditors falling due within one year	12	(62,649)		(91,916)	
Net current assets			295,741		256,935
Total net assets			7,567,416		7,248,634
The funds of the charity:					
Unrestricted funds:					
General funds	13		5,164,318		4,846,199
Designated funds			500,000		500,000
Total unrestricted funds			5,664,318		5,346,199
Endowment funds	13		1,364,261		1,336,072
Restricted funds	13		538,837		566,363
Total charity funds			7,567,416		7,248,634

Approved by the Board of Trustees for issue on 09 September 2025 and signed on their behalf by:



……..
E Fothergill
Trustee



……
N Cavill
Trustee

Taunton Heritage Trust
Statement of Cash Flows
For the Year Ended 31 March 2025

	Notes	31 March 2025 £	1 July 2023 - 31 March 2024 £
Cash flows from operating activities			
Net movements in funds for the year		318,782	(98,549)
Adjustments to cash flows from non-cash items			
Gain on disposal of fixed assets		-	-
Depreciation and amortisation	9	5,613	5,326
Dividends and interest from investments	3	(179,570)	(119,946)
Investment revaluations	10	(131,071)	3,441
		13,754	(209,728)
Working capital adjustments			
Decrease/(increase) in debtors	11	(59,555)	83,916
Increase/(decrease) in creditors	12	(29,267)	48,862
Net cash flow from operations		(75,068)	(76,950)
Cash flows from investing activities			
Dividends and interest from investments		179,570	119,946
Proceeds on disposal of fixed assets		-	-
Purchase of fixed assets	9	(247,178)	(7,329)
Acquisition of investments	10	(236,537)	(117,396)
Investment disposals	10	274,750	108,531
Net cash provided by/(used in) investing activities		(29,395)	103,752
Net increase/(decrease) in cash and cash equivalents		(104,463)	26,802
Cash and cash equivalents at the beginning of the reporting period		444,345	417,543
Cash and cash equivalents at the end of the reporting period		339,882	444,345
Cash & Cash equivalents reconciliation:			
Cash at bank		265,837	315,853
Cash held by investment manager	10	74,045	128,492
Total cash & cash equivalents at the end of the reporting period		339,882	444,345

Accounting Policies

1.1 General Information

Taunton Heritage Trust is a Charitable Incorporated Organisation (CIO) registered charity administered under an order of the Charity Commissioners dated 14 February 2018. The Charity is registered in England and Wales. The registered office is Wrexen House, Magdalene Street, Taunton, Somerset TA1 1SG. The trust is also registered with the Homes and Communities Agency as a social landlord.

Basis of accounting

The financial statements have been prepared in £ sterling on the historical cost basis 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 (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Registered Social Housing in England from January 2019.

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

1.2 Income

All income is recognised once the Trust has entitlement to the income, there is sufficient certainty of receipt, it is probable that the income will be received, and the amount of income receivable can be measured reliably. Income represents letting income and other service charges receivable from social housing lettings included at their invoiced value net of voids, and rental income from commercial lettings.

Income from donations is recognised on a cash basis, in the year in which the income is physically received, except when the donors specify that they must be used in future accounting periods or donors' conditions have not been fulfilled, then the income is deferred.

Income from grants is recognised in the year in which they are receivable. Grants without performance conditions are presented within donations and legacies and within charitable activities when performance criteria apply.

Income from investments constitutes dividends and bank interest and is recognised in the year to which it relates.

1.3 **Expenditure**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Charity to the expenditure. All expenditure is accounted for on an accruals basis, including support costs are allocated or apportioned to the applicable expenditure headings in the statement of financial activities.

Grants payable are payments made to third parties in furtherance of the charitable objects of the Trust. Grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the Trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the Trust. In the case of an unconditional grant order this is accrued once the recipient a reasonable expectation that they will receive the one year or multi-year grant. Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of the grant payable.

The costs of raising funds consist of investment management fees.

The expenditure on charitable activities includes Almshouse expenses, grants made, governance costs and support costs.

The Trust gives to needy individuals in the form of one-off grants for clothes, furniture, white goods etc. and educational grants for students. Such costs are charged to the Statement of Financial Activities as they arise.

Due to the number of properties held and the establishment of regular programmes of repairs and maintenance, the Trust does not make provision for future works but charges actual costs incurred to the Statement of Financial Activities. The Trust has a continuing programme of major repairs. Costs regarded as “normal” are charged to the Income and Expenditure account in the year they are incurred. The Trust maintains a reserve into which funds are transferred when necessary, for expenditure considered by the Trustees to be abnormal in nature.

1.4 **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Fixed assets over £1,000 are capitalised. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life as follows:

Freehold land and buildings	Not depreciated.
Fixtures & fittings	33% straight line / 10% straight line

Housing properties are held at cost. They are considered to have a high residual value equal to or in excess of the book value (1995 valuation plus subsequent capital improvements) because the residual value of the properties is maintained by the ongoing maintenance of the properties. Accordingly, no depreciation has been charged. Works which do not result in enhancement of economic benefits of a property are charged to the Income and Expenditure Account.

The useful economic lives and residual values of all tangible fixed assets are reviewed annually.

1.5 **Fixed asset Investments**

Listed Investments
Listed investments are a form of basic financial instrument and are recognised at their transaction value and subsequently measured at fair value 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 period. The Trust does not acquire, or use put options, derivatives or other complex financial instruments.

Fixed asset investments comprise investment portfolios maintained by investment managers. These are recognised initially at fair value which is normally the transaction price (but excludes any transaction costs.) Subsequently, investments are held at market value, with all realised and unrealised gains passing through the SOFA.

Investment property
Freehold commercial properties held for investment purposes are stated at fair value as set out in note 10. The properties were valued as at 31 March 2025 on an open market value basis by Cluff Commercial, an independent commercial property advisor and surveyor.

In accordance with the SORP, investment property valuations are considered annually and updated for any material movement in fair value. The Trustees have assessed the fair value of the properties, and in doing so considered the long term intentions of the trust, the location of the properties and the rental yield by reference to the most recent lease (or those in negotiation) at the time of the assessment. The significant assumptions in making such an assessment included the current intentions of the Trustees to hold the properties for the long term and the potential value of investment into the area.

The Trustees have concluded that the properties are held at fair value in the accounts as at 31 March 2025.

1.6 **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 they difference between sales proceeds and their opening carrying value or their purchase 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 period end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1.7 **Debtors**
Accrued income is recognised at the settlement amount due and prepayments are valued at the amount prepaid.

1.8 **Cash at bank and in hand**
Cash at bank and in hand comprise cash on hand and call deposits with a maturity of less than three months, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

1.9 **VAT**
The Trust is registered for VAT. All income and expenditure on a specific commercial property is stated exclusive of VAT. All other expenditure is stated inclusive of VAT. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1.10 **Taxation**

As a registered charity, the company is not liable to corporation tax to the extent that income and gains are applied to charitable activities.

1.11 **Classification of funds**

Funds are classified according to the manner in which they are allowed to be spent. The unrestricted fund deals with funds that can be spent generally for furthering the objects of the Trust. The Trust designates those revenues which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

Restricted reserves are funds which are to be used in accordance with specific restrictions imposed by either the donor or the governing documents of the Trust.

The capital of the permanent endowment fund must be retained by the Trust. Income arising on the investments is unrestricted. Costs of managing these investments are charged to the endowment fund. Any gains and losses arising on the sales of investments or on revaluation are charged to the endowment fund. On 16 May 2019, the Charity Commission approved the Trustees resolution under Section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

1.12 **Financial Instruments**

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and liabilities of the charity and their measurements are as follows:

Financial assets – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 18. Investment portfolios are basic financial instruments measured at fair value through the income and expenditure account. Prepayments are not financial instruments.

Cash at bank and deposit accounts– is classified as a basic financial instrument and is measured at face value.

Financial liabilities – trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost as detailed in note 18. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

1.13 **Leased assets**

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Receipts from operating leases where the Trust acts as the lessor are recognised in the Statement of Financial Activities on a straight line basis over the period of the lease.

Incentives offered to enter into an operating lease, such as rent free periods, are spread over the lease term and debited to the Statement of Financial Activities on a straight line basis over the period of the lease.

1.14 **Critical accounting estimates and areas of judgement**

Estimates and judgements are continually evaluated and are based on historical experience and adjusted for current market conditions and other factors. The Trustees makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom be exactly the same as related actual results. The estimates, assumptions and management judgements that carry a significant risk of material adjustments to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Estimation of fair value of investment properties
The fair value of investment properties is assessed by the Trustees as set out in note 1.5. In line with the SORP, investment properties are not depreciated.

Residual values of housing property
Housing properties are not depreciated on the basis that their residual value is at least equal to their carrying value on the basis of the continual maintenance of these properties. The significant assumptions applied in the determining the residual values of our housing properties are mainly due to (i) whether it will continue to be necessary to maintain the properties to a certain standard (ii) the market value of the properties.

2. Charitable Activities

	Unrestricted funds £	Restricted funds £	Year ending 31 March 2025 Total £	Unrestricted funds £	Restricted funds £	1 July 2023 - 31 March 2024 Total £
Income and expenditure from Almshouses lettings						
Income from social housing lettings	730,824	-	730,824	534,736	-	534,736
Letting income loss from voids	(22,410)	-	(22,410)	(34,617)	-	(34,617)
Other income/ground rents & guest accomodation	1,848	-	1,848	1,382	-	1,382
	710,262	-	710,262	501,501	-	501,501
Expenditure on letting activities:						
Personnel costs	172,567	-	172,567	130,025	-	130,025
Establishments costs	213,098	-	213,098	164,576	-	164,576
Routine maintenance	195,758	-	195,758	283,782	-	283,782
Planned maintenance	43,570	-	43,570	25,940	-	25,940
General expenses	37,002	-	37,002	43,065	-	43,065
Depreciation - furniture & equipment	5,613	-	5,613	5,326	-	5,326
Total operating costs on Almshouses lettings	667,608	-	667,608	652,714	-	652,714
Surplus on Almshouse lettings	**42,654**	**-**	**42,654**	**(151,213)**	**-**	**(151,213)**

3. Investment income

	Unrestricted funds £	Restricted funds £	Endowment funds £	Year ending 31 March 2025 £	Unrestricted funds £	Restricted funds £	Endowment funds £	1 July 2023 - 31 March 2024 £
Commercial property rents	69,393	-	-	69,393	40,446	-	-	40,446
Dividends receivable	35,447	16,748	49,885	102,080	30,687	13,821	33,298	77,806
Bank interest	8,097	-	-	8,097	1,694	-	-	1,694
	112,937	16,748	49,885	179,570	72,827	13,821	33,298	119,946

4. Other income

	Unrestricted funds £	Restricted funds £	Year ending 31 March 2025 Total £	Unrestricted funds £	Restricted funds £	1 July 2023 - 31 March 2024 Total £
Other income	27,892	-	27,892	511	-	511
	27,892	-	27,892	511	-	511

5. Grants & donations paid

	Grants to institutions £	Grants to individuals £	Year ending 31 March 2025 Total £	Grants to institutions £	Grants to individuals £	1 July 2023 - 31 March 2024 Total £
Education	-	2,866	2,866	-	5,773	5,773
General purposes (social welfare)	480	24,903	25,383	761	20,796	21,557
	480	27,769	28,249	761	26,569	27,330

All above expenditure relates to unrestricted funds.

6. Net incoming resources/operating surplus

	Year ending 31 March 2025 £	1 July 2023 - 31 March 2024 £
Depreciation of owned assets	5,613	5,326
Auditors' remuneration for:		
Audit services	8,100	7,800
Accountancy services	2,640	2,520

7. Employees

Number of employees

The average monthly head count was 7 staff (2024: 8 staff).

Employment costs	Year ending 31 March 2025 £	1 July 2023 - 31 March 2024 £
Wages and salaries	159,991	121,741
Social security costs	9,330	6,177
Other pension costs	3,246	2,081
	172,567	129,999

There were no employees with emoluments (excluding employers National Insurance and employer pension contributions) above £60,000 in the period (2024: none).

The company operates a defined contribution pension scheme. The pension cost charge for the period represents contributions payable by the company to the scheme and amounted to £3,246 (2024: £2,081).

Contributions totalling £nil (2024: £nil) were payable to the scheme at the end of the period and are included in creditors.

The trust considers its key management personnel comprise the trustees and the chief officer. Total employment benefits of key management personnel (including employers National Insurance and employer pension contributions) were £65,890 (2024: £38,874).

None of the trustees (or persons connected with them) received any remuneration during the current period or prior year. No trustees were reimbursed travel expenses during the period (2024: none).

8. Housing property held for letting

	2025 £	2024 £
Cost or valuation		
At 1 April 2024	3,263,749	3,263,749
At 31 March 2025	3,263,749	3,263,749
Net book value		
At 31 March 2024	3,263,749	3,263,749
At 31 March 2024	3,263,749	3,263,749
Freehold land and buildings	3,263,749	3,263,749

A number of the housing properties were originally constructed several hundred years ago and there is no record of original cost. The housing properties were transferred to the CIO from the former charity on 30 June 2018 at book value.

The former charity, on transition to the SORP (FRS 102), took advantage of the transitional provision that permitted the Trust to take the book amounts for the properties as deemed cost. The former charity adopted these transitional provisions, and the trustees therefore did not undertake a more recent valuation.

Spend on property in the period

	Year ending 31 March 2025 £	1 July 2023 - 31 March 2024 £
Charged to the income and expenditure account	239,328	309,722
	239,328	309,722

Housing stock

The average number of units of housing in management was 66 Almshouses for letting (2023: 65 Almshouses for letting).

9. Tangible fixed assets

Cost	Freehold Property	Furniture and Equipment £	Total £
At 1 April 2024	-	47,518	47,518
Additions	244,490	2,688	247,178
Disposals	-	(31,069)	(31,069)
At 31 March 2025	244,490	19,137	263,627
Depreciation			
At 1 April 2024	-	38,478	38,478
Charge for the year	-	5,613	5,613
Disposals	-	(31,069)	(31,069)
At 31 March 2025	-	13,022	13,022
Net book value			
At 31 March 2025	244,490	6,115	250,605
At 31 March 2024	-	9,040	9,040

10. Fixed asset investments

	Invest-ment properties £	Listed invest-ments £	31 March 2025 Total £	Invest-ment properties £	Listed invest-ments £	31 March 2024 Total £
Movements in fixed assets investments						
Market value b/f as 1 April 2024	875,000	2,715,418	3,590,418	1,025,000	2,559,994	3,584,994
Additions at cost	-	236,537	236,537	-	117,396	117,396
Disposals	-	(250,463)	(250,463)	-	(108,531)	(108,531)
Accumulations/ redemptions	-	(24,287)	(24,287)			
Net gain / (loss) on revaluation	50,000	81,071	131,071	(150,000)	146,559	(3,441)
	925,000	2,758,276	3,683,276	875,000	2,715,418	3,590,418
Cash held within investment portfolio	-	74,045	74,045	-	128,492	128,492
Market value c/f as at 31 March 2025	925,000	2,832,321	3,757,321	875,000	2,843,910	3,718,910

Investments at fair value	31 March 2025 Total £	31 March 2024 Total £
Investment properties	925,000	875,000
Equities	2,715,418	2,559,994
Fixed interest securities	42,858	155,424
Cash held within the investment portfolio	74,045	128,492
	3,757,321	3,718,910

11. Debtors

	2025	2024
	£	£
Debtors	2,788	31,190
Prepayments and accrued income	89,765	1,808
	92,553	32,998

12. Creditors: Amounts falling due within one year

	2025	2024
	£	£
Creditors	22,693	69,334
Accruals	24,682	14,139
Deferred income	5,274	6,667
Taxation and social security	-	1,776
Other creditors	10,000	-
	62,649	91,916

13. Summary of movement in funds

	Opening balance 01.04.24	Income	Expenditure	Gain/(loss) on Investments & transfers	Closing balance 31.03.25
	£	£	£	£	£
Unrestricted funds					
General	4,846,199	851,362	(716,880)	183,637	5,164,318
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,346,199	851,362	(716,880)	183,637	5,664,318
Endowment funds					
Historical cost	1,336,072	49,885	(9,563)	(12,133)	1,364,261
	1,336,072	49,885	(9,563)	(12,133)	1,364,261
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	556,363	16,748	(3,841)	(40,433)	528,837
	566,363	16,748	(3,841)	(40,433)	538,837
Total funds	7,248,634	917,995	(730,284)	131,071	7,567,416

The designated reserve for future major work is named 'Roof replacement fund'. This fund is available to fund roof repairs at any of the Trust's sites.
There is also a designated fund entitled "Almshouses fund" – this is for development of new Almshouses.

The Corfield Hall fund includes donations received specifically for the purchase and development of Corfield Hall.

The Extraordinary Repairs Fund is a restricted fund which can be used for extraordinary repairs, improvements or rebuilding relating to properties owned by the Trust. The fund is made up of a listed investment portfolio, and therefore income, expenditure and gain/losses associated to the investment are charged to the fund. Permission must be obtained from the Charity Commission before any of the investment capital is used.

Endowment funds are held in listed investments and intended to be held for the long term. Income arising from the fund is available for use by the Trust. On 16 May 2019, the Charity Commission approved the Trustees resolution under section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

Summary of movement in funds – 2024

	Opening balance 01.07.23	Income	Expenditure	Gain/(loss) on Investments & transfers	Closing balance 31.03.2024
	£	£	£	£	£
Unrestricted funds					
General	5,071,777	574,939	(707,543)	(92,974)	4,846,199
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,571,777	574,939	(707,543)	(92,974)	5,346,199
Endowment funds					
Historical cost	1,258,624	33,298	(6,841)	50,991	1,336,072
	1,258,624	33,298	(6,841)	50,991	1,336,072
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	506,782	13,821	(2,782)	38,542	556,363
	516,782	13,821	(2,782)	38,542	566,363
Total funds	7,347,183	622,058	(717,166)	(3,441)	7,248,634

17. Analysis of assets between funds

	Unrestricted £	Restricted £	Endowment £	31 March 2025 Total £
Fixed assets				
Housing properties	3,263,749	-	-	3,263,749
Tangible assets	250,605	-	-	250,605
Investment	1,864,223	528,837	1,364,261	3,757,321
Current assets/(liabilities)				
Debtors	92,553	-	-	92,553
Bank	255,837	10,000	-	265,837
Creditors	(62,649)	-	-	(62,649)
	5,664,318	538,837	1,364,261	7,567,416

Prior year - 2024

	Unrestricted £	Restricted £	Endowment £	31 March 2024 Total £
Fixed assets				
Housing properties	3,263,749		-	3,263,749
Tangible assets	9,040	-	-	9,040
Investment	1,826,475	556,363	1,336,072	3,718,910
Current assets/(liabilities)				
Debtors	32,998	-	-	32,998
Bank	305,853	10,000	-	315,853
Creditors	(91,916)	-	-	(91,916)
	5,346,199	566,363	1,336,072	7,248,634

18. Financial instruments

Categorisation of financial instruments	31 March 2025 £	31 March 2024 £
Financial assets measured at fair value through income and expenditure account	3,757,321	3,718,910
Financial assets that are debt instruments measured at amortised cost	347,043	347,043
	4,104,364	4,065,953
Financial liabilities measured at amortised cost	83,473	83,473

Item of income, expenditure, gain or losses

2025	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	171,473	20,039	131,071	-
Financial assets that are debt instruments measured at amortised cost	8,097	-	-	-
Financial liabilities measured at amortised cost	-	-	-	-
	179,570	20,039	131,071	-

1 July 2023 - 31 March 2024	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	118,252	12,524	146,559	(150,000)
Financial assets that are debt instruments measured at amortised cost	1,694	-	-	-
Financial liabilities measured at amortised cost	-	-	-	-
	119,946	12,524	146,559	(150,000)

19. Financial commitments

At 31 March 2025, the Trust is due the following minimum lease receipts under non-cancellable operating leases for which it is a lessor, for each of the following periods.

	2025	2024
Land and Buildings	**£**	**£**
Expiry date:		
Within one year	63,000	4,000
Between two and five years	122,834	190,000
	185,834	194,000

21. Prior year - Statement of Financial Activities for the period ended 31 March 2024

	Notes	Unres-tricted £	Res-tricted £	Endowment fund £	1 July 2023 - 31 March 2024 Total £
Income:					
Donations & legacies		100	-	-	65
Charitable activities	2	501,501	-	-	501,501
Investment Income	3	72,827	13,821	33,298	119,946
Other income	4	511	-	-	511
Total income		574,939	13,821	33,298	622,023
Expenditure:					
Raising funds					
Investment manager fees		2,901	2,782	6,841	12,524
Charitable activities					
Almhouse letting	2	652,714	-	-	652,714
Grants & donations	5	27,330	-	-	27,330
Other expenditure		24,598	-	-	24,598
Total expenditure		707,543	2,782	6,841	717,166
Net income / (expenditure) before other recognised gains and losses		(132,604)	11,039	26,457	(95,108)
Net gain / (loss) on investments	10	(92,974)	38,542	50,991	(3,441)
Net income before transfers		(225,578)	49,581	77,448	(98,549)
Transfers	13	-	-	-	-
Net movement in funds for the year		(225,578)	49,581	77,448	(98,549)
Reconciliation of funds					
Total funds brought forward		5,571,777	516,782	1,258,624	7,347,183
Total funds carried forward		5,346,199	566,363	1,336,072	7,248,634

TAUNTON HERITAGE TRUST

England & Wales - Charity number 1177162

Accounts

TAUNTON HERITAGE TRUST

ANNUAL REPORT AND ACCOUNTS 2023-2024

Registered CIO No: 1177162
Regulator of Social Housing No: 5059



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WHAT WE DO

Almshouse living enables older people, some of whom are vulnerable, to maintain their independence and dignity in a safe and secure environment which not only enhances their lives, but also assists wider society by offering a very special housing provision.



WELCOME

Message from the Chair

Dear Friends and Supporters,

Welcome to the Taunton Heritage Trust Annual Report and Accounts 2023-2024. I am pleased to share with you our progress and accomplishments over the past year.

Our dedication to supporting those in need remains unwavering, and together, we have made a significant impact on the lives of our Almshouse Residents and Grant recipients this year.

Residents connect and support one another within our communities. These bonds help combat feelings of isolation and enhance overall well-being.

Our properties are meticulously maintained, offering peace of mind to our Residents who often turn to us after unexpected life challenges.

Our serene gardens provide moments for contemplation, while our community rooms offer a welcoming and secure space for shared experiences and celebration.

Excited for the upcoming year, our goal is to provide more affordable social housing, a crucial necessity in the community. The Trust aims to construct a new Almshouse to accommodate an additional 12 Residents.

We continue to enhance the skills of our Staff and Trustees through ongoing training and development, preparing for the exciting opportunities and growth ahead.

As we anticipate another year filled with activity we would like to thank all those who supported us to make this year such a success.

Liz Fothergill
Chair of Trustees



WHO WE ARE

REFERENCE AND ADMINISTRATIVE DETAILS

The Board of Trustees

The Trustees are all members of the Board of Management

Appointed for four years expiring 30 June 2025
JOHN RUFF [2nd term]
NORMAN CAVILL [2nd term]

Appointed for four years expiring 30 June 2026
LIZ FOTHERGILL [2nd term]

Appointed for four years expiring 06 June 2027
ANDY PRITCHARD [2nd term]
SUE BULLER [2nd term]

Appointed for four years expiring 05 April 2028
HUGH GREGORY [2nd term]

Appointed for four years expiring 30 June 2028
CHRIS CUTTING [3nd term]
**MIKE HELLINGS [3nd term]

JEAN ALLGROVE resigned 5 December 2023
JOHN WILLIAMS resigned June 2024

**Appointed by the Court Leet - term of four years

TRUST'S PATRON
MAYOR OF TAUNTON COUNCILLOR NICK O'DONNELL until May 2024
MAYOR OF TAUNTON COUNCILLOR VANESSA GARSIDE from May 2024

ASSOCIATES
MARGARET NOTT
RACHEL PINDER
VIVIENNE STOCK- WILLIAMS

WHO WE ARE



For hundreds of years the enduring responsibility of the Board of Trustees for the overall governance and strategic direction of Taunton Heritage Trust has shaped a legacy of impactful preservation and community enrichment.



WHO WE ARE

Officers and Professional Advisers Advisors

Chief Officer	Ros Moreton
Auditor	Albert Goodman Chartered Accountants & Statutory Auditors Goodwood House Blackbrook Park Avenue Taunton Somerset TA1 2PX
Registered Office	Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG

Registered CIO No: 1177162
Regulator of Social Housing No: 5059

TRUSTEES REPORT

These accounts show the results for the period 01 July 2023 to 31 March 2024.
The Trust have returned for a period of nine months to bring the charity in line for future years with the April- March accounting year.

Objectives and Activities

The Trustees of Taunton Heritage Trust, a registered Charitable Incorporated Organisation (CIO) work within the terms of the Constitution approved by the Charity Commission on 14 February 2018 and amended by an order dated 02 October 2018.

The Trust is a Registered Social Landlord and operates within the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance. The Trust's Charity number is 1177162 and its Social Housing Registration number is 5059. The Trust's principal address is Huish Homes, Magdalene Street, Taunton, TA1 1SG

The objects of the CIO are as follows:

(a) To provide affordable, suitable and safe social housing in the form of almshouses for people in need aged 60 years and over with priority being given to inhabitants of the Borough of Taunton Deane ("area of benefit").
(b) To provide relief in need for the Residents of the almshouses and other inhabitants of the area of benefit, (or in exceptional cases to persons resident immediately outside the area of benefit), by making grants of money for goods, services or facilities for the benefit of individuals or other charities or in such other ways as the CIO may see fit.
(c) To provide annual grants to Bishop Fox's School and as part of the British School Fund, to other schools in order to further the education of children and young people in the area of benefit.

The objectives for the purpose of public benefit, require that the Trust provides affordable, suitable and safe accommodation for people on low incomes aged over 60 years and provides a grant giving scheme in order to assist individuals who are identified as in financial need. The Trustees have paid due regard to the Charity Commission's guidance in relation to the reporting of Public Benefit and believe that the main activities and who the Trust helps are described below.

To comply with the Trust's Constitution, almshouse residents must be in need and aged 60 years and over with priority being given to inhabitants of (the former) Taunton Deane. This is broadly defined as being on a low income, but need can also mean a requirement for the sheltered form of safe housing that the Trust is able to provide. The Trust has a robust process of Resident Appointment that includes an interview with Trustee presence before offering accommodation to ensure the person most in need at the time of a vacancy is offered the available flat.

The Trust's objectives in providing accommodation during the year were as follows:

- To provide affordable, suitable and safe accommodation for people in need aged over 60 years.
- To provide Warden assistance to encourage Residents to live their lives as independently as possible.
- To work to secure appropriate assistance for Residents from relatives and relevant support agencies.
- To provide a community environment which encourages social wellbeing through a range of activities and events.
- To maintain the Trust's almshouses to the highest standard practicable.

The Trust also provides a monthly grant giving scheme and the objectives of the grants scheme are as follows:

- To assist individuals who are resident in (the former) Taunton Deane and who are identified as in financial need.

Grant payments fall into two main categories:

1. Items of general need
2. Educational grants

All grant applications are considered against agreed criteria which are reviewed annually.
There were no changes in activities during the year.

Achievement and Performance

Residents
The Taunton Heritage Trust offers sheltered accommodation to the over 60's who are in need. The sheltered nature of the accommodation enables Residents to maintain their independence for longer, living with dignity in a safe and secure environment.

The provision of part-time Warden assistance and a 24/7 piper alarm system means that Residents feel fully supported and do not become isolated. The events and activities during the period have been very well received and ensures a "community" feel. Residents across all sites are invited to the events and attendance is good. Over the summer months social gatherings included Pimm's & strawberries afternoons, and several barbeque evenings. Those Residents looking to learn, were able to attend the history talks and talks given from the Community Agents who provide support locally.
The cooler months lent themselves to fish and chip evenings, games evening and a ploughman supper. At the beginning of the year Residents saw the new year in with a party and race night.

The Residents have also arranged events, on and off site, including a regular craft afternoon, a trip to the donkey sanctuary and meals out together. The community rooms and gardens have been enjoyed for quiz evenings and birthdays with our star bakers sharing some delicious cakes!

Residents have also raised money through some of these events for their chosen charities, including St Margaret's Hospice and Dorset and Somerset Air Ambulance.

The Trust also arranges and pays for each year, two events to enable the whole Resident community to come together. In the Summer this is a group outing to the seaside , that includes a wonderful meal and time at the beach or to explore the local town. At Christmas everyone is invited to a meal, which is catered for and includes a prize draw, which is a Trust highlight.

A quarterly Resident newsletter is produced by the Trust, that captures good news stories, Resident reminders and social events. Residents look forward to receiving this colourful publication put together by the staff team. Throughout the year Staff and Trustees drop by to the Residents weekly coffee morning. These informal events enable the Trust to connect with Residents and are good opportunities for informal feedback and evaluation.

Grants

The grants scheme enables people of all ages, who live in (the former) Taunton Deane and are in financial need, to benefit from assistance, often at short notice. Examples of items granted are school uniform for children, flooring and white goods, clothing and basics for people setting up a new home – i.e. out of prison or victims of domestic abuse. Equipment for new babies/children and respite care. The grant scheme fills a much-needed gap in the area of benefit to respond quickly and assist people who are genuinely in need and very often at a time when they have nowhere else to turn.

The grant applications are completed on behalf of the individual by referring agencies.

During the year some 21 referring agencies (20 the previous year) submitted applications.

In 2023 the application process was reviewed and an online application form introduced, to improve and simplify the process for referral agents. Detailed guidance notes for grant eligibility are regularly reviewed and updated and published on the Trust's website. These are also circulated to all referring agencies on a regular basis.

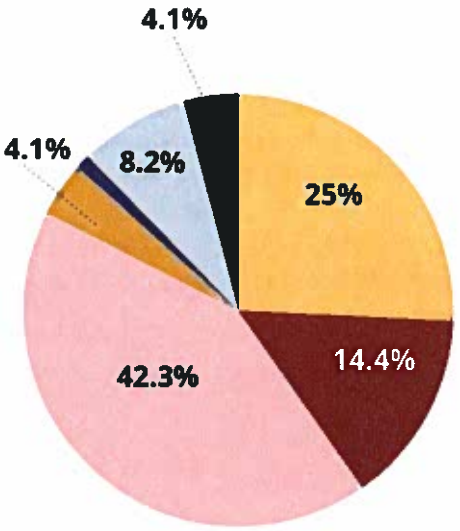
Grants during the year amounting to £ 27,329 were made as follows:

- **£ 21,556 Grants for general purposes**
- **£ 5,773 Grants for educational purposes**

The allocation of grants:	**2023-2024**	**2022-2023**
Education (uniforms, etc)	25	12
Furniture & household goods	14	17
White goods	41	42
Equipment for babies/children	0	1
Flooring	4	40
Clothing	1	0
Equipment for disability	8	7
Decoration/repairs	0	1
IT equipment	0	0
Playschemes	1	0
Bishop Fox's School Fund	1	1
Other	2	3
TOTAL	**97**	**124**

Grants Scheme

- Education
- Furniture and household goods
- White goods
- Equipment for babies/ children
- Flooring
- Equipment for disability
- Decoration/ repairs
- Other





Property Management and Maintenance
The Trust continued to meet its objectives during the period by undertaking the following –

Response Maintenance
During the budget year 2023/24 response maintenance works undertaken across all sites was at a normal level and the breakdown in percentages is as follows

1. Leycroft Close – 50%
2. Bernard Taylor Homes – 21%
3. Huish Homes – 7%
4. St James Close – 10%
5. Grays Almshouses– 7%

The remaining 5% was split over the Warden properties and the Office.

A list of significant works completed in the past year from 1st July 2023 to 31st March 2024 is as follows;

Residential sites:

- Paving and tarmac repairs at Leycroft Close.
- External lighting replacement at Leycroft Close.
- Upgraded LED and movement sensor lighting in communal corridors at Huish Homes and Grays Almshouses.
- Replacement letter boxes at Leycroft Close and Bernard Taylor Homes to ensure fire safety.
- Adaptations to the Tunstall call systems at Bernard Taylor Homes and Leycroft Close.
- Additional fire alarm sounders at Bernard Taylor Homes to increase audibility levels.
- Portable Appliance Testing completed on all sites.
- Boiler servicing and gas safety checks all sites less Grays Almshouses.
- Windows and gutters have been cleaned on all sites.

Commercial Sites:

- Roof replacement and asbestos removal at 54-55 North Street, Taunton.

Almshouse turnovers completed across the five sites:

- Bernard Taylor Homes – 2
- Huish Homes – 1
- Leycroft Close – 4
- St James Close – 2
- Grays Almshouses - 0

Throughout the year the Trust managed 65 flats across five Almshouse sites.

Vacant flats were filled promptly following maintenance turnover. Promotion included advertising on site and in the local press and via social media. The Trust also placed adverts in several community and parish magazines within the area of benefit. At the time of each vacancy an assessment of eligibility is made, and flats are allocated to those considered to be most in need.

The average occupancy levels during the year were **93.6%** (96.2% previous reporting period). The Trust complies with all statutory requirements of the Charity Commission and the Regulator of Social Housing and ensures it complements the housing strategies of Somerset Council.

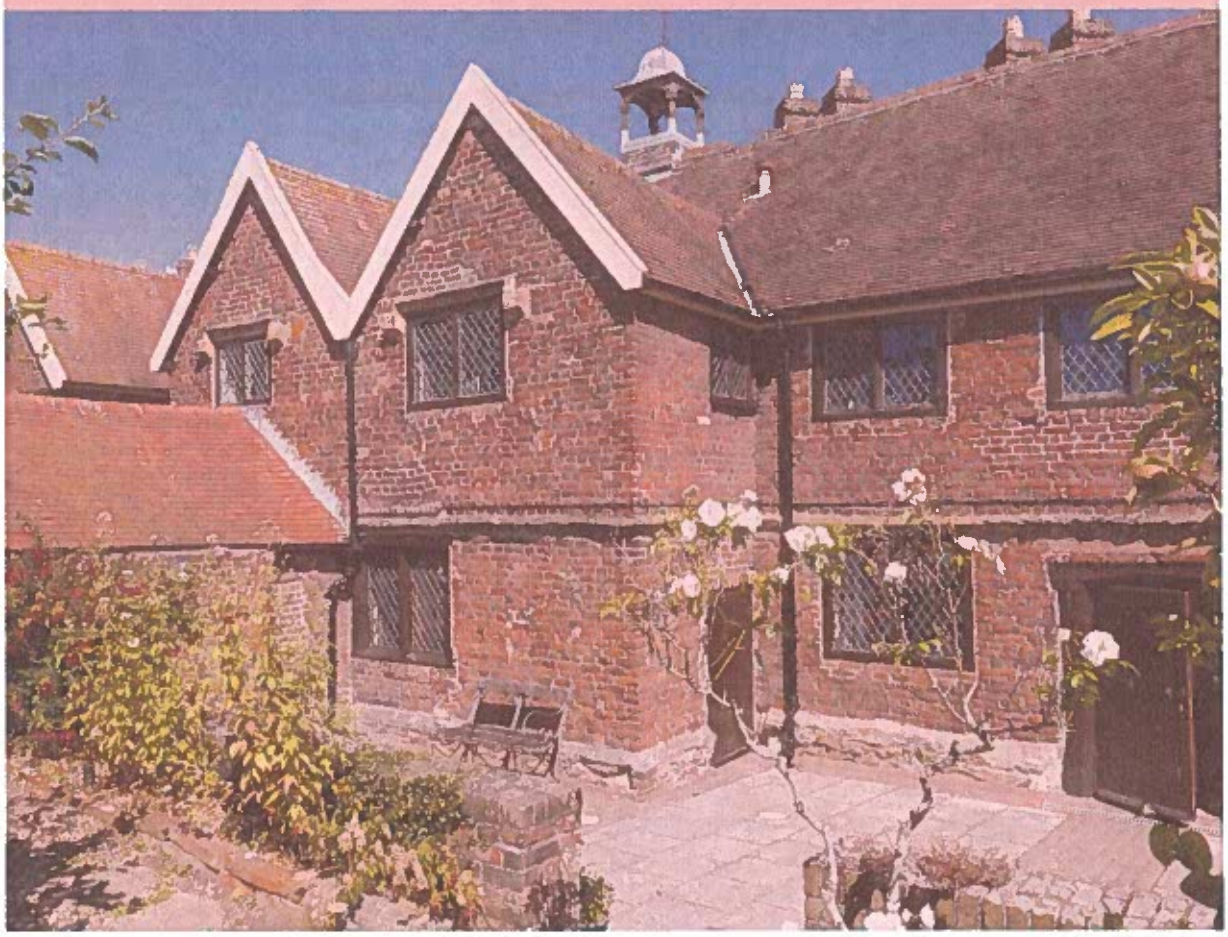
The Trustees review the requirements of the beneficiary group through the Committee/Board structure and seek to develop appropriate services to meet identified need. A review of charges relating to almshouse lettings is carried out on an annual basis following Homes England and the Almshouse Association guidelines.

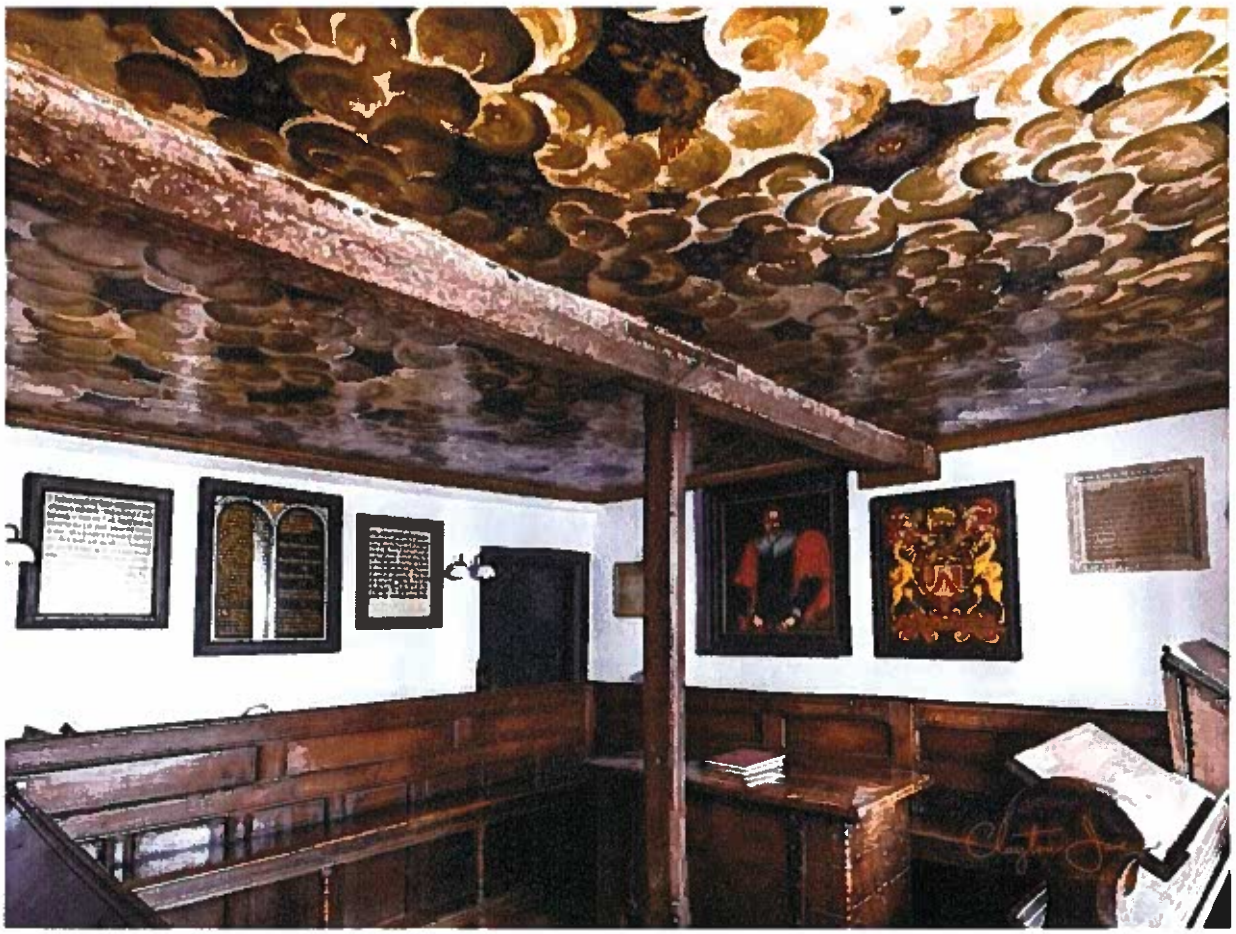
The Trust continues to receive annual income from its investments and rental income from commercial properties. During recent years both sectors have hit turbulent times but with the guidance and support of the Trust's professional advisers, these have been well managed. The income from the commercial properties provides the basis for budget management in terms of the grant giving role. Due to the reduction in this income over the previous financial year, the granting budget had already been reduced and was managed during this period on a reduced budget. Monthly Grant Panel meetings were held to scrutinise each application, to ensure that every worthy applicant was able to benefit from the scheme.

The criteria for the provision of grants are reviewed at Committee/Board level and the guidance notes and application form are updated accordingly and shared with the relevant referring agencies. These documents are available to download on the Trust's website.

During the year the Trust's Risk Register was under constant review to acknowledge and mitigate against fast moving changes and challenging economic environment.

The Trust recognises that many of its buildings have significant historical value and historic fabric, the integrity of which needs to be maintained and protected





National Heritage Open Days

As part of the national Heritage Open Days, Taunton Heritage Trust opens Gray's Almshouse and Chapel each year, and it was held in September 2023. This event offers a unique insight into Taunton in the 1600s, as the Grade I Listed building is the home of the original chapel with its beautiful painted ceiling. Grays Almshouses date from 1635 and were founded by Robert Gray, a London merchant, born in Taunton in 1570. The Almshouses were built to accommodate ten poor women, six poor men and a Reader. The Reader was employed to read prayers twice a day, and to teach ten children to read and write.

Visitors get to see the gardens, chapel and are given a tour of the building's interior. Sometimes there is the chance to see inside our current flats, as our Resident's often open their doors enabling visitors to spot the marks of history that can still be seen. Staff and Trustees volunteer their time to give a flavour of the history of the Taunton Heritage Trust and explain how we still provide accommodation today.

The day is very well attended with visitor numbers over 300 in 2023.

Financial Review

Financial management
The Trust is self-funding deriving income from its properties and portfolio of stocks and shares. As a registered housing provider, the Trust complies with Homes England's formula when setting weekly maintenance contribution levels.

There is an agreed system of budgetary control with a detailed budget being agreed by the Board of Trustees in advance of the financial year. Snapshot reports are produced monthly and detailed reports, on a quarterly basis. These procedures are reviewed at least annually. Rowan Dartington are the Trust's Investment Managers. Quarterly reports are received from Rowan Dartington and the agreed procedures for the transactions have been followed. Both of the Trust's commercial properties (1/1A St James Street and 54/55 North Street) were fully occupied during the financial year. Although the agreed rental income has significantly reduced over recent years, the arrangement is deemed to be as good as it can be in the present economic climate and with many vacant shops in the town centre.

Investment policy and returns
The objectives of the Trust in investing its funds are as follows:

- The investments are held as a long-term reserve against any future shortfall in income against expenditure.
- The Taunton Heritage Trust's investment objective is to maintain and, if possible, enhance the real value of the reserves represented by its investments while producing an income.
- The Trustees investment time horizon is ten plus years.
- The Trustees assessed attitude to risk, ie the risk profile for the Charity's portfolio is medium/high risk.

The Taunton Heritage Trust's strategic investment policy involves a broadly diversified spread of assets, including UK and overseas equities, government and non-government bonds and pooled funds to cover more specialist areas of investment.

The Trustees' policy is to invest in freehold property as well as in a listed managed portfolio with Rowan Dartington. The investment properties which made up 23.5% of invested funds at 31 March 2024 generated a gross return of 4.6% (2023: 4.9%). The listed managed portfolio produced an income return of 2.87% (2023 3.62%) and a gain on revaluation of 5.72% (2023: loss 1.67%). Overall, the return on listed investments was 8.3% (2023: loss 1.95%). The Trust's policy with regard to investments is to aim to achieve a 3.5% return on reserves, this figure was achieved during the year due to a number of factors including increased interest rates.

Reserves Policy and Reserves

Need for reserves

The principal risks that impact on the need for reserves have been assessed to include:

- Occupancy rate of the almshouses, current and anticipated
- Occupancy of the commercial properties which have historically provided the income for the Trust's grant making role
- Costs of staffing at the correct level, current and future pension provision and employer's liabilities
- Unexpected costs on any of the buildings
- Other committed or unplanned expenditure
- Future needs, opportunities, contingencies or risks, the effects of which are unlikely to be met out of future income
- The ongoing additional costs of legal compliance regarding legionella, fire risk, health & safety etc.

Level of reserves

The Trust's policy with regard to level of reserves is to maintain six months operating costs. This is in the region of £355,000. Unrestricted reserves are maintained at a level considered to be adequate to cover day to day working capital and all foreseeable emergencies relating to the properties.

The reserves as at 31 March 2024 totalled £7,248,634 of which £1,336,072 were endowment funds and £566,363 restricted funds. Unrestricted funds of £5,346,199 are made up of £3,272,789 held as commercial property, functional property or other fixed assets. A further £1,826,475 of fixed asset investments held as long-term investments to generate income. This left £246,935 of free reserves available to the CIO.

On 31 March 2024, the Trust held a designated roof replacement fund totalling £250,000 and a further repair fund for extraordinary repairs in excess of £250,000. £100,000 was spent to address the dilapidations at the commercial property on North Street, which were required as part of the update to the property ready for the new tenant who took up the lease in March 2024.

The available cash reserves achieve the level in the Trust's policy above. The free reserves are below this level but additional sums held as reserves could be converted to cash as necessary.

Monitoring and review

The level of reserves is reviewed annually, as part of the budget setting process in order to ensure sufficient but not excessive reserves are maintained. The Trustees are of the opinion that on a fund-by-fund basis, the Trust's assets are available and adequate to enable it to fulfil its obligations.

Financing and treasury management

The Trust does not have any borrowings, needing repayment as at 31 March 2024 and the Trustees believe that all current plans will be met from existing funds with the exception of the Corfield Hall development project where loan and grant funding may be sought.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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 Trust and of the income and expenditure of the Trust for that year.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe 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 material 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 Trust will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011, part 2 of the Housing & Regeneration Act 2008 the Accounting Direction for Social Housing in England from January 2019, the Charity (Accounts and Reports) regulations 2008 and the governing document. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



Almshouse living has been around for centuries and can provide benefits such as shared resources, social support, and a sense of belonging. The model is based on genuine affordability, independent living and Residents' wellbeing. There is a greater need today for these homes, than ever before

Structure, Governance and Management

The Trustees are all members of the Board of Management. Liz Fothergill served as Chair for the period with Norman Cavill serving as Vice Chair. Jean Allgrove resigned in December 2023.
Councillor Nick O'Donnell served as the Trust's Patron.

Day to day responsibility for running the Trust and overseeing all its activities is delegated to the Chief Officer who is considered to be the Trust's key management personnel. The Chief Officer is supported by the Officers and Wardens, operating within the policies, guidelines and directions given by the Trustees, all of which are minuted. The Chief Officer reports to the Trustees on at least a quarterly basis at Board Meetings. Other Officers report quarterly to Trustees via the relevant committee/Board, as do the Wardens.

Strategic direction and guidance as well as review of operating policies and procedures is carried out by the Board of Trustees. When setting the pay and remuneration of the Trust's key management personnel, the Trustees consider the remuneration levels of equivalent officers in other similar almshouse charities and the National Joint Council pay scales.

Policy for the recruitment, appointment, induction and training of new Trustees
The Trust operates under the terms of its Constitution dated 14 February 2018 and this provides for the body of Trustees to consist of not less than nine Trustees, to include three Trustees who are nominated, with a minimum quorum of five Trustees at a meeting. If there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees. During the year, no new Trustees were appointed.

The Chief Officer is responsible for the induction of any new Trustee. The process includes visits to the office, meetings with Staff and visits to each almshouse site, as well as "shadowing" opportunities with the Wardens. A detailed induction pack is provided which includes information relating to Trustees' responsibilities, a copy of the Constitution and most recent audited accounts. It also contains the Strategic Business Plan and the most recent annual report from the Chief Officer as well as any other relevant background information.

Operations

The following meetings were held during the year:
Board Meetings – 6
AGM - 1
Finance & Properties Committee-3
Governance, Strategy & Policy Committee – 3
Grants Panel - 12
All Trustee meetings were quorate.

The Charity Commission and Homes England annual returns were completed within the prescribed deadlines.

Monitoring of performance
The Trustees work within the parameters of the Charity Governance Code for smaller charities and monitor performance based on the code. The code sets the principles and recommended practice for good governance, helping charities develop high standards.

The Trustees receive written reports from the Warden, Finance Manager and Properties Manager at quarterly meetings. The Board approves the annual budget. The Finance & Properties Committee receives quarterly reports and oversees all planned maintenance and scheduled developments.

The Trustees consider the following:

- Actual expenditure against budget for the current year on a quarterly basis and proposed budgets for the forthcoming year on an annual basis
- Annual Accounts and Audit report as presented by the Trust's accountants.
- All operating policies and procedures on a rolling three-year programme.

The Trust is always liable for inspection by Homes England and the Charity Commission.

The Chief Officer reports to the Trustees on performance at Committee and Board level as outlined below:

- Organisational performance against an agreed set of annual priorities, on an at least six-monthly basis
- Grant cashflow on a quarterly basis
- Occupancy levels across the residential properties on a quarterly basis
- Collection of Residents weekly maintenance contributions and any arrears on a quarterly basis
- Capital spending on building development on a quarterly basis
- Any issues regarding response to repairs and maintenance requests on a quarterly basis
- Any Residents' or other stakeholder issues or complaints and their resolution, through the Trust's complaints procedure on a quarterly basis.

Management development
A joint Trustee and Staff Development Day was held in October 2023 which was externally facilitated. The focus for the day included attendees discussing, the Trust's threshold for Independent Living using case studies and guidance from the Charity Commission and Almshouse Association. A guest speaker from Somerset Council, Mel Locke Director of Adults Social Care shared new initiatives that were planned for roll out in the community, that could be accessed for Residents the following year.

The Trustees attended an additional session that reviewed the opportunities and challenges faced by the charity over recent years, then looking forward to forming the strategic aims for the next 5, 10 and 15 years.

All who attended agreed the session encouraged joint working between Staff and Trustees.

During the year, work was undertaken to develop further the Governance Self-Assessment Plan for the Trust which is in place as a tool to assess the quality of governance assurance. The Almshouse Association have developed a comprehensive library of training Webinars and Staff and Trustees have attended these throughout the year.

The Trust's Strategic Plan continues to be followed and a timeline of the plan is regularly reviewed, as part of the work of the Board. A Trustees' review of the performance of the Trust was coordinated by the Chair of Trustees in 2023 with recommendations being taken forwards during the year.

Risk management

The Trustees manage risk via a Risk Register. These risks have been identified under the following sections:

- Financial
- Management
- Property
- People
- Health Safety & Wellbeing
- Governance

The Risk Register is overseen by the Board and is reviewed on a quarterly basis.

The Trustees review the major risks which the Trust faces on a regular basis and believe that maintaining free reserves at the levels stated on page 17, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The results for the last two years confirm that. The Trustees have also examined other operational and business risks and confirm that they have established systems and procedures to mitigate the significant risks. These include matters relating to Trustees, Staff, Residents, external stakeholders and property.

Fundraising activities

The Trust does not actively undertake any direct fundraising activities and does not engage anyone to undertake such activities on its behalf. Some grant funding is expected to be sought in relation to developing the Corfield Hall project and it is expected that this work will be undertaken inhouse.

Plans for Future Years

Almshouses: The Trust plans to increase its almshouse provision for people in the local community, addressing the growing housing needs of an aging population. We aim to provide quality accommodation that enables people to live independently, with the right support when needed.

Our primary aim is to deliver Corfield Hall, a new almshouse in the centre of Taunton. Planning delays have hindered progress to date, with planning consent granted and final permission expected in the near future.



As we move forward, building our new almshouses, sustainability and energy efficiency will be vital to future proof our provision for the next generations.

In view of the fact THT's property portfolio includes three listed buildings, the Board also continues to review energy efficiency within our older buildings.

People: Investing in our Staff and Trustees is key to ensure a diverse and skilled workforce. Recognising as we grow, we need the resources and expertise to support this. We look to raise our profile to attract new Trustees as respected Board members have retired this year.

Public Benefit: Through stakeholder engagement, we look to enhance services for Residents and improve outcomes for Grant recipients. Resident wellbeing and satisfaction will be reviewed as part of the regular cycle of feedback and data analysis.

Technology: Embracing ways to be more efficient and environmentally impactful. The Trust will continue to develop ways of working in line with the Strategic Plan. Trustees and now Staff are able to access information from the THT Intranet site [SharePoint] for better data protection and collaborative working.

Finance: Ensuring financial stability is always a priority for the Trust. The Board continues to scrutinise their investment portfolio, commercial holdings and reviews the reserve policy as part of their governance self-assessment cycle.

Governance: The Trusts will pursue a "Charity of Excellence" status through its ongoing governance self-assessment. Recent changes to the Board Framework will be reviewed. The annual Trust Development Day will bring together discussion and aspirations to shape the Strategic Plan, moving forwards. Trustee appraisals later mid-year give further feedback around the charity's plans and outcomes.

Over the next year, the Trust seeks to balance its historical past with future needs and to maintain its role as a vital community housing provider.

Professional Advisors

Bankers – Barclays Bank, 46 North Street, Taunton TA1 1LZ
Bankers - Skipton Bank, The Bailey, Skipton, BD23 1DN
Bankers – Charity Bank Ltd, Fosse House, 182 High Street, Tonbridge, TN9 1BE
Solicitors – Porter Dodson, The Quad, Blackbrook Park Avenue, Taunton, TA1 2PX
Solicitors – Lester Aldridge, Russell House, Oxford Road, Bournemouth, BH8 8EX
Investment Managers – Rowan Dartington, Aintree House, Blackbrook Park Avenue, Taunton TA1 2PX
Chartered Surveyors – Hatfield White, Victoria House, Victoria Street, Taunton TA1 3AF
Auditors – Albert Goodman, Goodwood House, Blackbrook Park Avenue, Taunton TA1 2PX

By Order of the Trustees

LIZ FOTHERGILL
CHAIR OF TRUSTEES

Mr N CAVILL
VICE CHAIR OF TRUSTEES

Date: 10th Sept 2024

Opinion
We have audited the financial statements of the Taunton Heritage Trust (the 'charity') for the period from 1 July 2023 – 31 March 2024, which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024, and of its incoming resources and application of resources, for the period 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 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 12 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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;
- sufficient accounting records have not been kept;
- 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 Trustees' Responsibilities Statement set out on page 18 the trustees are responsible for the preparation of financial statements which 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
We have been appointed as auditor under the Charities Act 2011, s. 144 and report in accordance with regulations made under the Act and relevant regulations made or having effect thereunder.

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 our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Registered Social Housing in England, Housing legislation including the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance, anti-bribery and data protection legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation, claims and breaches of relevant legislation; and
- reviewing correspondence with the Charity Commission and other relevant regulators including the charity's legal advisors and insurers.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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.

.....
Albert Goodman LLP
Statutory Auditor
Goodwood House
Blackbrook Park Avenue
Taunton
TA1 2PX

Date: 24/09/2024

Albert Goodman LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Taunton Heritage Trust
Statement of Financial Activities (including Income and Expenditure Account)
For the Period from 1 July 2023 – 31 March 2024

	Notes	Unres-tricted £	Res-tricted £	Endowment fund £	1 July 2023 - 31 March 2024 Total £	Year ending 30 June 2023 Total £
Income:						
Donations & legacies		100	-	-	100	65
Charitable activities	2	501,501	-	-	501,501	616,913
Investment income	3	72,827	13,821	33,298	119,946	144,837
Other income	4	511	-	-	511	205,887
Total income		574,939	13,821	33,298	622,058	967,702
Expenditure:						
Raising funds						
Investment manager fees		2,901	2,782	6,841	12,524	17,829
Charitable activities						
Almhouse letting	2	652,714	-	-	652,714	534,772
Grants & donations	5	27,330	-	-	27,330	37,616
Other expenditure		24,598	-	-	24,598	5,661
Total expenditure		707,543	2,782	6,841	717,166	595,878
Net income / (expenditure) before other recognised gains and losses		(132,604)	11,039	26,457	(95,108)	371,824
Net gain / (loss) on investments	10	(92,974)	38,542	50,991	(3,441)	(110,999)
Net income before transfers		(225,578)	49,581	77,448	(98,549)	260,825
Transfers	13	-	-	-	-	-
Net movement in funds for the year		(225,578)	49,581	77,448	(98,549)	260,825
Reconciliation of funds						
Total funds brought forward		5,571,777	516,782	1,258,624	7,347,183	7,086,358
Total funds carried forward		5,346,199	566,363	1,336,072	7,248,634	7,347,183

The statement of financial activities has been prepared on the basis that all operations are continuing operations. There were no gains or losses arising in the year that are not shown above.
The statement of financial activities incorporates the income and expenditure account.

Taunton Heritage Trust
Balance Sheet
As at 31 March 2024

	Notes	£	31 March 2024 £	£	30 June 2023 (as restated) £
Fixed assets					
Housing properties	8	3,263,749		3,263,749	
Tangible fixed assets	9	9,040		7,037	
Investments	10	3,718,910		3,687,642	
			6,991,699		6,958,428
Current assets					
Debtors	11	32,998		116,914	
Cash at bank and in hand		315,853		314,895	
		348,851		431,809	
Liabilities:					
Creditors falling due within one year	12	(91,916)		(43,054)	
Net current assets			256,935		388,755
Total net assets			7,248,634		7,347,183
The funds of the charity:					
Unrestricted funds:					
General funds	13		4,846,199		5,071,777
Designated funds			500,000		500,000
Total unrestricted funds			5,346,199		5,571,777
Endowment funds	13		1,336,072		1,258,624
Restricted funds	13		566,363		516,782
Total charity funds			7,248,634		7,347,183

Approved by the Board of Trustees for issue on ....10/09/2024 and signed on their behalf by:

E Fothergill
Trustee

N Cavill
Trustee

Taunton Heritage Trust
Statement of Cash Flows
For the Period from 1 July 2023 – 31 March 2024

	Notes	1 July 2023 - 31 March 2024 £	Year ending 30 June 2023 £
Cash flows from operating activities			
Net movements in funds for the year		(98,549)	260,825
Adjustments to cash flows from non-cash items			
Gain on disposal of fixed assets		-	(65,943)
Depreciation and amortisation	9	5,326	5,889
Dividends and interest from investments	3	(119,946)	(144,837)
Investment revaluations	10	3,441	110,999
		(209,728)	166,933
Working capital adjustments			
Decrease/(increase) in debtors	11	83,916	(109,026)
Increase/(decrease) in creditors	12	48,862	(33,901)
Net cash flow from operations		(76,950)	24,006
Cash flows from investing activities			
Dividends and interest from investments		119,946	144,837
Proceeds on disposal of fixed assets		-	240,093
Purchase of fixed assets	9	(7,329)	(3,774)
Acquisition of investments	10	(117,396)	(670,803)
Investment disposals	10	108,531	179,641
Net cash provided by/(used in) investing activities		103,752	(110,006)
Net increase/(decrease) in cash and cash equivalents		26,802	(86,000)
Cash and cash equivalents at the beginning of the reporting period		417,543	503,543
Cash and cash equivalents at the end of the reporting period		444,345	417,543
Cash & Cash equivalents reconciliation:			
Cash at bank		315,853	314,895
Cash held by investment manager	10	128,492	102,648
Total cash & cash equivalents at the end of the reporting period		444,345	417,543

Accounting Policies

1.1 General Information

Taunton Heritage Trust is a Charitable Incorporated Organisation (CIO) registered charity administered under an order of the Charity Commissioners dated 14 February 2018. The Charity is registered in England and Wales. The registered office is Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG. The trust is also registered with the Homes and Communities Agency as a social landlord.

During the year the charity changed its year end to 31 March – the current period is therefore 9 months to 31 March 2024 with the comparative period being the year to 30 June 2023.

Basis of accounting

The financial statements have been prepared in £ sterling on the historical cost basis 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 (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Registered Social Housing in England from January 2019.

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

1.2 Income

All income is recognised once the Trust has entitlement to the income, there is sufficient certainty of receipt, it is probable that the income will be received, and the amount of income receivable can be measured reliably. Income represents letting income and other service charges receivable from social housing lettings included at their invoiced value net of voids, and rental income from commercial lettings.

Income from donations is recognised on a cash basis, in the year in which the income is physically received, except when the donors specify that they must be used in future accounting periods or donors' conditions have not been fulfilled, then the income is deferred.

Income from grants is recognised in the year in which they are receivable. Grants without performance conditions are presented within donations and legacies and within charitable activities when performance criteria apply.

Income from investments constitutes dividends and bank interest and is recognised in the year to which it relates.

1.3 **Expenditure**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Charity to the expenditure. All expenditure is accounted for on an accruals basis, including support costs are allocated or apportioned to the applicable expenditure headings in the statement of financial activities.

Grants payable are payments made to third parties in furtherance of the charitable objects of the Trust. Grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the Trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the Trust. In the case of an unconditional grant order this is accrued once the recipient a reasonable expectation that they will receive the one year or multi-year grant. Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of the grant payable.

The costs of raising funds consist of investment management fees.

The expenditure on charitable activities includes Almshouse expenses, grants made, governance costs and support costs.

The Trust gives to needy individuals in the form of one-off grants for clothes, furniture, white goods etc. and educational grants for students. Such costs are charged to the Statement of Financial Activities as they arise.

Due to the number of properties held and the establishment of regular programmes of repairs and maintenance, the Trust does not make provision for future works but charges actual costs incurred to the Statement of Financial Activities. The Trust has a continuing programme of major repairs. Costs regarded as "normal" are charged to the Income and Expenditure account in the year they are incurred. The Trust maintains a reserve into which funds are transferred when necessary, for expenditure considered by the Trustees to be abnormal in nature.

1.4 **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life as follows:

Freehold land and buildings	Not depreciated.
Fixtures & fittings	33% straight line / 10% straight line

Housing properties are held at cost. They are considered to have a high residual value equal to or in excess of the book value (1995 valuation plus subsequent capital improvements) because the residual value of the properties is maintained by the ongoing maintenance of the properties. Accordingly, no depreciation has been charged. Works which do not result in enhancement of economic benefits of a property are charged to the Income and Expenditure Account.

The useful economic lives and residual values of all tangible fixed assets are reviewed annually.

1.5 **Fixed asset Investments**

Listed Investments
Listed investments are a form of basic financial instrument and are recognised at their transaction value and subsequently measured at fair value 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 period. The Trust does not acquire, or use put options, derivatives or other complex financial instruments.

Fixed asset investments comprise investment portfolios maintained by investment managers. These are recognised initially at fair value which is normally the transaction price (but excludes any transaction costs.) Subsequently, investments are held at market value, with all realised and unrealised gains passing through the SOFA.

Investment property
Freehold commercial properties held for investment purposes are stated at fair value as set out in note 10. The properties were valued as at 30 June 2020 on an open market value basis by D White of Hatfield White, an independent commercial property advisor and surveyor. There has been no independent valuation carried out since this time.

In accordance with the SORP, investment property valuations are considered annually and updated for any material movement in fair value. The Trustees have assessed the fair value of the properties, and in doing so considered the long term intentions of the trust, the location of the properties and the rental yield by reference to the most recent lease (or those in negotiation) at the time of the assessment. The significant assumptions in making such an assessment included the current intentions of the Trustees to hold the properties for the long term and the potential value of investment into the area.

The Trustees have concluded that the properties are held at fair value in the accounts as at 30 June 2024.

1.6 **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 they difference between sales proceeds and their opening carrying value or their purchase 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 period end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1.7 **Debtors**
Accrued income is recognised at the settlement amount due and prepayments are valued at the amount prepaid.

1.8 **Cash at bank and in hand**
Cash at bank and in hand comprise cash on hand and call deposits with a maturity of less than three months, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

1.9 **VAT**
The Trust is registered for VAT. All income and expenditure on a specific commercial property is stated exclusive of VAT. All other expenditure is stated inclusive of VAT. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1.10 **Taxation**

As a registered charity, the company is not liable to corporation tax to the extent that income and gains are applied to charitable activities.

1.11 **Classification of funds**

Funds are classified according to the manner in which they are allowed to be spent. The unrestricted fund deals with funds that can be spent generally for furthering the objects of the Trust. The Trust designates those revenues which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

Restricted reserves are funds which are to be used in accordance with specific restrictions imposed by either the donor or the governing documents of the Trust.

The capital of the permanent endowment fund must be retained by the Trust. Income arising on the investments is unrestricted. Costs of managing these investments are charged to the endowment fund. Any gains and losses arising on the sales of investments or on revaluation are charged to the endowment fund. On 16 May 2019, the Charity Commission approved the Trustees resolution under Section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

1.12 **Financial Instruments**

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and liabilities of the charity and their measurements are as follows:

Financial assets – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 18. Investment portfolios are basic financial instruments measured at fair value through the income and expenditure account. Prepayments are not financial instruments.

Cash at bank and deposit accounts– is classified as a basic financial instrument and is measured at face value.

Financial liabilities – trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost as detailed in note 18. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

1.13 **Leased assets**

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Receipts from operating leases where the Trust acts as the lessor are recognised in the Statement of Financial Activities on a straight line basis over the period of the lease.

Incentives offered to enter into an operating lease, such as rent free periods, are spread over the lease term and debited to the Statement of Financial Activities on a straight line basis over the period of the lease.

1.14 **Critical accounting estimates and areas of judgement**

Estimates and judgements are continually evaluated and are based on historical experience and adjusted for current market conditions and other factors. The Trustees makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom be exactly the same as related actual results. The estimates, assumptions and management judgements that carry a significant risk of material adjustments to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Estimation of fair value of investment properties
The fair value of investment properties is assessed by the Trustees as set out in note 1.5. In line with the SORP, investment properties are not depreciated.

Residual values of housing property
Housing properties are not depreciated on the basis that their residual value is at least equal to their carrying value on the basis of the continual maintenance of these properties. The significant assumptions applied in the determining the residual values of our housing properties are mainly due to (i) whether it will continue to be necessary to maintain the properties to a certain standard (ii) the market value of the properties.

1.15 **Prior period adjustment**
During the year it was identified that the allocation of income and expenses, gains and losses between funds were incorrect as at 30 June 2021, and for the prior period. This has resulted in the following adjustments to the prior year:

	Per 2023 signed accounts	Adjustment	Per 2023 amended
Funds as at 1 July 2022:			
- Unrestricted funds	5,700,897	(140,182)	5,560,715
- Restricted funds	522,561	983	523,544
- Endowment funds	862,900	139,199	1,002,099
2023 investment income:			
- Unrestricted funds	130,082	(38,759)	91,323
- Restricted funds	14,755	-	14,755
- Endowment funds	-	38,759	38,759
Transfers between funds			
- Unrestricted funds	-	(277,543)	(277,543)
- Restricted funds	-	(1)	(1)
- Endowment funds	-	277,544	277,544
Funds as at 30 June 2023:			
- Unrestricted funds	6,028,261	(456,484)	5,571,777
- Restricted funds	515,800	982	516,782
- Endowment funds	803,122	455,502	1,258,624

This has not impacted the total surplus reported in the 2023 accounts.

2. Charitable Activities

	Unres-tricted funds £	Res-tricted funds £	1 July 2023 - 31 March 2024 Total £	Unres-tricted funds £	Res-tricted funds £	Year ending 30 June 2023 Total £
Income and expenditure from Almshouses lettings						
Income from social housing lettings	534,736	-	534,736	640,929	-	640,929
Letting income loss from voids	(34,617)	-	(34,617)	(26,596)	-	(26,596)
Other income/ground rents & guest accomodation	1,382	-	1,382	2,580	-	2,580
	501,501	-	501,501	616,913	-	616,913
Expenditure on letting activities:						
Personnel costs	130,025	-	130,025	150,731	-	150,731
Establishments costs	164,576	-	164,576	181,009	-	181,009
Routine maintenance	283,782	-	283,782	131,690	-	131,690
Planned maintenance	25,940	-	25,940	32,967	-	32,967
General expenses	43,065	-	43,065	32,482	-	32,482
Depreciation - furniture & equipment	5,326	-	5,326	5,889	-	5,889
Total operating costs on Almshouses lettings	652,714	-	652,714	534,768	-	534,768
Surplus on Almshouse lettings	**(151,213)**	**-**	**(151,213)**	**82,145**	**-**	**82,145**

3. Investment income

	Unrestricted funds £	Restricted funds £	Endowment funds £	1 July 2023 - 31 March 2024 £	Unrestricted funds £	Restricted funds £	Endowment funds £	Year ending 30 June 2023 Total £
Commercial property rents	40,446	-	-	40,446	52,000	-	-	52,000
Dividends receivable	30,687	13,821	33,298	77,806	36,507	14,755	38,759	90,021
Bank interest	1,694	-	-	1,694	2,816	-	-	2,816
	72,827	13,821	33,298	119,946	91,323	14,755	38,759	144,837

4. Other income

	Unrestricted funds £	Restricted funds £	1 July 2023 - 31 March 2024 Total £	Unrestricted funds £	Restricted funds £	Year ending 30 June 2023 Total £
Other income	511	-	511	139,944	-	139,944
Profit on disposal of freehold property	-	-	-	65,943	-	65,943
	511	-	511	205,887	-	205,887

5. Grants & donations paid

	Grants to institutions £	Grants to individuals £	1 July 2023 - 31 March 2024 Total £	Grants to institutions £	Grants to individuals £	Year ending 30 June 2023 Total £
Education	-	5,773	5,773	-	2,084	2,084
General purposes (social welfare)	761	20,796	21,557	665	34,867	35,532
	761	26,569	27,330	665	36,951	37,616

All above expenditure relates to unrestricted funds.

6. Net incoming resources/operating surplus

	1 July 2023 - 31 March 2024 £	Year ending 30 June 2023 £
Depreciation of owned assets	5,326	5,889
Auditors' remuneration for:		
Audit services	7,800	6,000
Accountancy services	2,520	1,950

7. Employees

Number of employees

The average monthly head count was 8 staff (2023: 8 staff).

Employment costs	1 July 2023 - 31 March 2024 £	Year ending 30 June 2023 £
Wages and salaries	121,741	144,018
Social security costs	6,177	5,252
Other pension costs	2,081	1,461
	129,999	150,731

There were no employees with emoluments above £60,000 in the period (2023: none).

The company operates a defined contribution pension scheme. The pension cost charge for the period represents contributions payable by the company to the scheme and amounted to £2,081 (2023: £1,461).

Contributions totalling £nil (2023: £nil) were payable to the scheme at the end of the period and are included in creditors.

The trust considers its key management personnel comprise the trustees and the chief officer. Total employment benefits of key management personnel were £38,874 (2023: £37,148).

None of the trustees (or persons connected with them) received any remuneration during the current period or prior year. No trustees were reimbursed travel expenses during the period (2023: none).

8. Housing property held for letting

	31 March 2024 £	30 June 2023 £
Cost or valuation		
At 1 July 2023	3,263,749	3,437,899
Additions	-	-
Disposals - Warden's House	-	(174,150)
At 31 March 2024	3,263,749	3,263,749
Net book value		
At 1 July 2023	3,263,749	3,437,899
At 31 March 2024	3,263,749	3,263,749
Freehold land and buildings	3,263,749	3,263,749

A number of the housing properties were originally constructed several hundred years ago and there is no record of original cost. The housing properties were transferred to the CIO from the former charity on 30 June 2018 at book value.

The former charity, on transition to the SORP (FRS 102), took advantage of the transitional provision that permitted the Trust to take the book amounts for the properties as deemed cost. The former charity adopted these transitional provisions, and the trustees therefore did not undertake a more recent valuation.

Spend on property in the period

	1 July 2023 - 31 March 2024 £	Year ending 30 June 2023 £
Charged to the income and expenditure account	309,722	164,657
	309,722	164,657

Housing stock

The average number of units of housing in management was 65 Almshouses for letting (2023: 65 Almshouses for letting).

9. Tangible fixed assets

Cost	Furniture and Equipment £	Total £
At 1 July 2023	40,189	40,189
Additions	7,329	7,329
At 31 March 2024	47,518	47,518
Depreciation		
At 1 July 2023	33,152	33,152
Charge for the year	5,326	5,326
At 31 March 2024	38,478	38,478
Net book value		
At 31 March 2024	9,040	9,040
At 1 July 2023	7,037	7,037

10. Fixed asset investments

	Invest-ment properties £	Listed invest-ments £	31 March 2024 Total £	Invest-ment properties £	Listed invest-ments £	30 June 2023 Total £
Movements in fixed assets investments						
Market value b/f as 1 July 2023	1,025,000	2,559,994	3,584,994	1,025,000	2,179,831	3,204,831
Additions at cost	-	117,396	117,396	-	670,803	670,803
Disposals	-	(108,531)	(108,531)	-	(179,641)	(179,641)
Net gain / (loss) on revaluation	(150,000)	146,559	(3,441)	-	(110,999)	(110,999)
	875,000	2,715,418	3,590,418	1,025,000	2,559,994	3,584,994
Cash held within investment portfolio	-	128,492	128,492	-	102,648	102,648
Market value c/f as at 31 March 2024	875,000	2,843,910	3,718,910	1,025,000	2,662,642	3,687,642

Investments at fair value	31 March 2024 Total £	30 June 2023 Total £
Investment properties	875,000	1,025,000
Equities	2,559,994	2,179,831
Fixed interest securities	155,424	380,163
Cash held within the investment portfolio	128,492	102,648
	3,718,910	3,687,642

11. Debtors

	31 March 2024	30 June 2023
	£	£
Debtors	31,190	2,978
Prepayments and accrued income	1,808	113,936
	32,998	116,914

12. Creditors: Amounts falling due within one year

	31 March 2024	30 June 2023
	£	£
Creditors	69,334	17,029
Accruals	14,139	12,512
Deferred income	6,667	13,113
Taxation and social security	1,776	400
	91,916	43,054

13. Summary of movement in funds

	Opening balance 01.07.23	Income	Expenditure	Gain/(loss) on Investments & transfers	Closing balance 31.03.24
	£	£	£	£	£
Unrestricted funds					
General	5,071,777	574,939	(707,543)	(92,974)	4,846,199
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,571,777	574,939	(707,543)	(92,974)	5,346,199
Endowment funds					
Historical cost	1,258,624	33,298	(6,841)	50,991	1,336,072
	1,258,624	33,298	(6,841)	50,991	1,336,072
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	506,782	13,821	(2,782)	38,542	556,363
	516,782	13,821	(2,782)	38,542	566,363
Total funds	7,347,183	622,058	(717,166)	(3,441)	7,248,634

The designated reserve for future major work is named 'Roof replacement fund'. This fund is available to fund roof repairs at any of the Trust's sites.
There is also a designated fund entitled "Almshouses fund" – this is for development of new Almshouses.

The Corfield Hall fund includes donations received specifically for the purchase and development of Corfield Hall.

The Extraordinary Repairs Fund is a restricted fund which can be used for extraordinary repairs, improvements or rebuilding relating to properties owned by the Trust. The fund is made up of a listed investment portfolio, and therefore income, expenditure and gain/losses associated to the investment are charged to the fund. Permission must be obtained from the Charity Commission before any of the investment capital is used.

Endowment funds are held in listed investments and intended to be held for the long term. Income arising from the fund is available for use by the Trust. On 16 May 2019, the Charity Commission approved the Trustees resolution under section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

Summary of movement in funds – 2023

	Opening balance 01.07.22 (as restated) £	Income (as restated) £	Expenditure (as restated) £	Gain/(loss) on Investments & transfers (as restated) £	Closing balance 30.06.23 (as restated) £
Unrestricted funds					
General	5,060,715	914,188	(584,710)	(318,416)	5,071,777
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,560,715	914,188	(584,710)	(318,416)	5,571,777
Endowment funds					
Historical cost	1,002,099	38,759	(7,344)	225,110	1,258,624
	1,002,099	38,759	(7,344)	225,110	1,258,624
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	513,544	14,755	(3,824)	(17,693)	506,782
	523,544	14,755	(3,824)	(17,693)	516,782
Total funds	7,086,358	967,702	(595,878)	(110,999)	7,347,183

17. Analysis of assets between funds

	Unrestricted £	Restricted £	Endowment £	31 March 2024 Total £
Fixed assets				
Housing properties	3,263,749	-	-	3,263,749
Tangible assets	9,040	-	-	9,040
Investment	1,826,475	556,363	1,336,072	3,718,910
Current assets/(liabilities)				
Debtors	32,998	-	-	32,998
Bank	305,853	10,000	-	315,853
Creditors	(91,916)	-	-	(91,916)
	5,346,199	566,363	1,336,072	7,248,634

Prior year - 2023

	Unrestricted (as restated) £	Restricted (as restated) £	Endowment (as restated) £	30 June 2023 Total £
Fixed assets				
Housing properties	3,263,749		-	3,263,749
Tangible assets	7,037	-	-	7,037
Investment	1,922,236	506,782	1,258,624	3,687,642
Current assets/(liabilities)				
Debtors	116,914	-	-	116,914
Bank	304,895	10,000	-	314,895
Creditors	(43,054)	-	-	(43,054)
	5,571,777	516,782	1,258,624	7,347,183

18. Financial instruments

Categorisation of financial instruments	31 March 2024 £	30 June 2023 £
Financial assets measured at fair value through income and expenditure account	3,718,910	3,687,642
Financial assets that are debt instruments measured at amortised cost	347,043	318,873
	4,065,953	4,006,515
Financial liabilities measured at amortised cost	83,473	29,541

Item of income, expenditure, gain or losses

1 July 2023 - 31 March 2024	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	118,252	12,524	146,559	(150,000)
Financial assets that are debt instruments measured at amortised cost	1,694	-	-	-
Financial liabilities measured at amortised cost	-	-	-	-
	119,946	12,524	146,559	(150,000)

Year Ended 30 June 2023	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	142,021	17,829	-	52,434
Financial assets that are debt instruments measured at amortised cost	2,816	-	-	-
Financial liabilities measured at amortised cost	-	-	-	-
	144,837	17,829	-	52,434

19. Financial commitments

At 31 March 2024, the Trust is due the following minimum lease receipts under non-cancellable operating leases for which it is a lessor, for each of the following periods.

	31 March 2024	30 June 2023
Land and Buildings	**£**	**£**
Expiry date:		
Within one year	4,000	58,500
Between two and five years	190,000	4,000
	194,000	62,500

20. Events after the balance sheet date

Since the period end, the Trust has contracted to purchase a property adjacent to the offices of the Trust, for a total cost of £240,000.

21. Prior year - Statement of Financial Activities for the year ended 30 June 2023

	Notes	Unres-tricted (as restated) £	Res-tricted (as restated) £	Endowment fund (as restated) £	Year ending 30 June 2023 Total £
Income:					
Donations & legacies		65	-	-	65
Charitable activities	2	616,913	-	-	616,913
Investment Income	3	91,323	14,755	38,759	144,837
Other income	4	205,887	-	-	205,887
Total income		914,188	14,755	38,759	967,702
Expenditure:					
Raising funds					
Investment manager fees		6,661	3,824	7,344	17,829
Charitable activities					
Almhouse letting	2	534,772	-	-	534,772
Grants & donations	5	37,616	-	-	37,616
Other expenditure		5,661	-	-	5,661
Total expenditure		584,710	3,824	7,344	595,878
Net income / (expenditure) before other recognised gains and losses		329,478	10,931	31,415	371,824
Net gain / (loss) on investments	10	(40,873)	(17,692)	(52,434)	(110,999)
Net income before transfers		288,605	(6,761)	(21,019)	260,825
Transfers	13	(277,543)	(1)	277,544	-
Net movement in funds for the year		11,062	(6,762)	256,525	260,825
Reconciliation of funds					
Total funds brought forward		5,560,715	523,544	1,002,099	7,086,358
Total funds carried forward		5,571,777	516,782	1,258,624	7,347,183

TAUNTON HERITAGE TRUST

England & Wales - Charity number 1177162

Accounts

TAUNTON HERITAGE TRUST





ANNUAL REPORT AND ACCOUNTS 2022-2023

Registered CIO No: 1177162
Regulator of Social Housing No: 5059

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WHAT WE DO

Almshouse living enables older people, some of whom are vulnerable, to maintain their independence and dignity in a safe and secure environment which not only enhances their lives, but also assists wider society by offering a very special housing provision.





Message from the Chair

Dear Friends and Supporters,

Welcome to the Taunton Heritage Trust Annual Report and Accounts 2022-2023. I am pleased to share with you our progress and accomplishments over the past year.

Our commitment to provide for those in need remains steadfast, and together, we have continued to make a meaningful impact on the lives of our Almshouse Residents and Grant recipients this year.

We have managed to grow and innovate, despite a cost-of-living crisis and have persevered in our efforts to create a nurturing environment where Residents can find support in our communities. Through these connections we see how this reduces loneliness and improves wellbeing. Properties are highly maintained giving peace of mind to our Residents, who often come to us after experiencing challenges they didn't expect to face at this point in their lives Our beautiful gardens provide opportunities to reflect - and our community rooms a warm safe place to enjoy time together.

Looking forward to the year ahead, we are hopeful that we can deliver more affordable social housing, that is much needed in the community. Ambitions to build a new Almshouse for a further 13 Residents is a major aim of the Trust.
Training and development for Staff and Trustees continues as we invest in our people to take us forward in this next stage of exciting opportunities and growth.

As we look forward to another ambitious year, thank you to everyone who has made the last year a success.

Liz Fothergill - Chair of Trustees

WHO WE ARE

REFERENCE AND ADMINISTRATIVE DETAILS

The Board of Trustees

The Trustees are all members of the Board of Management

Appointed for four years expiring 05 April 2024
HUGH GREGORY

Appointed for four years expiring 30 June 2024
CHRIS CUTTING [2nd term]
JOHN WILLIAMS [2nd term]
**MIKE HELLINGS

Appointed for four years expiring 30 June 2025
JOHN RUFF [2nd term]
JEAN ALLGROVE [2nd term]
NORMAN CAVILL [2nd term]

Appointed for four years expiring 30 June 2026
LIZ FOTHERGILL [2nd term]

Appointed for four years expiring 06 June 2027
ANDY PRITCHARD [2nd term]
SUE BULLER [2nd term]

NATHAN BRASSINGTON resigned 18 August 2022

**Appointed by the Court Leet - term of four years

TRUST'S PATRON
MAYOR OF TAUNTON COUNCILLOR SUE LEES – until 01 April 2023
MAYOR OF TAUNTON COUNCILLOR NICK O'DONNELL – from 01 April 2023

ASSOCIATES
MARGARET NOTT
RACHEL PINDER
VIVIENNE STOCK- WILLIAMS

WHO WE ARE



For hundreds of years the enduring responsibility of the Board of Trustees for the overall governance and strategic direction of Taunton Heritage Trust has shaped a legacy of impactful preservation and community enrichment.



WHO WE ARE

Officers and Professional Advisers Advisors

Chief Officer	Karen White (until April 2023) Ros Moreton (from March 2023)
Auditor	Albert Goodman Chartered Accountants & Statutory Auditors Goodwood House Blackbrook Park Avenue Taunton Somerset TA1 2PX
Registered Office	Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG

Registered CIO No: 1177162
Regulator of Social Housing No: 5059

TRUSTEES REPORT

These accounts show the results for the period 01 July 2022 to 30 June 2023.

Objectives and Activities

The Trustees of Taunton Heritage Trust, a registered Charitable Incorporated Organisation (CIO) work within the terms of the Constitution approved by the Charity Commission on 14 February 2018 and amended by an order dated 02 October 2018.

The Trust is a Registered Social Landlord and operates within the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance. The Trust's Charity number is 1177162 and its Social Housing Registration number is 5059. The Trust's principal address is Huish Homes, Magdalene Street, Taunton, TA1 1SG

The objects of the CIO are as follows:

(a) To provide affordable, suitable and safe social housing in the form of almshouses for people in need aged 60 years and over with priority being given to inhabitants of the Borough of Taunton Deane ("area of benefit").

(b) To provide relief in need for the Residents of the almshouses and other inhabitants of the area of benefit, (or in exceptional cases to persons resident immediately outside the area of benefit), by making grants of money for goods, services or facilities for the benefit of individuals or other charities or in such other ways as the CIO may see fit.

(c) To provide annual grants to Bishop Fox's School and as part of the British School Fund, to other schools in order to further the education of children and young people in the area of benefit.

The objectives for the purpose of public benefit, require that the Trust provides affordable, suitable and safe accommodation for people on low incomes aged over 60 years and provides a grant giving scheme in order to assist individuals who are identified as in financial need. The Trustees have paid due regard to the Charity Commission's guidance in relation to the reporting of Public Benefit and believe that the main activities and who the Trust helps are described below.

To comply with the Trust's Constitution, almshouse residents must be in need and aged 60 years and over with priority being given to inhabitants of (the former) Taunton Deane. This is broadly defined as being on a low income, but need can also mean a requirement for the sheltered form of safe housing that the Trust is able to provide. The Trust has a robust process of Resident Appointment that includes an interview with Trustee presence before offering accommodation to ensure the person most in need at the time of a vacancy is offered the available flat.

The Trust's objectives in providing accommodation during the year were as follows:

- To provide affordable, suitable and safe accommodation for people in need aged over 60 years.
- To provide Warden assistance to encourage Residents to live their lives as independently as possible.
- To work to secure appropriate assistance for Residents from relatives and relevant support agencies.
- To provide a community environment which encourages social wellbeing through a range of activities and events.
- To maintain the Trust's almshouses to the highest standard practicable.

TRUSTEES REPORT

The Trust also provides a monthly grant giving scheme and the objectives of the grants scheme are as follows:

- To assist individuals who are resident in (the former) Taunton Deane and who are identified as in financial need.

Grant payments fall into two main categories:

1. Items of general need
2. Educational grants

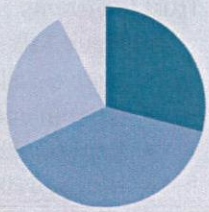
All grant applications are considered against agreed criteria which are reviewed annually.
There were no changes in activities during the year.

Taunton Heritage Trust

72 Residents

Residents from 60 yrs to our eldest resident who is 95 yrs old

29% in their 60s
39% in their 70s
24% in their 80s
8% in their 90s



Resident Survey 2022

OVER 96% Of Residents were happy with their flats and would recommend THT to a friend

98% found staff approachable and helpful

" I can't think of anywhere better. I love it! "

Grants Scheme 2022-2023

13 Education Grants awarded

111 General Grants awarded

OVER £37,000 awarded to people in need

" I just want to say such a big thank you to you all!! M is over the moon. Many thanks for your support for this young man. "

Governance

10 Trustees
3 Associates
1 Patron

Operations

7 Part time staff

65 Almshouse units

4 Community sites
2 Listed buildings
96.25% average occupancy rate

" The Trust is very well thought of and seen as an important provider of sheltered independent living accommodation. "

Market Research 2022

TRUSTEES REPORT

Achievement and Performance

Residents

The Taunton Heritage Trust offers sheltered accommodation to the over 60's who are in need. The sheltered nature of the accommodation enables Residents to maintain their independence for longer, living with dignity in a safe and secure environment.

The provision of part-time Warden assistance and a 24/7 piper alarm system means that Residents feel fully supported and do not become isolated. The events and activities during the period have been very well received and ensures a "community" feel. This has been well managed by the Trust's Wardens. The following is a list of events that took place during the reporting period for all Residents to enjoy –

LEYCROFT CLOSE

Trust led events

- Pimm's & strawberries afternoon - August 2022
- Fraud Talk – August 2022
- Fish and Chips evening – September 2022
- Barbeque – September 2022
- Trustees' coffee morning - October 2022
- Ploughman's Supper – December 2022
- New Year's Eve Party- December 2022
- Card Bingo – February 2023
- Fish and Chips evening – March 2023
- Card Bingo – April 2023
- Fish and Chips evening – May 2023
- Trustees' coffee morning - May 2023

Resident led events

- Coronation Celebrations – May 2023
- Barbeque- May 2023

BERNARD TAYLOR HOMES

Trust led events

- Fraud Talk – August 2022
- History Talk- August 2022
- Chicken and Chips evening -October 2022
- Trustees' coffee morning - October 2022
- History Talk – November 2022
- Christmas Party – December 2022
- Fish and Chips evening – January 2023
- Games evening - February 2023
- Games evening – March 2023
- History Talk – March 2023
- Easter tea party and egg hunt – April 2023
- Coronation celebrations – May 2023
- Quiz evening – May 2023
- Trustees' coffee morning - May 2023

Resident led events

- Barbecue – June 2023
- Barbecue - July 2023
- Day out to the donkey sanctuary – August 2023
- Craft afternoons every Thursday

The Trust also arranges and pays for each year, two events to enable the whole Resident community to come together. In the Summer this is a group outing to the seaside , that includes a wonderful meal and time at the beach or to explore the local town. At Christmas everyone is invited to a meal, which is catered for and includes a prize draw.

A quarterly Resident newsletter is produced by the Trust, that captures good news stories, Resident reminders and social events. Residents look forward to receiving this colourful publication put together by the staff team. Throughout the year Staff and Trustees drop by to the Residents weekly coffee morning. These informal events enable the Trust to connect with Residents and are good opportunities for informal feedback and evaluation.

Sofa surfing at seventy



Increasingly this past year, the Trust has housed people who have been without a home and sleeping on makeshift beds or sofas in friends or relative's homes. 'Sofa surfing' can be particularly distressing for people later in life, who have lost personal space and autonomy over their lives. The Trust was able to house our new Residents within weeks of their application, giving them a safe and private space to re-settle in.



Reducing isolation and loneliness

Data shows that isolation impacts all of us and is particularly linked to poor health and wellbeing, putting pressures on an already stretched health service.

The Trust is proud of the work our Wardens do to build and support the communities we have across all four sites in Taunton. Weekly visits help identify problems early on, with advice and support offered and we can link to agencies that provide more help if it is needed. The Wardens arrange regular events including an informal coffee morning each week that encourages those who may be feeling lonely to join in and connect with other people.

The Almshouse Association reported that the almshouse model can increase the quality and longevity of Resident's lives, which relieves some of the pressures in health and social care.

Saying goodbye



Sadly we have lost Residents this year, who were a large part of their communities. These changes affect Residents and Staff and we aim to be mindful and respectful at the Trust.

There is comfort in people coming together to remember Residents who we have had to say goodbye to. Residents have shared memories together in our community rooms and also planted a tree in the courtyard garden in remembrance.

The bond between Residents is part of the special offering of almshouse living.

TRUSTEES REPORT

Grants

The grants scheme enables people of all ages, who live in (the former) Taunton Deane and are in financial need, to benefit from assistance, often at short notice. Examples of items granted are school uniform for children, flooring and white goods, clothing and basics for people setting up a new home – i.e. out of prison or victims of domestic abuse. Equipment for new babies/children and respite care. The grant scheme fills a much-needed gap in the area of benefit to respond quickly and assist people who are genuinely in need and very often at a time when they have nowhere else to turn.

The funds for British School Fund were not taken up in 2022, and were re-directed, as agreed by the Board and in line with our Constitution.

The grant applications are completed on behalf of the individual by referring agencies.
During the year some 20 referring agencies (25 the previous year) submitted applications. Detailed guidance notes for grant eligibility are regularly reviewed and updated and published on the Trust's website. These are also circulated to all referring agencies on a regular basis.

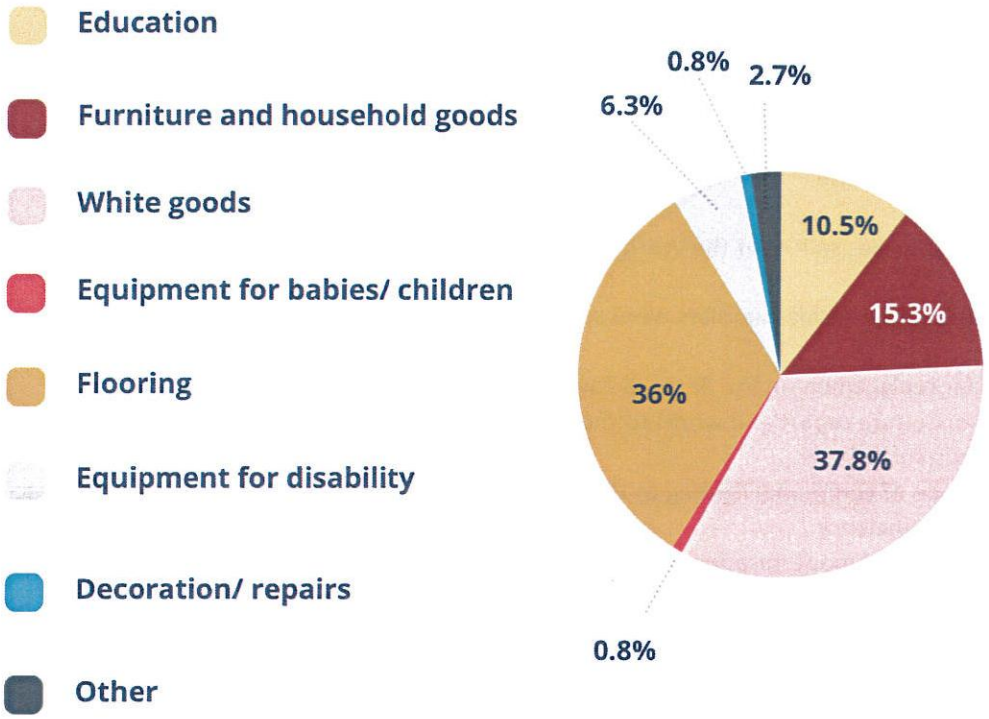
A Grant Referrers Coffee Morning was held in October 2022, to better understand the needs of grant applicants and discuss ways to support the community. It was a good opportunity to engage stakeholders and present the broad range of awards the Trust offers.

Grants during the year amounting to £37,636 were made as follows:

- **£35,532 Grants for general purposes**
- **£ 2,084 Grants for educational purposes**

The allocation of grants:	**2022-2023**	**2021-2022**
Education (uniforms, etc)	12	22
Furniture & household goods	17	14
White goods	42	31
Equipment for babies/children	1	0
Flooring	40	37
Clothing	0	3
Equipment for disability	7	2
Decoration/repairs	1	5
IT equipment	0	0
Playschemes	0	1
British School Fund	0	1
Bishop Fox's School Fund	1	1
Other	3	2
TOTAL	**124**	**119**

Grants Scheme



Thank you so much for all your help with this. The difference the grant will make to this family is incredible.

This is such a positive outcome, and very needed.

My client is very grateful indeed

Property Management and Maintenance
The Trust continued to meet its objectives during the period by undertaking the following –

Response Maintenance
During the budget year 2022/23 response maintenance works undertaken across all sites was at a normal level and the breakdown in percentages is as follows

1. Leycroft Close – 24%
2. Bernard Taylor Homes – 43%
3. Huish Homes – 13%
4. St James Close – 11%
5. Grays Almshouses– 6%

The remaining 3% was split over the Warden properties and the Office.

Works completed for residential sites were as follows:

- Boiler replacement in the Bernard Taylor Homes community room.
- Arboriculture report and works to the hedgerow boundary between Leycroft Close and Wordsworth Drive.
- Upgrade of communal lighting to Huish Homes and Bernard Taylor Homes for improved lux and energy efficiency.
- Upgrade and modernisation of CCTV system at Leycroft Close
- Fire risk assessment identified improvement works across all sites.
- Hot water distribution improvement works at St James Close
- Completion of works to upgrade the Tunstall Piper system across all sites to make it digital ready.
- Periodic testing completed on necessary sites (5 yearly)
- Portable Appliance Testing completed on all sites.
- Boiler servicing and gas safety checks all sites less Grays Almshouses.
- Windows and gutters have been cleaned on all sites.

Works completed for commercial sites were as follows:

- Corfield Hall site security to windows and doors
- Preparation works for pending roof replacement at 54-55 North Street, Taunton
- Works in preparation for the disposal of house at 24 St James Street, Taunton

Almshouse turnovers completed across sites:
Leycroft Close – 2
Bernard Taylor Homes – 4
Huish Homes – 0
St James Close – 2
Grays Almshouses – 3

TRUSTEES REPORT

Throughout the year the Trust managed 65 flats across five Almshouse sites. The Trust adjusted the portfolio to return an almshouse back to an onsite Warden's flat, replacing the Warden's house that was sold, resulting in reduction from 66 flats to 65 in September 2022.
Vacant flats were filled promptly following maintenance turnover. Promotion included advertising on site and in the local press and via social media. The Trust also placed adverts in several community and parish magazines within the area of benefit. At the time of each vacancy an assessment of eligibility is made, and flats are allocated to those considered to be most in need.

The average occupancy levels during the year were **96.25%** (96.75% previous reporting period). The Trust complies with all statutory requirements of the Charity Commission and the Regulator of Social Housing and ensures it complements the housing strategies of Somerset West and Taunton Council.

The Resident Sessions that had been introduced after the Satisfaction Survey in 2022, continued in 2023. Two sessions, in March 2023 were held on site to which all Residents were invited. The Chief Officer and Properties Manager talked through any concerns and clarified grey areas. These were very positive sessions.

The Trustees review the requirements of the beneficiary group through the Committee structure and seek to develop appropriate services to meet identified need. A review of charges relating to almshouse lettings is carried out on an annual basis following Homes England and the Almshouse Association guidelines.

The Trust continues to receive annual income from its investments and rental income from commercial properties. During recent years both sectors have hit turbulent times but with the guidance and support of the Trust's professional advisers, these have been well managed. The income from the commercial properties provides the basis for budget management in terms of the grant giving role. Due to the reduction in this income over the previous financial year, the granting budget had already been reduced and was managed during this period on a reduced budget. Monthly Grant Panel meetings were held to scrutinise each application, to ensure that every worthy applicant was able to benefit from the scheme.

The criteria for the provision of grants is reviewed at Committee level and the guidance notes and application form are updated accordingly and shared with the relevant referring agencies. These documents are available to download on the Trust's website.

During the year the Trust's Risk Register was under constant review to acknowledge and mitigate against fast moving changes and challenging economic environment.

TRUSTEES REPORT

The Trust recognises that many of its buildings have significant historical value and historic fabric, the integrity of which needs to be maintained and protected





National Heritage Open Days

As part of the national Heritage Open Days, Taunton Heritage Trust opens Gray's Almshouse and Chapel each year, and it was held on 17 September in 2022. This event offers a unique insight into Taunton in the 1600s, as the Grade I Listed building is the home of the original chapel with its beautiful painted ceiling. Grays Almshouses date from 1635 and were founded by Robert Gray, a London merchant, born in Taunton in 1570. The Almshouses were built to accommodate ten poor women, six poor men and a Reader. The Reader was employed to read prayers twice a day, and to teach ten children to read and write.

Visitors get to see the gardens, chapel and are given a tour of the building's interior. Sometimes there is the chance to see inside our current flats, as our Resident's often open their doors enabling visitors to spot the marks of history that can still be seen. Staff and Trustees volunteer their time to give a flavour of the history of the Taunton Heritage Trust and explain how we still provide accommodation today.

The day is very well attended with visitor numbers over 125 in September 2022.

Financial Review

Financial management

The Trust is self-funding deriving income from its properties and portfolio of stocks and shares. As a registered housing provider, the Trust complies with Homes England's formula when setting weekly maintenance contribution levels.

There is an agreed system of budgetary control with a detailed budget being agreed by the Board of Trustees in advance of the financial year. Snapshot reports are produced monthly and detailed reports, on a quarterly basis. These procedures are reviewed at least annually. Rowan Dartington are the Trust's Investment Managers. Quarterly reports are received from Rowan Dartington and the agreed procedures for the transactions have been followed. Both of the Trust's commercial properties (1/1A St James Street and 54/55 North Street) were fully occupied during the financial year. Although the agreed rental income has significantly reduced over recent years, the arrangement is deemed to be as good as it can be in the present economic climate and with many vacant shops in the town centre.

Investment policy and returns

The objectives of the Trust in investing its funds are as follows:

- The investments are held as a long-term reserve against any future shortfall in income against expenditure.
- The Taunton Heritage Trust's investment objective is to maintain and, if possible, enhance the real value of the reserves represented by its investments while producing an income.
- The Trustees investment time horizon is ten plus years.
- The Trustees assessed attitude to risk, ie the risk profile for the Charity's portfolio is medium/high risk.

The Taunton Heritage Trust's strategic investment policy involves a broadly diversified spread of assets, including UK and overseas equities, government and non-government bonds and pooled funds to cover more specialist areas of investment.

The Trustees' policy is to invest in freehold property as well as in a listed managed portfolio with Rowan Dartington. The investment properties which made up 29.7% of invested funds at 30 June 2023 generated a gross return 4.9% (2022: 4%). The listed managed portfolio produced an income return of 3.62% (2022 3.1%) and a loss on revaluation of 1.67% (2022: loss 10.7%). Overall, the return on listed investments was 1.95% (2022: loss 8.5%). The Trust's policy with regard to investments is to aim to achieve a 3.5% return on reserves, this figure was not achieved during the year due to a number of factors including most obviously the continued impact of rising inflation and in turn rising interest rates.

Reserves Policy and Reserves

Need for reserves

The principal risks that impact on the need for reserves have been assessed to include:

- Occupancy rate of the almshouses, current and anticipated
- Occupancy of the commercial properties which have historically provided the income for the Trust's grant making role
- Costs of staffing at the correct level, current and future pension provision and employer's liabilities
- Unexpected costs on any of the buildings
- Other committed or unplanned expenditure
- Future needs, opportunities, contingencies or risks, the effects of which are unlikely to be met out of future income
- The ongoing additional costs of legal compliance regarding legionella, fire risk, health & safety etc.

Level of reserves

The Trust's policy with regard to level of reserves is to maintain six months operating costs. This is in the region of £300,000. Unrestricted reserves are maintained at a level considered to be adequate to cover day to day working capital and all foreseeable emergencies relating to the properties.

The reserves as at 30 June 2023 totalled £7,347,183 of which £803,122 were endowment funds and £515,800 restricted funds. Unrestricted funds of £6,028,261 are made up of £4,285,786 held as commercial property, functional property or other fixed assets. A further £1,350,835 of fixed asset investments held as long-term investments to generate income. This left £391,640 of free reserves available to the CIO.

On 30 June 2023, the Trust held a designated roof replacement fund totalling £250,000 and a further repair fund for extraordinary repairs in excess of £250,000. We have a designated fund for a possible future development of almshouses of £1 million. £100,000 has been earmarked to address the dilapidations at the commercial property on North Street, which are now required as part of the update to the property ready for the new tenant These designated funds are held within the investment portfolio.

The available cash reserves achieve the level in the Trust's policy above. The free reserves are below this level but additional sums held as reserves could be converted to cash as necessary.

Monitoring and review

The level of reserves is reviewed annually, as part of the budget setting process in order to ensure sufficient but not excessive reserves are maintained. The Trustees are of the opinion that on a fund-by-fund basis, the Trust's assets are available and adequate to enable it to fulfil its obligations.

Financing and treasury management

The Trust does not have any borrowings, needing repayment as at 30 June 2023 and the Trustees believe that all current plans will be met from existing funds with the exception of the Corfield Hall development project where loan and grant funding may be sought.

Statement of Trustees' responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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 Trust and of the income and expenditure of the Trust for that year.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe 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 material 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 Trust will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011, part 2 of the Housing & Regeneration Act 2008 the Accounting Direction for Social Housing in England from January 2019, the Charity (Accounts and Reports) regulations 2008 and the governing document. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

TRUSTEES REPORT



Almshouse living has been around for centuries and can provide benefits such as shared resources, social support, and a sense of belonging. The model is based on genuine affordability, independent living and Residents' wellbeing. There is a greater need today for these homes, than ever before

TRUSTEES REPORT

Structure, Governance and Management

The Trustees are all members of the Board of Management. Liz Fothergill served as Chair for the period with Norman Cavill serving as Vice Chair. Due to a change to a one tier local authority in April 2023, the nominated council Trustees terms came to an end, as the Borough council ceased to exist. The appointments from the local authority would be actioned later in 2023. Sue Buller and Andy Pritchard's terms of office came to an end during the year, and they were reappointed for a further four-year term as Trustees. Nathan Brassington resigned in August 2022.

Councillor Sue Lees served as the Trust's Patron until April 2023, thereafter Councillor Nick O'Donnell served as Trust Patron.

Day to day responsibility for running the Trust and overseeing all its activities is delegated to the Chief Officer who is considered to be the Trust's key management personnel. The Chief Officer is supported by the Officers and Wardens, operating within the policies, guidelines and directions given by the Trustees, all of which are minuted. The Chief Officer reports to the Trustees on at least a quarterly basis at Board Meetings. Other Officers report quarterly to Trustees via the relevant committee, as do the Wardens.

Strategic direction and guidance as well as review of operating policies and procedures is carried out by the Board of Trustees. When setting the pay and remuneration of the Trust's key management personnel, the Trustees consider the remuneration levels of equivalent officers in other similar almshouse charities and the National Joint Council pay scales.

Policy for the recruitment, appointment, induction and training of new Trustees
The Trust operates under the terms of its Constitution dated 14 February 2018 and this provides for the body of Trustees to consist of not less than nine Trustees, to include three Trustees who are nominated, with a minimum quorum of five Trustees at a meeting. If there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees. During the year, no new Trustees were appointed.

The Chief Officer is responsible for the induction of any new Trustee. The process includes visits to the office, meetings with Staff and visits to each almshouse site, as well as "shadowing" opportunities with the Wardens. A detailed induction pack is provided which includes information relating to Trustees' responsibilities, a copy of the Constitution and most recent audited accounts. It also contains the Strategic Business Plan and the most recent annual report from the Chief Officer as well as any other relevant background information.

Operations
As part of the annual Development Day Trustees started a Board Framework review. This was carried forward by the Governance, Strategy and Policies Committee, taken to the AGM in December and resulted in the Trustees moving responsibilities across two Committees that feed into the quarterly Board. The Trust's aim is to improve communication, hasten decision-making, and focus on core priorities. This restructuring does not compromise health and safety, or safeguarding, as the Committees continue to scrutinise these areas, reporting regularly back to the Board. The changes will be reviewed to ensure ongoing alignment with the Trust's objectives and to ensure effectiveness.

The Trust introduced the role of Honorary Treasurer at the December AGM.

The following meetings were held during the year:
Board Meetings – 4
AGM - 1
Finance & Properties Committee- 5
Governance, Strategy & Policy Committee – 5
Grants Committee - 1
Grants Panel - 12
Appointments Committee – 1
Residents Committee – 1
Health & Safety Committee – by email exchange
All Trustee meetings were quorate, apart from the Appointments Committee, where no decisions were taken and were deferred.

Two working parties were set up during the year comprising of a combination of Trustees, Associates and Staff. One was to focus on a Staffing restructure, the other was to review an element of the Trust's Educational Grants scheme. Both working parties made recommendations to the Board and the work was completed during the year.

The Charity Commission and Homes England annual returns were completed within the prescribed deadlines.

Monitoring of performance
The Trustees work within the parameters of the Charity Governance Code for smaller charities and monitor performance based on the code. The code sets the principles and recommended practice for good governance, helping charities develop high standards.

The Trustees receive written reports from the Wardens, Finance Manager and Properties Manager at quarterly meetings. The Board approves the annual budget. The Finance & Properties Committee receives quarterly reports and oversees all planned maintenance and scheduled developments.

The Trustees consider the following:

- Actual expenditure against budget for the current year on a quarterly basis and proposed budgets for the forthcoming year on an annual basis
- Annual Accounts and Audit report as presented by the Trust's accountants.
- All operating policies and procedures on a rolling three-year programme.

The Trust is always liable for inspection by Homes England and the Charity Commission.

The Chief Officer reports to the Trustees on performance at Committee and Board level as outlined below:

- Organisational performance against an agreed set of annual priorities, on an at least six-monthly basis
- Grant cashflow on a quarterly basis
- Occupancy levels across the residential properties on a quarterly basis
- Collection of Residents weekly maintenance contributions and any arrears on a quarterly basis
- Capital spending on building development on a quarterly basis
- Any issues regarding response to repairs and maintenance requests on a quarterly basis
- Any Residents' or other stakeholder issues or complaints and their resolution, through the Trust's complaints procedure on a quarterly basis.

Management development

A joint Trustee and Staff Development Day was held in September 2022 which was externally facilitated. These included attendees discussing, the responsibilities of a charity in line with Charity Commission guidance and the Almshouse Movement with guest speaker Nick Philips, Chief Executive from the

Almshouse Association. The Chair introduced options for a Board Framework review whilst the Staff refreshed their understanding of professional boundaries. All who attended agreed the session encouraged joint working between Staff and Trustees.

During the year work was undertaken at Committee level to develop further a Governance Self-Assessment Plan for the Trust which is now in place as a tool to assess the quality of governance assurance. The Almshouse Association have developed a comprehensive library of training Webinars and Staff and Trustees have signed up to some of these during the year.

The Trust's Strategic Plan continues to be followed and a timeline of the plan is regularly reviewed, as part of the work of the committees. A Trustees' review of the performance of the Trust was coordinated by the Chair of Trustees in 2023 with recommendations being taken forwards during the year.

Risk management

The Trustees manage risk via a Risk Register. These risks have been identified under the following sections:

- Financial
- Management
- Property
- People
- Health Safety & Wellbeing
- Governance

The Risk Register is overseen by the Governance, Strategy & Policy Committee and is reviewed on a quarterly basis.

The Trustees review the major risks which the Trust faces on a regular basis and believe that maintaining free reserves at the levels stated on page 20, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The results for the last two years confirm that. The Trustees have also examined other operational and business risks and confirm that they have established systems and procedures to mitigate the significant risks. These include matters relating to Trustees, Staff, Residents, external stakeholders and property.

Fundraising activities

The Trust does not actively undertake any direct fundraising activities and does not engage anyone to undertake such activities on its behalf. Some grant funding is expected to be sought in relation to developing the Corfield Hall project and it is expected that this work will be undertaken inhouse.

Plans for Future Years

Almshouses: The Trust plans to increase its almshouse provision for people in the local community, addressing the growing housing needs of an aging population. We aim to provide quality accommodation that enables people to live independently, with the right support when needed.

Our primary aim is to deliver Corfield Hall, a new almshouse in the centre of Taunton. Planning delays have hindered progress to date. However, we finally obtained planning approval in June 2023, subject to conditions and phosphate mitigations. This long-awaited approval means we can proceed in delivering thirteen new almshouses. The Board agreed to progress the Corfield Hall development in October 2023.



As we move forward, building our new almshouses, sustainability and energy efficiency will be vital to future proof our provision for the next generations.

In view of the fact THT's property portfolio includes three listed buildings, the Board also continues to review energy efficiency within our older buildings, particularly with Residents facing a cost-of-living crisis.

People: Investing in our Staff and Trustees is key to ensure a diverse and skilled workforce. Recognising as we grow, we need the resources and expertise to support this. In the past year the Trust has employed two new staff and promoted within the existing staff team. Rasing our profile to attract the new Trustees will commence and with a training and development audit underway, plans will be rolled out over the next year to ensure new and existing Staff and Trustees are offered a package of training that supports their role at the Trust.

Public Benefit: Through stakeholder engagement, we look to enhance services for Residents and improve outcomes for Grant recipients. Resident wellbeing and satisfaction will be reviewed as part of the regular cycle of feedback and data analysis.

Technology: Embracing ways to be more efficient and environmentally impactful. The Trust will continue to develop ways of working in line with the Strategic Plan. Trustees are now able to access information from the THT Intranet site [SharePoint] for better data protection and collaborative working.

Finance: Ensuring financial stability is always a priority for the Trust. The Board and Committees continue to scrutinise their investment portfolio, commercial holdings and will review their reserve policy as part of their governance self-assessment cycle.

TRUSTEES REPORT

Governance: The Trusts will pursue a "Charity of Excellence" status through its ongoing governance self-assessment. Recent changes to the Board Framework will be reviewed. The annual Trust Development Day will bring together discussion and aspirations to shape the Strategic Plan, moving forwards. Trustee appraisals later mid-year give further feedback around the charity's plans and outcomes.

Over the next year, the Trust seeks to balance its historical past with future needs and to maintain its role as a vital community housing provider.

TRUSTEES REPORT

Professional Advisors

Bankers – Barclays Bank, 46 North Street, Taunton TA1 1LZ
Bankers - Skipton Bank, The Bailey, Skipton, BD23 1DN
Bankers – Charity Bank Ltd, Fosse House, 182 High Street, Tonbridge, TN9 1BE
Solicitors – Porter Dodson, The Quad, Blackbrook Park Avenue, Taunton, TA1 2PX
Investment Managers – Rowan Dartington, Aintree House, Blackbrook Park Avenue, Taunton TA1 2PX
Chartered Surveyors – Hatfield White, Victoria House, Victoria Street, Taunton TA1 3AF
Auditors – Albert Goodman, Goodwood House, Blackbrook Park Avenue, Taunton TA1 2PX

Auditors

An auditor's review in Autumn 2022 resulted in Albert Goodman auditing the Trust's accounts from January 2023

By Order of the Trustees

Liz Fothergill

LIZ FOTHERGILL
CHAIR OF TRUSTEES

N Cavill

Mr N CAVILL
CHAIR OF FINANCE & PROPERTIES COMMITTEE

Date: 5th December 2023.

Opinion

We have audited the financial statements of the Taunton Heritage Trust (the 'charity') for the year ended 30 June 2023, which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 30 June 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 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 12 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception
We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 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;
- sufficient accounting records have not been kept;
- 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 Trustees' Responsibilities Statement set out on page 21 the trustees are responsible for the preparation of financial statements which 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
We have been appointed as auditor under the Charities Act 2011, s. 144 and report in accordance with regulations made under the Act and relevant regulations made or having effect thereunder.

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 our procedures are capable of detecting irregularities, including fraud is detailed below:

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with management, and from our commercial knowledge and experience of the charity sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Registered Social Housing in England, Housing legislation including the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance, anti-bribery and data protection legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation, claims and breaches of relevant legislation; and
- reviewing correspondence with the Charity Commission and other relevant regulators including the charity's legal advisors and insurers.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report
This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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.

.....
Albert Goodman LLP
Statutory Auditor
Goodwood House
Blackbrook Park Avenue
Taunton
TA1 2PX

Date: 05/12/2023

Albert Goodman LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

Taunton Heritage Trust
Statement of Financial Activities (including Income and Expenditure Account)
For the Year Ended 30 June 2023

	Notes	Unres-tricted £	Res-tricted £	Endowment fund £	2023 Total £	2022 Total £
Income:						
Donations & legacies		65	-	-	65	50
Charitable activities	2	616,913	-	-	616,913	572,673
Investment Income	3	130,082	14,755	-	144,837	117,152
Other income	4	205,887	-	-	205,887	900
Total income		952,947	14,755	-	967,702	690,775
Expenditure:						
Raising funds						
Investment manager fees		6,661	3,824	7,344	17,829	18,638
Charitable activities						
Almhouse letting	2	534,772	-	-	534,772	554,465
Grants & donations	5	37,616	-	-	37,616	34,838
Other expenditure		5,661	-	-	5,661	4,084
Total expenditure		584,710	3,824	7,344	595,878	612,025
Net income / (expenditure) before other recognised gains and losses		368,237	10,931	(7,344)	371,824	78,750
Net gain / (loss) on investments	10	(40,873)	(17,692)	(52,434)	(110,999)	(279,430)
Net income before transfers		327,364	(6,761)	(59,778)	260,825	(200,680)
Transfers	13	-	-	-	-	-
Net movement in funds for the year		327,364	(6,761)	(59,778)	260,825	(200,680)
Reconciliation of funds						
Total funds brought forward		5,700,897	522,561	862,900	7,086,358	7,287,038
Total funds carried forward		6,028,261	515,800	803,122	7,347,183	7,086,358

The statement of financial activities has been prepared on the basis that all operations are continuing operations. There were no gains or losses arising in the year that are not shown above.

The statement of financial activities incorporates the income and expenditure account.

Taunton Heritage Trust
Balance Sheet
As at 30 June 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Housing properties	8	3,263,749		3,437,899	
Tangible fixed assets	9	7,037		9,152	
Investments	10	3,687,642		3,447,795	
			6,958,428		6,894,846
Current assets					
Debtors	11	116,914		7,888	
Cash at bank and in hand		314,895		260,579	
		431,809		268,467	
Liabilities:					
Creditors falling due within one year	12	(43,054)		(76,955)	
Net current assets			388,755		191,512
Total net assets			7,347,183		7,086,358
The funds of the charity:					
Unrestricted funds:					
General funds	13		5,528,261		5,200,897
Designated funds			500,000		500,000
Total unrestricted funds			6,028,261		5,700,897
Endowment funds	13		803,122		862,900
Restricted funds	13		515,800		522,561
Total charity funds			7,347,183		7,086,358

Approved by the Board of Trustees for issue on ..... and signed on their behalf by:

L Fothergill
Trustee

N Cavill
Trustee

Taunton Heritage Trust
Statement of Cash Flows
For the Year Ended 30 June 2023

	Notes	2023 £	2022 £
Cash flows from operating activities			
Net movements in funds for the year		260,825	(200,680)
Adjustments to cash flows from non-cash items			
Gain on disposal of fixed assets		(65,943)	-
Depreciation and amortisation	9	5,889	7,074
Dividends and interest from investments	3	(144,837)	(117,152)
Investment revaluations	10	110,999	279,430
		166,933	(31,328)
Working capital adjustments			
Decrease/(increase) in debtors	11	(109,026)	5,471
Increase/(decrease) in creditors	12	(33,901)	28,387
Net cash flow from operations		24,006	2,530
Cash flows from investing activities			
Dividends and interest from investments		144,837	117,152
Proceeds on disposal of fixed assets		240,093	-
Purchase of fixed assets	10	(3,774)	(24,758)
Acquisition of investments	10	(670,803)	(240,994)
Investment disposals	10	179,641	152,566
Net cash provided by/(used in) investing activities		(110,006)	3,966
Net increase/(decrease) in cash and cash equivalents		(86,000)	6,496
Cash and cash equivalents at the beginning of the reporting period		503,543	497,047
Cash and cash equivalents at the end of the reporting period		417,543	503,543
Cash & Cash equivalents reconciliation:			
Cash at bank		314,895	260,579
Cash held by investment manager	10	102,648	242,964
Total cash & cash equivalents at the end of the reporting period		417,543	503,543

Accounting Policies

1.1 General Information

Taunton Heritage Trust is a Charitable Incorporated Organisation (CIO) registered charity administered under an order of the Charity Commissioners dated 14 February 2018. The Charity is registered in England and Wales. The registered office is Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG. The trust is also registered with the Homes and Communities Agency as a social landlord.

Basis of accounting

The financial statements have been prepared in £ sterling on the historical cost basis 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 (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Registered Social Housing in England from January 2019.

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

1.2 Income

All income is recognised once the Trust has entitlement to the income, there is sufficient certainty of receipt, it is probable that the income will be received, and the amount of income receivable can be measured reliably. Income represents letting income and other service charges receivable from social housing lettings included at their invoiced value net of voids, and rental income from commercial lettings.

Income from donations is recognised on a cash basis, in the year in which the income is physically received, except when the donors specify that they must be used in future accounting periods or donors' conditions have not been fulfilled, then the income is deferred.

Income from grants is recognised in the year in which they are receivable. Grants without performance conditions are presented within donations and legacies and within charitable activities when performance criteria apply.

Income from investments constitutes dividends and bank interest and is recognised in the year to which it relates.

1.3 **Expenditure**

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Charity to the expenditure. All expenditure is accounted for on an accruals basis, including support costs are allocated or apportioned to the applicable expenditure headings in the statement of financial activities.

Grants payable are payments made to third parties in furtherance of the charitable objects of the Trust. Grants are accounted for when either the recipient has a reasonable expectation that they will receive a grant and the Trustees have agreed to pay the grant without condition, or the recipient has a reasonable expectation that they will receive a grant and any condition attaching to the grant is outside of the control of the Trust. In the case of an unconditional grant order this is accrued once the recipient a reasonable expectation that they will receive the one year or multi-year grant. Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of the grant payable.

The costs of raising funds consist of investment management fees.

The expenditure on charitable activities includes Almshouse expenses, grants made, governance costs and support costs.

The Trust gives to needy individuals in the form of one-off grants for clothes, furniture, white goods etc. and educational grants for students. Such costs are charged to the Statement of Financial Activities as they arise.

Due to the number of properties held and the establishment of regular programmes of repairs and maintenance, the Trust does not make provision for future works but charges actual costs incurred to the Statement of Financial Activities. The Trust has a continuing programme of major repairs. Costs regarded as "normal" are charged to the Income and Expenditure account in the year they are incurred. The Trust maintains a reserve into which funds are transferred when necessary, for expenditure considered by the Trustees to be abnormal in nature.

1.4 **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life as follows:

Freehold land and buildings	Not depreciated.
Fixtures & fittings	33% straight line / 10% straight line

Housing properties are held at cost. They are considered to have a high residual value equal to or in excess of the book value (1995 valuation plus subsequent capital improvements) because the residual value of the properties is maintained by the ongoing maintenance of the properties. Accordingly, no depreciation has been charged. Works which do not result in enhancement of economic benefits of a property are charged to the Income and Expenditure Account.

The useful economic lives and residual values of all tangible fixed assets are reviewed annually.

1.5 **Fixed asset Investments**

Listed Investments
Listed investments are a form of basic financial instrument and are recognised at their transaction value and subsequently measured at fair value 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 period. The Trust does not acquire, or use put options, derivatives or other complex financial instruments.

Fixed asset investments comprise investment portfolios maintained by investment managers. These are recognised initially at fair value which is normally the transaction price (but excludes any transaction costs.) Subsequently, investments are held at market value, with all realised and unrealised gains passing through the SOFA.

Investment property
Freehold commercial properties held for investment purposes are stated at fair value as set out in note 10. The properties were valued as at 30 June 2020 on an open market value basis by D White of Hatfield White, an independent commercial property advisor and surveyor. There has been no independent valuation carried out since this time.

In accordance with the SORP, investment property valuations are considered annually and updated for any material movement in fair value. The Trustees have assessed the fair value of the properties, and in doing so considered the long term intentions of the trust, the location of the properties and the rental yield by reference to the most recent lease (or those in negotiation) at the time of the assessment. The significant assumptions in making such an assessment included the current intentions of the Trustees to hold the properties for the long term and the potential value of investment into the area.

The Trustees have concluded that the properties are held at fair value in the accounts as at 30 June 2023.

1.6 **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 they difference between sales proceeds and their opening carrying value or their purchase 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 period end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

1.7 **Debtors**
Accrued income is recognised at the settlement amount due and prepayments are valued at the amount prepaid.

1.8 **Cash at bank and in hand**
Cash at bank and in hand comprise cash on hand and call deposits with a maturity of less than three months, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

1.9 **VAT**
The Trust is registered for VAT. All income and expenditure on a specific commercial property is stated exclusive of VAT. All other expenditure is stated inclusive of VAT. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

1.10 **Taxation**

As a registered charity, the company is not liable to corporation tax to the extent that income and gains are applied to charitable activities.

1.11 **Classification of funds**

Funds are classified according to the manner in which they are allowed to be spent. The unrestricted fund deals with funds that can be spent generally for furthering the objects of the Trust. The Trust designates those revenues which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

Restricted reserves are funds which are to be used in accordance with specific restrictions imposed by either the donor or the governing documents of the Trust.

The capital of the permanent endowment fund must be retained by the Trust. Income arising on the investments is unrestricted. Costs of managing these investments are charged to the endowment fund. Any gains and losses arising on the sales of investments or on revaluation are charged to the endowment fund. On 16 May 2019, the Charity Commission approved the Trustees resolution under Section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

1.12 **Financial Instruments**

The charity only holds basic financial instruments as defined in FRS 102. The financial assets and liabilities of the charity and their measurements are as follows:

Financial assets – trade and other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in note 18. Investment portfolios are basic financial instruments measured at fair value through the income and expenditure account. Prepayments are not financial instruments.

Cash at bank and deposit accounts– is classified as a basic financial instrument and is measured at face value.

Financial liabilities – trade creditors, accruals and other creditors are financial instruments, and are measured at amortised cost as detailed in note 18. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is an obligation to deliver services rather than cash or another financial instrument.

1.13 **Leased assets**

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Receipts from operating leases where the Trust acts as the lessor are recognised in the Statement of Financial Activities on a straight line basis over the period of the lease.

Incentives offered to enter into an operating lease, such as rent free periods, are spread over the lease term and debited to the Statement of Financial Activities on a straight line basis over the period of the lease.

1.14 **Critical accounting estimates and areas of judgement**

Estimates and judgements are continually evaluated and are based on historical experience and adjusted for current market conditions and other factors. The Trustees makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom be exactly the same as related actual results. The estimates, assumptions and management judgements that carry a significant risk of material adjustments to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Estimation of fair value of investment properties
The fair value of investment properties is assessed by the Trustees as set out in note 1.5. In line with the SORP, investment properties are not depreciated.

Residual values of housing property
Housing properties are not depreciated on the basis that their residual value is at least equal to their carrying value on the basis of the continual maintenance of these properties. The significant assumptions applied in the determining the residual values of our housing properties are mainly due to (i) whether it will continue to be necessary to maintain the properties to a certain standard (ii) the market value of the properties.

2. Charitable Activities

	Unrestricted funds £	Restricted funds £	2023 Total £	Unrestricted funds £	Restricted funds £	2022 Total £
Income and expenditure from Almshouses Lettings						
Income from social housing lettings	640,929	-	640,929	590,540	-	590,540
Letting income loss from voids	(26,596)	-	(26,596)	(20,524)	-	(20,524)
Other income/ground rents & guest accomodation	2,580	-	2,580	2,657	-	2,657
	616,913	-	616,913	572,673	-	572,673
Expenditure on letting activities:						
Personnel costs	150,731	-	150,731	126,342	-	126,342
Establishments costs	181,009	-	181,009	180,033	-	180,033
Routine maintenance	131,690	-	131,690	180,103	-	180,103
Planned maintenance	32,967	-	32,967	32,150	-	32,150
General expenses	32,486	-	32,486	28,763	-	28,763
Depreciation - furniture & equipment	5,889	-	5,889	7,074	-	7,074
Total operating costs on Almshouses lettings	534,772	-	534,772	554,465	-	554,465
Surplus on Almshouse lettings	**82,141**	**-**	**82,141**	**18,208**	**-**	**18,208**

3. Investment Income

	Unrestricted funds £	Restricted funds £	2023 Total £	Unrestricted funds £	Restricted funds £	2022 Total £
Commercial Property Rents	52,000	-	52,000	41,249	-	41,249
Dividends Receivable	75,266	14,755	90,021	62,456	12,942	75,398
Bank Interest	2,816	-	2,816	505	-	505
	130,082	14,755	144,837	104,210	12,942	117,152

4. Other income

	Unrestricted funds £	Restricted funds £	2023 Total £	Unrestricted funds £	Restricted funds £	2022 Total £
Other income	139,944	-	139,944	900	-	900
Profit on disposal of freehold property	65,943	-	65,943	-	-	-
	205,887	-	205,887	900	-	900

5. Grants & donations paid

	Grants to institutions £	Grants to individuals £	2023 Total £	Grants to institutions £	Grants to individuals £	2022 Total £
Education	-	2,084	2,084	-	3,994	3,994
General purposes (social welfare)	665	34,867	35,532	2,300	28,544	30,844
	665	36,951	37,616	2,300	32,538	34,838

All above expenditure relates to unrestricted funds.

6. Net incoming resources/operating surplus

	2023 £	2022 £
Depreciation of owned assets	5,889	7,074
Auditors' remuneration for:		
Audit services	6,000	8,298
Accountancy services	1,950	-

7. Employees

Number of employees

The average monthly head count was 8 staff (2022: 8 staff).

Employment costs	2023 £	2022 £
Wages and salaries	144,018	121,474
Social security costs	5,252	4,057
Other pension costs	1,461	811
	150,731	126,342

There were no employees with emoluments above £60,000 in the year (2022: none).

The company operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the company to the scheme and amounted to £1,461 (2022: £811).

Contributions totalling £nil (2022: £nil) were payable to the scheme at the end of the year and are included in creditors.

The trust considers its key management personnel comprise the trustees and the chief officer. Total employment benefits of key management personnel were £37,148 (2022: £29,756).

None of the trustees (or persons connected with them) received any remuneration during the current or prior year. No trustees were reimbursed travel expenses during the year (2022: none).

8. Housing property held for letting

	2023 £	2022 £
Cost or valuation		
At 1 July 2022	3,437,899	3,418,766
Additions	-	19,133
Disposals - Warden's House	(174,150)	-
At 30 June 2023	3,263,749	3,437,899
Net book value		
At 1 July 2022	3,437,899	3,418,766
At 30 June 2023	3,263,749	3,437,899
Freehold land and buildings	3,263,749	3,437,899

A number of the housing properties were originally constructed several hundred years ago and there is no record of original cost. The housing properties were transferred to the CIO from the former charity on 30 June 2018 at book value.

The former charity, on transition to the SORP (FRS 102), took advantage of the transitional provision that permitted the Trust to take the book amounts for the properties as deemed cost. The former charity adopted these transitional provisions, and the trustees therefore did not undertake a more recent valuation.

Spend on property in the period

	2023 £	2022 £
Capitalised	-	19,133
Charged to the income and expenditure account	164,657	212,253
	164,657	231,386

Housing stock

The average number of units of housing in management was 65 Almshouses for letting, replacing the warden's house sold (2022: 66 Almshouses for letting).

9. Tangible fixed assets

	Furniture and Equipment	Total
Cost	£	£
At 1 July 2022	36,415	36,415
Additions	3,774	3,774
Disposals	-	-
At 30 June 2023	40,189	40,189
Depreciation		
At 1 July 2022	27,263	27,263
Charge for the year	5,889	5,889
Disposals	-	-
At 30 June 2023	33,152	33,152
Net book value		
At 30 June 2023	7,037	7,037
At 1 July 2022	9,152	9,152

10. Fixed asset investments

	Invest-ment properties £	Listed invest-ments £	2023 Total £	Invest-ment properties £	Listed invest-ments £	2022 Total £
Movements in fixed assets investments						
Market value b/f as 1 July 2022	1,025,000	2,179,831	3,204,831	1,025,000	2,370,833	3,395,833
Additions at cost	-	670,803	670,803	-	240,994	240,994
Disposals	-	(179,641)	(179,641)	-	(163,756)	(163,756)
Net gain / (loss) on revaluation	-	(110,999)	(110,999)	-	(268,240)	(268,240)
	1,025,000	2,559,994	3,584,994	1,025,000	2,179,831	3,204,831
Cash held within investment portfolio	-	102,648	102,648	-	242,964	242,964
Market value c/f as at 30 June 2023	1,025,000	2,662,642	3,687,642	1,025,000	2,422,795	3,447,795

Investments at fair value	2023 Total £	2022 Total £
Investment properties	1,025,000	1,025,000
Equities	2,179,831	2,036,633
Fixed interest securities	380,163	143,198
Cash held within the investment portfolio	102,648	242,964
	3,687,642	3,447,795

11. Debtors

	2023	2022
	£	£
Debtors	2,978	-
Prepayments and accrued income	113,936	7,888
	116,914	7,888

12. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Creditors	17,029	36,908
Accruals	12,512	20,063
Deferred Income	13,113	19,532
Taxation and social security	400	452
	43,054	76,955

13. Summary of movement in funds

	Opening balance £	Income £	Expenditure £	Gain/(loss) on Investments & transfers £	Closing balance £
Unrestricted funds					
General	5,200,897	952,947	(584,710)	(40,873)	5,528,261
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,700,897	952,947	(584,710)	(40,873)	6,028,261
Endowment funds					
Historical cost	820,318	-	(7,344)	(9,852)	803,122
Revaluation	42,582	-	-	(42,582)	-
	862,900	-	(7,344)	(52,434)	803,122
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	505,663	14,755	(3,824)	(10,794)	505,800
Revaluation	6,898	-	-	(6,898)	-
	522,561	14,755	(3,824)	(17,692)	515,800
Total funds	7,086,358	967,702	(595,878)	(110,999)	7,347,183

The designated reserve for future major work is named 'Roof replacement fund'. This fund is available to fund roof repairs at any of the Trust's sites.
There is also a designated fund entitled "Almshouses fund" – this is for development of new Almshouses.

The Corfield Hall fund includes donations received specifically for the purchase and development of Corfield Hall.

The Extraordinary Repairs Fund is a restricted fund which can be used for extraordinary repairs, improvements or rebuilding relating to properties owned by the Trust. The fund is made up of a listed investment portfolio, and therefore income, expenditure and gain/losses associated to the investment are charged to the fund. Permission must be obtained from the Charity Commission before any of the investment capital is used.

Endowment funds are held in listed investments and intended to be held for the long term. Income arising from the fund is available for use by the Trust. On 16 May 2019, the Charity Commission approved the Trustees resolution under section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

Summary of movement in funds – 2022

	Opening balance £	Income £	Expenditure £	Gain/(loss) on Investments & transfers £	Closing balance £
Unrestricted funds					
General	5,202,366	677,833	(600,195)	(79,107)	5,200,897
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Almshouses fund	250,000	-	-	-	250,000
Total unrestricted funds	5,702,366	677,833	(600,195)	(79,107)	5,700,897
Endowment funds					
Historical cost	822,675	-	(7,494)	5,137	820,318
Revaluation	132,854	-	-	(90,272)	42,582
	955,529	-	(7,494)	(85,135)	862,900
Restricted funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	512,819	12,942	(4,336)	(15,762)	505,663
Revaluation	106,324	-	-	(99,426)	6,898
	629,143	12,942	(4,336)	(115,188)	522,561
Total funds	7,287,038	690,775	(612,025)	(279,430)	7,086,358

17. Analysis of assets between funds

	Unrestricted £	Restricted £	Endowment £	2023 Total £
Fixed assets				
Housing properties	3,253,749	10,000	-	3,263,749
Tangible assets	7,037	-	-	7,037
Investment	2,375,835	506,898	804,909	3,687,642
Current assets/(liabilities)				
Debtors	116,914	-	-	116,914
Bank	314,895	-	-	314,895
Creditors	(40,169)	(1,098)	(1,787)	(43,054)
	6,028,261	515,800	803,122	7,347,183

Prior year - 2022

	Unrestricted £	Restricted £	Endowment £	2022 Total £
Fixed assets				
Housing properties	3,427,899	10,000	-	3,437,899
Tangible assets	9,152	-	-	9,152
Investment	2,069,449	513,659	864,687	3,447,795
Current assets/(liabilities)				
Debtors	7,888	-	-	7,888
Bank	260,579	-	-	260,579
Creditors	(74,070)	(1,098)	(1,787)	(76,955)
	5,700,897	522,561	862,900	7,086,358

18. Financial instruments

Categorisation of financial instruments

	2023 £	2022 £
Financial assets measured at fair value through income and expenditure account	3,687,642	3,447,795
Financial assets that are debt instruments measured at amortised cost	318,873	260,579
	4,006,515	3,708,374
Financial liabilities measured at amortised cost	29,541	56,971

Item of income, expenditure, gain or losses

2023	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	142,021	17,829	-	52,434
Financial assets that are debt instruments measured at amortised cost	2,816	-	-	-
Financial liabilities measured at amortised cost	-	-	-	-
	144,837	17,829	-	52,434

2022	Income £	Expense £	Net gains £	Net losses £
Financial assets measured at fair value through income and expenditure account	116,647	18,638		279,430
Financial assets that are debt instruments measured at amortised cost	505	-	-	
Financial liabilities measured at amortised cost	-	-	-	-
	117,152	18,638	-	279,430

19. Financial commitments

At 30 June 2023, the Trust is due the following minimum lease receipts under non-cancellable operating leases for which it is a lessor, for each of the following periods.

	2023	2022
Land and Buildings	£	£
Expiry date:		
Within one year	58,500	48,487
Between two and five years	4,000	41,197
	62,500	89,684

21. Prior year - Statement of Financial Activities for the year ended 30 June 2022

	Notes	Unres-tricted £	Res-tricted £	Endowment fund £	2022 Total £
Income:					
Donations & legacies		50	-	-	50
Charitable activities	2	572,673	-	-	572,673
Investment Income	3	104,210	12,942	-	117,152
Other income	4	900	-	-	900
Total income		677,833	12,942	-	690,775
Expenditure:					
Raising funds					
Investment manager fees		6,808	4,336	7,494	18,638
Charitable activities					
Almhouse letting	2	554,465	-	-	554,465
Grants & donations	5	34,838	-	-	34,838
Other expenditure		4,084	-	-	4,084
Total expenditure		600,195	4,336	7,494	612,025
Net income / (expenditure) before other recognised gains and losses		77,638	8,606	(7,494)	78,750
Net gain / (loss) on investments	11	(79,107)	(115,188)	(85,135)	(279,430)
Net income before transfers		(1,469)	(106,582)	(92,629)	(200,680)
Transfers	16	-	-	-	-
Net movement in funds for the year		(1,469)	(106,582)	(92,629)	(200,680)
Reconciliation of funds					
Total funds brought forward		5,702,366	629,143	955,529	7,287,038
Total funds carried forward		5,700,897	522,561	862,900	7,086,358

TAUNTON HERITAGE TRUST

England & Wales - Charity number 1177162

Accounts

Taunton Heritage Trust

Financial Statements

For the financial year ended 30 June 2022

A C Mole
Chartered Accountants and
Statutory Auditors
Taunton

Registered CIO No: 1177162
Regulator of Social Housing No: 5059

Taunton Heritage Trust
Financial Statements
For the year ended 30 June 2022

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Taunton Heritage Trust
Officers and Professional Advisors
Year ended 30 June 2022

Reference and Administrative Details

The Board of Trustees
The Trustees are all members of the Board of Management

Appointed for four years expiring 30 June 2022
LIZ FOTHERGILL – reappointed for four years expiring 30 June 2026 [2nd term]
VIVIENNE STOCK-WILLIAMS

Appointed for four years expiring 30 June 2025
JOHN RUFF [2nd term]
JEAN ALLGROVE [2nd term]
NORMAN CAVILL [2nd term]

Appointed for four years expiring 07 December 2024
*COUNCILLOR SUE BULLER

Appointed for four years expiring 14 September 2024
NATHAN BRASINGTON

Appointed for four years expiring 30 June 2024
CHRIS CUTTING [2nd term]
JOHN WILLIAMS [2nd term]
**MIKE HELLINGS

Appointed for four years expiring 05 April 2024
HUGH GREGORY

Appointed for four years expiring 09 September 2023
*COUNCILLOR ANDY PRITCHARD

**Appointed by Somerset West & Taunton Council – term of four years [SW&T ends 1 April 2023]*
**Appointed by the Court Leet - term of four years

TRUST'S PATRON
MAYOR OF TAUNTON COUNCILLOR SUE LEES – role expires 01 April 2023

ASSOCIATES
MARGARET NOTT
RACHEL PINDER

Taunton Heritage Trust
Officers and Professional Advisors
Year ended 30 June 2022

Staff

Chief Officer	Karen White
Officers	Nick Beresford – Properties Manager (from 16 August 2021) - Deputy Chief Officer (from 01 April 2022) Laura Harrison – Administrator Claire Liell – Finance Manager Ros Moreton – Office & Compliance Manager (from 01 February 2022) Jeff Payne – Properties Manager (until 31 August 2021) Jeff Payne – Employers Representative (from 16 September 2021) Jan Peake – Office & Compliance Manager (until 11 February 2022)
Wardens	Mrs Jacqui Avison, 24 St James Street, Taunton Mrs Alison Perrott, Leycroft Lodge, Leycroft Close, Taunton
Auditor	A C Mole Chartered Accountants & Statutory Auditors Stafford House Blackbrook Park Avenue Taunton Somerset TA1 2PX
Registered Office	Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG

Taunton Heritage Trust
The Report of the Board of Trustees
Year Ended 30 June 2022

These accounts show the results for the year 01 July 2021 to 30 June 2022.

Objectives and Activities

The Trustees of Taunton Heritage Trust, a registered Charitable Incorporated Organisation (CIO) work within the terms of the Constitution approved by the Charity Commission on 14 February 2018 and amended by an order dated 02 October 2018.

The Trust is a Registered Social Landlord and operates within the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance. The Trust's Charity number is 1177162 and its Social Housing Registration number is 5059. The Trust's principal address is Huish Homes, Magdalene Street, Taunton, TA1 1SG

The objects of the CIO are as follows:

(a) To provide affordable, suitable and safe social housing in the form of almshouses for people in need aged 60 years and over with priority being given to inhabitants of the Borough of Taunton Deane ("area of benefit").
(b) To provide relief in need for the Residents of the almshouses and other inhabitants of the area of benefit, (or in exceptional cases to persons resident immediately outside the area of benefit), by making grants of money for goods, services or facilities for the benefit of individuals or other charities or in such other ways as the CIO may see fit.
(c) To provide annual grants to Bishop Fox's School and as part of the British School Fund, to other schools in order to further the education of children and young people in the area of benefit.

The objectives for the purpose of public benefit, require that the Trust provides affordable, suitable and safe accommodation for people on low incomes aged over 60 years and provides a grant giving scheme in order to assist individuals who are identified as in financial need. The Trustees have paid due regard to the Charity Commission's guidance in relation to the reporting of Public Benefit and believe that the main activities and who the Trust helps are described below.

To comply with the Trust's Constitution, almshouse residents must be in need and aged 60 years and over with priority being given to inhabitants of (the former) Taunton Deane. This is broadly defined as being on a low income, but need can also mean a requirement for the sheltered form of safe housing that the Trust is able to provide. The Trust has a robust process of Resident Appointment that includes an interview with Trustee presence before offering accommodation to ensure the person most in need at the time of a vacancy is offered the available flat.

The Trust's objectives in providing accommodation during the year were as follows:

- To provide affordable, suitable and safe accommodation for people in need aged over 60 years.
- To provide Warden assistance to encourage Residents to live their lives as independently as possible.
- To work to secure appropriate assistance for Residents from relatives and relevant support agencies.
- To provide a community environment which encourages social wellbeing through a range of activities and events.
- To maintain the Trust's almshouses to the highest standard practicable.

The Trust also provides a monthly grant giving scheme and the objectives of the grants scheme are as follows:

- To assist individuals who are resident in (the former) Taunton Deane and who are identified as in financial need.

Grant payments fall into two main categories:

1. Items of general need
2. Educational grants

All grant applications are considered against agreed criteria which are reviewed annually. There were no changes in activities during the year.

Covid 19 Pandemic

As at July 2021, the country was still in the midst of the global pandemic which was continuing to impact the operations of the Trust. At the beginning of the reporting period a government "roadmap" was in place in order to control the gradual easing of restrictions in line with the rollout of the Covid vaccination programme and stage 4 of the "roadmap" had just been put back to 19 July 2021, following which most legal limits on social contact were removed in England. However, with the onset of autumn and winter and the arrival of the Omicron variant of the virus, new restrictions were imposed once again.

The impact on the Trust of the initial stages of the pandemic was documented in this report for the previous year, but continued to impact as follows -

GOVERNANCE

During the financial year, Committee and full Board meetings were held in person again, although with changes to venues to allow for distancing due to concerns of the virus. The AGM was held at the Taunton Racecourse. In September 2021, following a release of all restrictions, a joint Trustee and Staff development day was held which provided an excellent opportunity to bring everyone together following a very challenging period.

A Powerpoint training session detailing the Resident appointment process that had been developed by Staff was planned for late autumn, to be delivered to Trustees and Associates. As news of the Omicron variant spread, it was decided to deliver this training via Zoom conferencing and all Trustees and Associates embraced this new way of working.

ALMSHOUSES & RESIDENTS – MAINTENANCE & ESSENTIAL COMPLIANCE

The increased levels of cleaning in communal areas across all sites continued. As the financial year begun, during summer 2021, the Trust tentatively opened up the Community Rooms to Residents again as well as guest suites. As a result of the Government lockdowns in the previous reporting period, there was a backlog of both planned and some response maintenance. The focus for this financial year was to catch up with the backlog and this was achieved.

Taunton Heritage Trust
The Report of the Board of Trustees
Year Ended 30 June 2022

The Trust continued to appoint Residents using Zoom conferencing where necessary, but were mostly able to return to face-to-face meetings, using larger meeting spaces where appropriate. Towards the end of the period, the "home visit" for potential Residents was reintroduced, having dropped this practice at the start of the pandemic. This element completes the picture of the robust Resident appointment process that is undertaken.

Having been unable to hold a Christmas Lunch for all Residents in December 2020, it was a positive step forwards in December 2021 to be able to deliver an event at the Somerset County Cricket Club for Residents, some Trustees and Staff. With careful additional planning, the event was a great success and helped to build the confidence of Residents who had not been able to enjoy social events for some time.

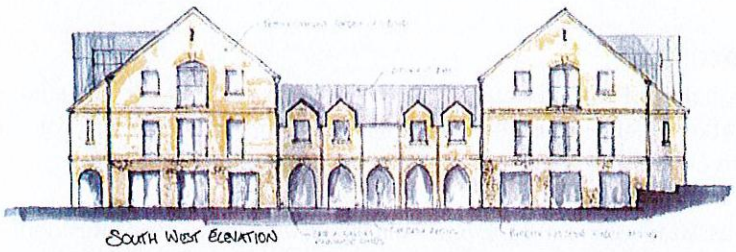
In June 2022, the Trust was once again able to deliver a summer outing which returned to the Hotel Riviera in Sidmouth for morning coffee and lunch. This event was a great success and enjoyed by all.

GRANTING

The monthly grants panel meetings continued without interruption, using the pandemic-introduced method of holding them by Zoom conferencing. This method improves efficiency and has now been permanently adopted.

CORFIELD HALL DEVELOPMENT

In August 2020 the Planning Committee of Somerset West and Taunton Council (SW&T) met to discuss the Trust's planning application to demolish the Corfield Hall and replace it with a new build providing 11 almshouse flats with laundry, replacement offices for Trust Staff and a community/meeting room. The proposal received unanimous support from the Councillors at the meeting, but as reported last year, due to the introduction of phosphate mitigation legislation before full sign-off was achieved, a planning permission certificate has still not been issued. Pandemic-related delays have exacerbated the situation.



During this reporting period the Trust has endeavoured to move the project forwards but has been frustrated by SW&T's inability to deal with the phosphates issue due to inadequate resources. However, as at 30 June 2022, we could see light at the end of the tunnel when external consultants were appointed to review our assessments. As at August 2022, the Trust has two potential solutions –

- An offer of private land for tree planting as mitigation.
- SW&T's 'Credits' scheme whereby they carry out mitigation on behalf of Developers for a one-off payment based on the project phosphate load. We are awaiting further details but it is hoped this scheme will be operational by autumn 2022.

Trustees will then review the above options and the project can move forward. At this point the project will need to be repriced and the project's viability assessed.

Despite all the obstacles, the Trust remains determined, subject to final costs, to deliver this much-needed project.

FINANCIAL

The circulation of monthly financial statements to Trustees continued in order to monitor and rapidly respond to any areas of concern. This was introduced in March 2020 at the start of the pandemic and has proved a useful financial management tool.

One of the Trust's commercial properties was vacant at the beginning of the reporting period and causing significant concern. The retail tenant had closed its doors permanently following the government lockdowns and there was no interest from other retailers in what had once been considered a prime retail location. In order to mitigate against liability on running costs for the property, an arrangement was agreed with the local Rotary Club who occupied the property on a temporary basis during the build up to Christmas 2021 and ran the premises as a charity shop. The Trust's other commercial property was not impacted by the pandemic and continues to provide a steady regular source of income.

The Trust's stocks and shares investment incomes have experienced a rollercoaster ride during the period which continues to be the case due to global economic issues, the war in Ukraine, the ongoing impact of Brexit and instability within the UK Government. Rowan Dartington have continued to keep the Trust advised of any significant concerns and taken action where necessary.

STAFFING

The Staff team had adapted swiftly and seamlessly to working from home during the previous reporting period and so as at July 2021, were well practiced in working from home where necessary and using the best possible IT equipment to enable them to do so. The office was open for all except the Government lockdown periods and for the entire duration of this reporting period, but from Monday to Thursday only, with Staff working from home on a Friday. This new way of operating has been very successful and allows increased flexibility for colleagues.

Achievement and Performance

The Taunton Heritage Trust offers sheltered accommodation to the over 60's who are in need. The sheltered nature of the accommodation enables Residents to maintain their independence for longer, living with dignity in a safe and secure environment.

The provision of part-time Warden assistance and a 24/7 piper alarm system means that Residents feel fully supported and do not become isolated. The gradual reintroduction of events and activities during the period has been very well received and ensures a "community" feel. This has been well managed by the Trust's Wardens. Building back confidence in those who were badly impacted by the pandemic and attempting to offer something for everyone! The following is a list of events that took place during the reporting period for all Residents to enjoy –

LEYCROFT CLOSE

Trust led events

- Pimm's & strawberries afternoon September '21
- Card bingo and ploughman's October '21
- Card bingo and ploughman's November '21
- New Year's Eve ploughman's and race night December '21
- Fish and chips – card bingo February '22
- Trustees' coffee morning May '22

Resident led events

- June '22 Jubilee celebrations over four days

BERNARD TAYLOR HOMES

Trust led events

- Chinese evening August '21
- History session September '21
- Chinese evening October '21
- History talk November '21
- Ploughman's supper December '21
- Games Evening March '22
- Easter family event and egg hunt April '22
- Fish and chip supper April '22
- History session early April 22
- History session late April '22
- Trustees' coffee morning May '22
- KFC supper May '22
- Jubilee party, quiz, and games June'22
- History session June '22

Resident led events

- Residents Christmas party, quiz, and games
- Soup lunch April '22
- Craft afternoons every Friday afternoon since May '22

The grants scheme enables people of all ages, who live in (the former) Taunton Deane and are in financial need, to benefit from assistance, often at short notice. Examples of items granted are school uniform for children, flooring and white goods, clothing and basics for people setting up a new home – i.e. out of prison or victims of domestic abuse. Equipment for new babies/children and respite care. The grant scheme fills a much-needed gap in the area of benefit to respond quickly and assist people who are genuinely in need and very often at a time when they have nowhere else to turn.

The grant applications are completed on behalf of the individual by referring agencies. During the year some 25 referring agencies (41 the previous year) submitted applications. Detailed guidance notes for grant eligibility are regularly reviewed and updated and published on the Trust's website. These are also circulated to all referring agencies on a regular basis.

Grants during the year amounting to £34,838 were made as follows:

£30,844	Grants for general purposes
£ 3,994	Grants for educational purposes

The allocation of grants:	2021-2022	2020-2021
Education (uniforms, etc)	22	30
Furniture & household goods	14	27
White goods	31	59
Equipment for babies/children	0	1
Flooring	37	26
Clothing	3	1
Equipment for disability	2	4
Decoration/repairs	5	2
IT equipment	0	2
Playschemes	1	1
British School Fund	1	1
Bishop Fox's School Fund	1	1
Other	2	2
TOTAL	**119**	**157**

Property Management and Maintenance
The Trust continued to meet its objectives during the period by undertaking the following –

Response Maintenance
During the budget year 2021/22 response maintenance works undertaken across all sites was at a normal level and the breakdown in percentages is as follows -

1. Leycroft Close – 45%
2. Bernard Taylor Homes – 35%
3. Huish Homes – 10%
4. St James Close – 5%
5. Grays Almshouses– 5%

Leycroft Close is highest partly due to size but also due to the catchup when changing gardening contractor, a regain was necessary on all sites but Leycroft Close was the worst affected and the largest. In addition, there were large trees bordering Wordsworth Drive that required felling.
Bernard Taylor Homes was above average due to dealing with hot water issues, a historic blockage in the recirculating system was creating a potential Legionella issue. This has now been fixed and all flats receive hot water of equal temperature. Huish Homes costs spiked towards the end of the budget year due to the failing of two of the boilers that have now been replaced.

Works completed for residential sites were as follows:

- Partial flat refurbishments x 1
- Leycroft Lodge (Warden accommodation) partial refurbishment.
- Flat boiler replacement Huish Homes x 2
- Laundry room refurbishment for Huish Homes/Bernard Taylor Homes
- Leycroft Close Bike Store build
- Painting and repairing of external doors where required on all sites less Bernard Taylor Homes.
- Redecoration works to stairwells at Leycroft Close.
- Redecoration works to stairwells at St James Close.
- Fire Safety Inspection and Fire Risk Assessments completed (5 yearly)
- Upgrade of fire detection on all sites to level 1 hardwired by Abel.

- Periodic testing completed on necessary sites (5 yearly)
- Portable Appliance Testing completed on all sites.
- Plant removal from Grays Almshouses roof and condition survey.
- Boiler servicing and gas safety checks all sites less Grays Almshouses.
- Repair/upgrade of Grays Almshouses communal television install.
- Grounds work post gardener changes in order to raise the standard on all sites.
- Bernard Taylor Homes heating repairs, including engineer assessment.
- Bernard Taylor homes security issues – additional CCTV to cover blind spot and anti-trespass systems.
- Windows and gutters have been cleaned on all sites.

Works completed for commercial sites were as follows:

- Corfield Hall site security chains to restrict access and parking
- Fire and Electrical testing and certificates for North Street commercial property in preparation for new occupancy.

Almshouse turnovers completed across sites:

1. Leycroft Close – 2
2. Bernard Taylor Homes – 3
3. Huish Homes – 0
4. St James Close – 2
5. Grays Almshouses - 0

Throughout the year the Trust managed 66 flats over five Almshouse sites. Vacant flats were filled promptly following maintenance turnover. Promotion included advertising on site and in the local press and via social media. The Trust also placed adverts in a number of community and parish magazines within the area of benefit. At the time of each vacancy an assessment of eligibility is made, and flats are allocated to those considered to be most in need.

The average occupancy levels during the year were **96.5%** (95.25% previous reporting period). The Trust complies with all statutory requirements of the Charity Commission and the Regulator of Social Housing and ensures it complements the housing strategies of Somerset West and Taunton Council.

The Trustees review the requirements of the beneficiary group through the Committee structure and seek to develop appropriate services to meet identified need. During the period, as part of the Strategic Plan, and via the Governance, Strategy & Policy Committee, a market research exercise was undertaken with other local agencies and Local Authorities to establish awareness of the Trust's housing provision within the local community and its relevance moving forwards. Initial feedback is very positive, and the full report is to be fed back to Trustees in September 2022. A review of charges relating to almshouse lettings is carried out on an annual basis following Homes England and the Almshouse Association guidelines. During the year a Resident appointment "Masterclass" which had been developed by Staff, was delivered to all Trustees to ensure a consistent depth of understanding of the robust process that is in place.

The Trust continues to receive annual income from its investments and rental income from commercial properties. During recent years both sectors have hit turbulent times but with the guidance and support of the Trust's professional advisers, these have been well managed. The income from the commercial properties provides the basis for budget management in terms of the grant giving role. Due to the reduction in this income over the previous financial year, the granting budget had already been reduced and was managed during this period on a reduced budget. Monthly Grant Panel meetings were held and a cap on spend to each grant recipient was effected to ensure that every worthy applicant was able to benefit from the scheme. The criteria for the provision of grants is reviewed at Committee level and the guidance notes and application form are updated accordingly and shared with the relevant referring agencies. These documents are available to download on the Trust's website.

During the year the Trust's Disaster Recovery Plan was updated and refreshed in consultation with the Civil Contingencies Department of Somerset County Council. In addition, the Trust's Risk Register was under constant review to acknowledge and mitigate against fast moving changes due to the pandemic and challenging economic environment.

A Residents Satisfaction Survey was undertaken in the Spring of 2022 with a pleasing response rate of 81%. In terms of overall satisfaction with the quality of provision, 87% of Residents were very satisfied and in addition, 87% of Residents said they felt safe in their home. Following analysis of the responses, two sessions were held on site to which all Residents were invited where the Chief Officer & Properties Manager talked through any concerns and clarified grey areas. These were very positive sessions.

In November 2021 the Chief Officer was invited to speak at an All-Party Parliamentary Group on Almshouses. The presentation was well received, assisted in raising the profile of the Taunton Heritage Trust and provided a reflection on the unique quality of the almshouse offering and the benefits of this special type of housing.

Financial Review

Financial management

The Trust is self-funding deriving income from its properties and portfolio of stocks and shares. As a registered housing provider, the Trust complies with Homes England's formula when setting weekly maintenance contribution levels.

There is an agreed system of budgetary control with a detailed budget being agreed by the Board of Trustees in advance of the financial year. Snapshot reports are produced monthly and detailed reports, on a quarterly basis. These procedures are reviewed at least annually. Rowan Dartington are the Trust's Investment Managers. Quarterly reports are received from Rowan Dartington and the agreed procedures for the transactions have been followed. One of the Trust's commercial properties (1/1A St James Street) was fully occupied during the financial year, and the other, (54/55 North Street) had lost its tenant Arcadia during the previous reporting period. During the 21/22 financial year the emphasis was on mitigating the holding costs of the property and a temporary arrangement was agreed for a number of months leading up to Christmas 2021 with the local Rotary Club running the premises as a Charity Shop. In May 2022 a lease was signed with a new retail tenant. Although the agreed rental income is significantly reduced, the arrangement is deemed to be as good as it can be in the present economic climate and with many vacant shops in the town centre.

Investment policy and returns

The objectives of the Trust in investing its funds are as follows:

- The investments are held as a long-term reserve against any future shortfall in income against expenditure.
- The Taunton Heritage Trust's investment objective is to maintain and, if possible, enhance the real value of the reserves represented by its investments while producing an income.
- The Trustees investment time horizon is ten plus years.
- The Trustees assessed attitude to risk, ie the risk profile for the Charity's portfolio is medium/high risk.

The Taunton Heritage Trust's strategic investment policy involves a broadly diversified spread of assets, including UK and overseas equities, government and non-government bonds and pooled funds to cover more specialist areas of investment.

The Trustees' policy is to invest in freehold property as well as in a listed managed portfolio with Rowan Dartington. The investment properties which made up 29.7% of invested funds at 30 June 2022 generated a gross return of 4.0% (2021: 8.5%). The listed managed portfolio produced an income return of 3.1% (2021 4.1%) and a loss on revaluation of 10.7% (2021: gain 1.8%). Overall, the loss on listed investments was 8.5% (2021: return 5.9%). The Trust's policy with regard to investments is to aim to achieve a 3.5% return on reserves, this figure was not achieved during the year due to the continued impact of the pandemic.

The current economic conditions are such that retail outlets on the High Street have proved to be challenging. The loss of income on the largest commercial property has been well managed and a new retail tenant has now been brought in albeit at a lower rental income.

Reserves Policy and Reserves

Need for reserves

The principal risks that impact on the need for reserves have been assessed to include:

- Occupancy rate of the almshouses, current and anticipated
- Occupancy of the commercial properties which have historically provided the income for the Trust's grant making role
- Costs of staffing at the correct level, current and future pension provision and employer's liabilities
- Unexpected costs on any of the buildings
- Other committed or unplanned expenditure
- Future needs, opportunities, contingencies or risks, the effects of which are unlikely to be met out of future income
- The ongoing additional costs of legal compliance regarding legionella, fire risk, health & safety etc.

Level of reserves

The Trust's policy with regard to level of reserves is to maintain six months operating costs. This is in the region of £300,000. Unrestricted reserves are maintained at a level considered to be adequate to cover day to day working capital and all foreseeable emergencies relating to the properties. The Trust incurred a deficit in the year of £200,680 (2021: Surplus £225,535).

The reserves as at 30 June 2022 totalled £7,086,358 of which £862,900 were endowment funds and £522,561 restricted funds. Unrestricted funds of £5,700,897 are made up of £3,437,051 held as commercial property, functional property or other fixed assets. A further £2,069,470 of fixed asset investments held as long-term investments to generate income. This left £194,376 of free reserves available to the CIO.

On 30 June 2022, the Trust held a designated roof replacement fund totalling £250,000 and a further repair fund for extraordinary repairs totalling £250,000. We have a designated fund for a possible future development of Almshouses of £1 million. These designated funds are held within the investment portfolio.

The available cash reserves achieve the level in the Trust's policy above. The free reserves are below this level but additional sums held as reserves could be converted to cash as necessary.

Monitoring and review
The level of reserves is reviewed annually, as part of the budget setting process in order to ensure sufficient but not excessive reserves are maintained. The Trustees are of the opinion that on a fund-by-fund basis, the Trust's assets are available and adequate to enable it to fulfil its obligations.

Financing and treasury management
The Trust does not have any borrowings at 30 June 2022 and the Trustees believe that all current plans will be met from existing funds with the exception of the Corfield Hall development project where loan and grant funding is being sought.

Statement of Trustees' responsibilities
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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 Trust and of the income and expenditure of the Trust for that year.

In preparing these financial statements, the Board is required to:

- Select suitable accounting policies and then apply them consistently;
- Observe 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 material 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 Trust will continue in operation.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and to enable them to ensure that the financial statements comply with the Charities Act 2011, part 2 of the Housing & Regeneration Act 2008 the Accounting Direction for Social Housing in England from January 2019, the Charity (Accounts and Reports) regulations 2008 and the governing document. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Structure, Governance and Management

The Trustees are all members of the Board of Management. Liz Fothergill served as Chair for the period with Norman Cavill serving as Vice Chair. Councillor Sue Lees served as the Trust's Patron. Liz Fothergill's term of office came to an end during the year, and she was reappointed for a further four-year term. Vivienne Stock-Williams's term of office also came to an end, and she retired as a Trustee. Vivienne was then appointed as an Associate to serve with Rachel Pinder and Margaret Nott.

The role of Associate is specifically for retiring Trustees who feel they are unable to commit to a further full term as Trustee but would still like to offer their expertise and experience to the Trust at Committee and operational level. This position was introduced in the previous reporting period and has been beneficial to the Trust, in particular in assisting with pastoral issues.

Day to day responsibility for running the Trust and overseeing all its activities is delegated to the Chief Officer who is considered to be the Trust's key management personnel. The Chief Officer is supported by the Officers and Wardens, operating within the policies, guidelines and directions given by the Trustees, all of which are minuted. The Chief Officer reports to the Trustees on at least a quarterly basis at Board Meetings. Other Officers report quarterly to Trustees via the relevant committee, as do the Wardens.

Strategic direction and guidance as well as review of operating policies and procedures is carried out by the Board of Trustees. When setting the pay and remuneration of the Trust's key management personnel, the Trustees consider the remuneration levels of equivalent officers in other similar Almshouse charities and the National Joint Council pay scales.

Policy for the recruitment, appointment, induction and training of new Trustees

The Trust operates under the terms of its Constitution dated 14 February 2018 and this provides for the body of Trustees to consist of not less than nine Trustees, to include three Trustees who are nominated, with a minimum quorum of five Trustees at a meeting. If there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees. During the year, no new Trustees were appointed.

The Chief Officer is responsible for the induction of any new Trustee. The process includes visits to the office, meetings with Staff and visits to each Almshouse site, as well as "shadowing" opportunities with the Wardens. A detailed induction pack is provided which includes information relating to Trustees' responsibilities, a copy of the Constitution and most recent audited accounts. It also contains the Strategic Business Plan and the most recent annual report from the Chief Officer as well as any other relevant background information.

Operations

The following meetings have been held during the year:
Board Meetings – 4
Extraordinary Board Meeting - 1
AGM - 1
Finance & Properties Committee- 4
Governance, Strategy & Policy Committee – 4
Grants Committee - 2
Grants Panel - 12
Appointments Committee – 2
Residents Committee – 2
Health & Safety Committee – 2 – plus 2 by email exchange
All Trustee meetings were quorate.

Two working parties were set up during the year comprising of a combination of Trustees, Associates and Staff. One was to focus on Staffing restructure. A recommendation was made to the Board and the work was completed during the year. The other was to review the Trust's educational grants scheme – this work is ongoing.

The Charity Commission and Homes England annual returns were completed within the prescribed deadlines.

Monitoring of performance

The Trustees receive written reports from the Wardens, Finance Manager and Properties Manager at quarterly meetings. The Board approves the annual budget. The Finance & Properties Committee receives quarterly reports and oversees all planned maintenance and scheduled developments.

The Trustees consider the following:

- Actual expenditure against budget for the current year on a quarterly basis and proposed budgets for the forthcoming year on an annual basis
- Annual Accounts and Audit report as presented by the Trust's accountants.
- All operating policies and procedures on a rolling three-year programme.

The Trust is always liable for inspection by Homes England and the Charity Commission.

The Chief Officer reports to the Trustees on performance at Committee and Board level as outlined below:

- Organisational performance against an agreed set of annual priorities, on an at least six-monthly basis
- Grant cashflow on a quarterly basis
- Occupancy levels across the residential properties on a quarterly basis
- Collection of Residents weekly maintenance contributions and any arrears on a quarterly basis
- Capital spending on building development on a quarterly basis
- Any issues regarding response to repairs and maintenance requests on a quarterly basis
- Any Residents' or other stakeholder issues or complaints and their resolution, through the Trust's complaints procedure on a quarterly basis.

Management development

A joint Trustee and Staff Development Day was held in September 2021 which was externally facilitated. Subjects covered included refreshers on data protection, safeguarding and equalities using case study scenarios. All who attended agreed the session encouraged joint working between Staff and Trustees. During the year work was undertaken at Committee level to create a Governance Self-Assessment Plan for the Trust which is now in place as a tool to assess the quality of governance assurance. The Almshouse Association have developed a comprehensive library of training Webinars and Staff and Trustees have signed up to some of these during the year.

The Trust's Strategic Plan is now underway and a review of the timeline of the plan took place following the end of the financial year. A Trustees' review of the performance of the Trust was coordinated by the Chair of Trustees in February 2022 with recommendations being taken forwards during the year.

Risk management

The Trustees manage risk via a Risk Register. These risks have been identified under the following sections:

- Financial
- Management
- Property
- People
- Health Safety & Wellbeing
- Governance

The Risk Register is overseen by the Governance, Strategy & Policy Committee and is reviewed on a quarterly basis.

The Trustees review the major risks which the Trust faces on a regular basis and believe that maintaining free reserves at the levels stated on page 11, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The results for the last two years confirm that. The Trustees have also examined other operational and business risks and confirm that they have established systems and procedures to mitigate the significant risks. These include matters relating to Trustees, Staff, Residents, external stakeholders and property.

Fundraising activities
The Trust does not actively undertake any direct fundraising activities and does not engage anyone to undertake such activities on its behalf. Some grant funding is expected to be sought in relation to developing the Corfield Hall project and it is expected that this work will be undertaken inhouse.

Plans for Future Years

During the year changes were made to the Staffing structure in order to ensure appropriate Staff resource moving forwards. The changes included the introduction of the role of Deputy Chief Officer, which has been filled by the current Properties Manager who fulfils both roles. This has achieved a more balanced managerial structure.

The Trust retained the expertise of the previous Properties Manager by employing him as THT Agent to oversee the Corfield Hall project. Despite the current pause in activity documented earlier in this report, there is every intention to deliver the much-needed provision of additional Almshousing as soon as the Trust receives the green light. When this time comes, this project will take priority over all other plans for the Trust for future years.

The Trust's Strategic Plan is being implemented with improvements in IT communication between Staff and Trustees being one priority. The pandemic has introduced different ways of operating and the Staff have demonstrated the value in being a flexible team of part-time workers, the majority of whom are available 24/7 if necessary.

At the end of the financial year a review of the Trust's properties was getting underway with the remit to assess untapped potential, but the main emphasis being on improving energy efficiency and finding a solution that will be relevant for the future. This work will be ongoing.

The Chief Officer continues to work with the wider Almshouse movement and in June 2022 attended the Almshouse Association's Annual Members Day with the Trust's Properties Manager/Deputy CO and Office & Compliance Manager. The day provided an excellent networking opportunity for all, and the Chief Executive of the Almshouse Association is due to attend the Trust's next joint Trustee/Staff development day in September 2022.

As a result of the ongoing impact of the pandemic and the impact on commercial property values, it has been necessary for the Trust's auditors to undertake the audit and accounts work as normal, but with the issuing of a modified opinion, to include a limitation of scope. This is because the Trust's external valuers confirmed that any valuation would include a 'material valuation uncertainty' due to a shortage of market evidence for comparison purposes as a direct result of the Covid-19 pandemic. Whilst these financial statements reflect the valuation provided last year, due to the material valuation uncertainty, the Trust's auditors have been unable to certify that these valuations are materially correct at the balance sheet date. In all other respects the audit opinion is unmodified.

Professional Advisors

Bankers – Barclays Bank, 46 North Street, Taunton TA1 1LZ
Solicitors – Porter Dodson, The Quad, Blackbrook Park Avenue, Taunton, TA1 2PX
Investment Managers – Rowan Dartington, Aintree House, Blackbrook Park Avenue, Taunton TA1 2PX
Chartered Surveyors – Hatfield White, Victoria House, Victoria Street, Taunton TA1 3AF
Auditors – A C Mole, Stafford House, Blackbrook Park Avenue, Taunton TA1 2PX

Auditors

It is the Trustees' intention to undertake an auditors review during the 22/23 year.

By Order of the Trustees

Liz Fothergill

LIZ FOTHERGILL
CHAIR OF TRUSTEES

Mr N CAVILL
CHAIR OF FINANCE & PROPERTIES COMMITTEE

6th December 2022

Independent Auditor's Report to the Trustees of Taunton Heritage Trust

Qualified Opinion

We have audited the financial statements of Taunton Heritage Trust (the 'Charitable incorporated organisation') for the year ended 30 June 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, except for the possible effects of the matter described in the basis for qualified opinion section of our report, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 30 June 2022 and of its income and expenditure for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for qualified opinion

The Trust engages an external valuer to assist the Trustees in determining the fair value for investment properties at the balance sheet date. The last investment property valuation provided by the Trust's external valuers included a "material valuation uncertainty" due to a shortage of market evidence for comparison purposes, as a result of the Covid-19 pandemic.

Due to this uncertainty we were unable to satisfy ourselves that the value for investment properties included within the accounts of £1,025,000 represents fair value at the balance sheet date. Consequently, we were unable to determine whether any adjustments to this amount were necessary.

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 qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

Except for the matter described in the basis for qualified opinion section of our report, we have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- The information given in the report of the trustees is inconsistent in any material respect with the financial statements;
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, 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 they 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.

Our 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Identifying and assessing potential risks of material misstatement due to irregularities

We considered the following when identifying and assessing risks of material misstatement due to irregularities, including fraud and non-compliance with laws and regulations:

- the legal and regulatory framework in which the charity operates
- the nature of the sector in which the charity operates
- the control environment and controls established to mitigate such risks
- the results of our enquiries of management about their identification and assessment of risks of irregularities
- discussions with the audit engagement team about where fraud might occur
- the incentives for fraud.

Laws and regulations which are considered to be significant to the charity include those relating to the requirements of financial reporting framework FRS102, the Charities Act 2011, the Housing and Regeneration Act 2008, the Accounting Direction for Registered Social Housing in England, Housing legislation including the guidance contained in the Regulator of Social Housing's Regulatory Framework and Guidance, UK tax legislation, employment law and health and safety. In addition, we consider other laws and regulation which may not directly impact the financial statements but may impact on the operation of the charity.

As a result of these procedures we concluded, in accordance with International Auditing Standards, that a risk in relation to the potential for management override of controls existed.

Audit responses to risks identified

We undertook audit procedures to respond to the risks identified, and designed our audit testing to respond to these risks. The additional procedures we undertook included the following:

- gaining an understanding of the charity's procedures for ensuring compliance with laws and regulations
- testing the appropriateness of journal entries and other adjustments
- considering whether accounting estimates were indicative of potential bias
- considering whether any transactions arose outside the normal course of business
- making enquiries of management
- enquiring as to compliance with key housing legislative requirements during the period
- corroborating our enquiries through review of Board Minutes and correspondence.

We also communicated relevant laws and regulations and potential fraud risks to all engagement team members and remained alert to any indicators of fraud or non-compliance with laws and regulations throughout the audit.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. 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's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

We have been appointed as auditor under section 144/145 of the Charities Act 2011 and report in accordance with the regulations made under section 145 of that Act.

ACMole

A C Mole (Statutory Auditor)
Chartered Accountants and Statutory Auditors
Stafford House
Blackbrook Park Avenue
Taunton
Somerset TA1 2PX

6th December 2022

A C Mole is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

Taunton Heritage Trust
Statement of Financial Activities for the year ended 30 June 2022

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2022 £	Total Funds 2021 £
Income						
Donations & legacies	2	50	-	-	50	3,150
Charitable activities						
Almshouse letting	3	572,673	-	-	572,673	552,396
Investment income	6	104,210	12,942	-	117,152	159,757
Other income		900	-	-	900	-
Total Income		677,833	12,942	-	690,775	715,303
Expenditure						
Raising funds	15	6,808	4,336	7,494	18,638	16,390
Charitable activities						
Almshouse letting	3	554,465	-	-	554,465	444,568
Grants & donations	14	34,838	-	-	34,838	36,689
Other expenditure		4,084	-	-	4,084	23,119
Total Expenditure		600,195	4,336	7,494	612,025	520,766
(Losses)/Gains on Investments		(79,107)	(115,188)	(85,135)	(279,430)	30,998
Net (Expenditure)/Income		(1,469)	(106,582)	(92,629)	(200,680)	225,535
Net Movement in Funds		(1,469)	(106,582)	(92,629)	(200,680)	225,535
Reconciliation of Funds:-						
Total funds brought forward		5,702,366	629,143	955,529	7,287,038	7,061,503
Total fund carried forward		5,700,897	522,561	862,900	7,086,358	7,287,038

The notes on pages 24 to 38 form part of these financial statements.

Taunton Heritage Trust
Balance Sheet for the year ended 30 June 2022

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2022 £	Total Funds 2021 £
Fixed Assets						
Housing properties	8	3,427,899	10,000	-	3,437,899	3,418,766
Tangible assets	9	9,152	-	-	9,152	10,601
Investments	10	2,069,470	513,544	864,781	3,447,795	3,556,857
Total Fixed Assets		5,506,521	523,544	864,781	6,894,846	6,986,224
Current Assets						
Debtors	11	7,888	-	-	7,888	13,359
Cash at bank and in hand		260,579	-	-	260,579	336,023
Total Current Assets		268,467	-	-	268,467	349,382
Liabilities-						
Creditors: falling due within one year	13	74,091	983	1,881	76,955	48,568
Net Current Assets		194,376	(983)	(1,881)	191,512	300,814
Net Assets		5,700,897	522,561	862,900	7,086,358	7,287,038
The Funds of the Trust:-						
Endowment funds:-						
Permanent endowment	17	-	-	862,900	862,900	955,529
Restricted income funds	17	-	522,561	-	522,561	629,143
Unrestricted income funds	17	5,700,897	-	-	5,700,897	5,702,366
Total Trust Funds		5,700,897	522,561	862,900	7,086,358	7,287,038

These financial statements were approved by the Board of Trustees on 2022 and are signed on their behalf by:

Liz Fothergill

Liz Fothergill

N Cavill

Mr N Cavill

Members of the Board

The notes on pages 24 to 38 form part of these financial statements.

Taunton Heritage Trust
Statement of Cashflows for the year 30 June 2022

	Note	Total Funds 2022 £	Total Funds 2021 £
Cash flows from operating activities:			
Net cash generated from operating activities	21	2,530	7,885
Cash flows from investing activities:			
Dividends, interest and rents from investments		117,152	159,757
Purchase of property plant equipment		(24,758)	(29,439)
Proceeds from the sale of investments		152,566	230,324
Purchase of investments		(240,994)	(374,688)
Net cash generated/(used in) from investing activities		3,966	(14,046)
Increase/(decrease) in cash and cash equivalents in the period		**6,496**	**(6,161)**
Cash and cash equivalents at 1 July 2021		497,047	503,208
Cash and cash equivalents at 30 June 2022	12	503,543	497,047

1 Accounting Policies

a) General Information

Taunton Heritage Trust is a Charitable Incorporated Organisation (CIO) registered charity administered under an order of the Charity Commissioners dated 14 February 2018. The Charity is registered in England and Wales. The registered office is Huish Homes, Magdalene Street, Taunton, Somerset TA1 1SG. The trust is also registered with the Homes and Communities Agency as a social landlord.

Basis of accounting and assessment of going concern

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless stated otherwise within these notes. The financial statements have been prepared 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 (FRS 102) (issued October 2019) – (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102), the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Registered Social Housing in England from January 2019.

The charity meets the definition of a public benefit entity under FRS 102.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

b) Income

All income is recognised once the Trust has entitlement to the income, there is sufficient certainty of receipt, it is probable that the income will be received, and the amount of income receivable can be measured reliably. Income represents letting income and other service charges receivable from social housing lettings included at their invoiced value net of voids, and rental income from commercial lettings.

c) Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Trust to that 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 in the statement of financial activities.

Grants payable are payments made to third parties in the furtherance of the charitable objects of the Trust. In the case of an unconditional grant offer this is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one year or multi-year grant. Grants awards that are subject to the recipient fulfilling performance conditions are only accrued when the recipient has been notified of the grant and any remaining unfulfilled conditions attaching to that grant are outside of the control of the Trust.

1 Accounting Policies (continued)

d) **Raising funds**
The costs of raising funds consist of investment management fees.

e) **Charitable activities**
The expenditure on charitable activities includes Almshouse expenses, grants made, governance costs and support costs.

f) **Housing properties and tangible fixed assets**
Tangible fixed assets include housing properties and fixtures and fittings.

Fixtures and fittings are stated at historical cost less depreciation so as to write off the cost of an asset over the useful economic life of that asset as follows:-

Fixtures & Fittings	-	by equal instalments over 3 years
	-	by equal instalments over 10 years

Housing properties are held at cost. They are considered to have a high residual value equal to or in excess of the book value (1995 valuation plus subsequent capital improvements) because the residual value of the properties is maintained by the ongoing maintenance of the properties. Accordingly, no depreciation has been charged. Works which do not result in enhancement of economic benefits of a property are charged to the Income and Expenditure Account.

The useful economic lives and residual values of all tangible fixed assets are reviewed annually.

g) **Grants and donations**
The Trust gives to needy individuals in the form of one-off grants for clothes, furniture, white goods etc and educational grants for students. Such costs are charged to the Statement of Financial Activities as they arise.

h) **Fixed asset investments**
Listed investments
Listed investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at fair value 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 period. The Trust does not acquire or use put options, derivatives or other complex financial instruments.

Investment property
Freehold commercial properties held for investment purposes are stated at fair value as set out in note 10. The properties were valued as at 30 June 2022 on an open market basis by D White of Hatfield White, an independent commercial property advisor and surveyor.

Due to the impact of the coronavirus pandemic the Trust's independent property consultant was advised that the value reported is subject to material valuation uncertainty as there is a shortage of market evidence for valuation purposes to inform opinions of value as at 30 June 2020.

1 Accounting Policies (continued)

i) **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 or their purchase 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 period end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

j) **Cyclical repairs and maintenance**

Due to the number of properties held and the establishment of regular programmes of repairs and maintenance, the Trust does not make provision for future works but charges actual costs incurred to the Statement of Financial Activities.

k) **Major repairs provision**

The Trust has a continuing programme of major repairs. Costs regarded as "normal" are charged to the Income and Expenditure account in the year they are incurred. The Trust maintains a reserve into which funds are transferred when necessary, for expenditure considered by the Trustees to be abnormal in nature.

l) **Classification of funds**

Funds are classified according to the manner in which they are allowed to be spent. The Unrestricted Fund deals with funds that can be spent generally for furthering the objects of the Trust. The Trust designates those reserves which have been set aside for uses which prevent them, in the judgement of the Trustees, from being regarded as part of the free reserves of the Trust.

Restricted reserves are funds which are to be used in accordance with specific restrictions imposed by either a donor or the governing documents of the Trust.

The capital of the permanent endowment fund must be retained by the Trust. Income arising on the investments is unrestricted. Costs of managing these investments are charged to the endowment fund. Any gains or losses arising on the sale of investments or on revaluation are charged to the endowment fund. On 16 May 2019 the Charity Commission approved the Trustees resolution under Section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

m) **VAT**

The Trust is registered for VAT. All income and expenditure on a specific commercial property is stated exclusive of VAT. All other expenditure is stated inclusive of VAT. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

n) **Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits and other short-term highly liquid investments that are readily convertible to known amounts of cash with insignificant risk of change in value.

1 **Accounting Policies (continued)**

o) **Current asset investments**

Current asset investments are initially recognised at their cost, and subsequently at market value. Gains and losses are to be recognised in the statement of financial activities

p) **Financial instruments**

The Trust only has financial assets and liabilities that qualify as basic financial instruments including trade and other debtors, cash and bank balances, trade and other payables, and investments. Basic financial instruments are therefore recognised at transaction price and subsequently at amortised cost with the exception of investments which are subsequently measured at fair value.

q) **Critical accounting judgements and estimation uncertainty**

Estimates and judgements are continually evaluated and are based on historical experience and adjusted for current market conditions or other factors. The Trustees makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom be exactly the same as related actual results. The estimates, assumptions and management judgements that carry a significant risk of material adjustments to the carrying amounts of assets and liabilities within the next financial year are outlined below.

Estimation of fair value of investment properties

The fair value of investment properties is determined by an independent valuation expert on an open market basis.

Residual values of housing property

Housing properties are not depreciated on the basis that their residual value is at least equal to their carrying value on the basis of the continual maintenance of these properties. The significant assumptions applied in determining the residual values of our housing properties are mainly due to (i) whether it will continue to be necessary to maintain the properties to a certain standard (ii) the market value of the properties.

r) **Leased assets**

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Receipts from operating leases where the Trust acts as lessor are recognised in the statement of financial activities on a straight line basis over the period of the lease.

Incentives offered to enter into an operating lease, such as rent free periods, are spread over the lease term and debited to the statement of financial activities on a straight line basis over the period of the lease.

s) **Taxation**

The Trust is a registered charity and is, therefore, exempt from liability to taxation on its income and capital gains, to the extent that they are applied for charitable purposes.

2 Income from Donations and Legacies

	Unrestricted Funds	Restricted Funds	Total Funds 2022	Total Funds 2021
	£	£	£	£
Other donations	50	-	50	3,150
	50	-	50	3,150

3 Income and Expenditure from Almshouse Lettings

	2022	2021
	£	£
Income from social housing lettings	356,121	346,714
Service charges	109,825	120,874
Utility charges	124,594	99,300
Gross Lettings Income Receivable	590,540	566,888
Less: Letting income loss from voids	(20,524)	(16,382)
Other income/ground rents and guest accommodation	2,657	1,890
Total Income from Almshouse Lettings	572,673	552,396
Expenditure on letting activities:		
Personnel costs	126,342	128,465
Establishment costs	180,033	164,541
Routine maintenance	180,103	82,199
Planned maintenance	32,150	30,631
General expenses	28,763	29,704
Depreciation – Furniture and equipment	7,074	9,028
Total Operating costs on Almshouse lettings	554,465	444,568
Surplus on Almshouse lettings activities	18,208	107,828

All income and expenditure from Almshouse lettings relate to unrestricted funds.

4 Surplus on Ordinary Activities

	2022	2021
	£	£
Surplus on ordinary activities is stated after charging: -		
Auditors' remuneration		
Audit	8,298	7,200
Depreciation	7,074	9,028
Grants paid (includes £100 to Bishop Fox's School in accordance with the Trust's Deed)	34,838	36,689

5 Analysis of staff costs

	2022	2021
	£	£
Wages and salaries	121,474	124,032
Social security costs	4,057	3,291
Pension costs	811	1,142
	126,342	128,465

	Number	Number
The average number of employees employed during the period was (all part time).	8	8

There were no employees with emoluments above £60,000 in the period.

6 Investment Income

	2022	2021
	£	£
Commercial Property Rents Receivable	41,249	87,588
Dividends Receivable	75,398	71,874
Building Society Interest Receivable	505	295
	117,152	159,757
Attributable to:-		
Restricted income	12,942	12,844
Unrestricted income	104,210	146,913
	117,152	159,757

7 Taxation on ordinary activities

Taunton Heritage Trust is a registered charity and is, therefore, exempt from liability to taxation on its income and capital gains, to the extent that they are applied for charitable purposes.

8 Housing property held for letting

	2022	2021
		£
Cost or valuation		
At the beginning of the period	3,418,766	3,396,007
Additions	19,133	22,759
At the end of the period	3,437,899	3,418,766
Net book value		
At 01 July 2021	3,418,766	3,396,007
At 30 June 2022	3,437,899	3,418,766
Freehold land and buildings	3,437,899	3,418,766

A number of the housing properties were originally constructed several hundred years ago and there is no record of the original cost. The housing properties were transferred to the CIO from the former charity on 30 June 2018 at book value.

The former charity, on transition to the SORP (FRS 102), took advantage of the transitional provision that permitted the Trust to take the book amounts for these properties as deemed cost. The former charity adopted these transitional provisions and the Trustees therefore did not undertake a more recent valuation.

Spend on property in the period

	2022	2021
	£	£
Capitalised	19,133	22,759
Charged to the income and expenditure account	212,253	112,830
	231,386	135,589

9 Tangible fixed assets

	Furniture & Equipment £
Cost	
At 01 July 2021	30,790
Additions	5,625
At 30 June 2022	36,415
Depreciation	
At 01 July 2021	20,189
Charge for year	7,074
At 30 June 2022	27,263
Net Book Value	
At 30 June 2022	9,152
At 30 June 2021	10,601

10 Fixed asset investments

	Investment Properties £	Listed Investments £	Total 2022 £	Total 2021 £
Movement in fixed asset investments				
Market value brought forward at 1 July 2021	1,025,000	2,370,833	3,395,833	3,220,471
Additions to investments at cost	-	240,994	240,994	374,688
Disposals	-	(163,756)	(163,756)	(230,324)
Net gain/(loss) on revaluation	-	(268,240)	(268,240)	30,998
Market value at 30 June 2022	1,025,000	2,179,831	3,204,831	3,395,833
Cash held within the investment portfolio	-	242,964	242,964	161,024
	1,025,000	2,422,795	3,447,795	3,556,857

Investments at fair value comprised:	2022 £	2021 £
Investment properties	1,025,000	1,025,000
Equities	2,036,633	2,177,159
Fixed interest securities	143,198	193,674
Cash held within the investment portfolio	242,964	161,024
	3,447,795	3,556,857

11 Debtors

	2022	2021
	£	£
Debtors	-	9,564
Prepayments and accrued income	7,888	10,542
Provision for bad debts	-	(9,564)
VAT	-	2,817
	7,888	13,359

12 Cash and cash equivalents

	2022	2021
	£	£
Cash in hand	39,804	125,398
Cash held on deposit	220,775	210,625
Cash held within investment portfolio	242,964	161,024
	503,543	497,047

13 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	36,911	15,249
Almshouse letting income and service charges received in advance	8,523	11,491
Accruals and deferred income	21,069	11,828
Commercial property income received in advance	10,000	10,000
VAT	452	-
	76,955	48,568

14 Grants and donations

	Grants to Institutions	Grants to individuals	2022 Total	2021 Total
	£	£	£	£
Education	-	3,994	3,994	4,082
General purposes (social welfare)	2,300	28,544	30,844	32,607
	2,300	32,538	34,838	36,689

15 Raising funds

Investment management fees:	2022	2021
	£	£
Unrestricted	6,808	5,803
Restricted	4,336	4,008
Endowment	7,494	6,579
	18,638	16,390

16 Housing stock

	Units in Management	
	2022	2021
The average number of units of housing in management was:		
Houses for letting		
Almshouses	66	66

17 Analysis of Charitable Funds

	1 July 2021	Income/ (Expenditure)	Gains & (Losses)	Transfers	30 June 2022
Unrestricted Funds	£	£	£	£	£
Revenue reserve	5,202,366	77,638	(79,107)	-	5,200,897
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Leycroft fund	250,000	-	-	-	250,000
Total Unrestricted Funds	5,702,366	77,638	(79,107)	-	5,700,897
Endowment Funds					
Historical cost	822,675	(7,494)	5,137	-	820,318
Revaluation	132,854	-	(90,272)	-	42,582
Total Endowment Funds	955,529	(7,494)	(85,135)	-	862,900
Restricted Funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historic cost	512,819	8,606	(15,762)	-	505,663
Revaluation	106,324	-	(99,426)	-	6,898
	619,143	8,606	(115,188)	-	512,561
Total Restricted Funds	629,143	8,606	(115,188)	-	522,561
Total Funds	7,287,038	78,750	(279,430)	-	7,086,358

The designated reserve for future major works is named 'Roof replacement fund.' This fund is available to fund roof repairs at any of the Trust's sites.

The Corfield Hall fund includes donations received specifically for the purchase and development of Corfield Hall.

The Grant restricted fund includes a donation received for grants.

The Extraordinary Repairs Fund is a restricted fund which can be used for extraordinary repairs, improvements or rebuilding relating to properties owned by the Trust. Permission must be obtained from the Charities Commission before it is used.

Endowment funds are held as listed investments and intended to be held for the long term. Income arising from the fund is available for use by the Trust. On 16 May 2019 the Charity Commission approved the Trustees resolution under section 282 of the Charities Act 2011 to release the permanent endowment to spend on the development of Corfield Hall.

18 Prior Period Analysis of Funds

	1 July 2020	Income/ Expenditure	Gains & (Losses)	Transfers	30 June 2021
	£	£	£	£	£
Unrestricted reserves					
Revenue reserve	5,285,994	192,280	(275,908)	-	5,202,366
Designated reserves					
Roof replacement fund	250,000	-	-	-	250,000
Leycroft fund	250,000	-	-	-	250,000
Total Unrestricted Funds	5,785,994	192,280	(275,908)	-	5,702,366
Endowment Funds					
Historical cost	828,907	(6,579)	347	-	822,675
Revaluation	(39,408)	-	172,262	-	132,854
Total Endowment Funds	789,499	(6,579)	172,609	-	955,529
Restricted Funds					
Corfield Hall	10,000	-	-	-	10,000
Extraordinary repairs fund					
Historical cost	474,693	8,836	29,290	-	512,819
Revaluation	1,317	-	105,007	-	106,324
	476,010	8,836	134,297	-	619,143
Total Restricted Funds	486,010	8,836	134,297	-	629,143
Total Funds	7,061,503	194,537	30,998	-	7,287,038

19 Prior period statement of assets as at 30 June 2021

	Unrestricted	Restricted	Endowment	Total
	£	£	£	£
Fixed Assets				
Housing properties	3,408,766	10,000	-	3,418,766
Tangible assets	10,601	-	-	10,601
Investment	1,979,300	620,241	957,316	3,556,857
Current Assets/(Liabilities)				
Debtors	13,359	-	-	13,359
Bank	336,023	-	-	336,023
Creditors	(45,683)	(1,098)	(1,787)	(48,568)
	5,702,366	629,143	955,529	7,287,038

20 Related party transactions and trustees' expenses and remuneration

The trustees all give freely of their time and expertise without any form of remuneration or other benefit in cash or kind. No expenses were paid to the trustees in the period.

The Trust considers its key management personnel comprise the Trustees and the Chief Officer. Total employment benefits of key management personnel were: £29,896 (2021: £29,756).

21 Reconciliation of net income to net cash flow from operating activities

	2022	2021
	£	£
Net (expenditure)/income for the reporting period (as per the statement of financial activities)	(200,680)	225,535
Adjustments for:		
Depreciation charges	7,074	9,028
Net losses/(gains) on investments	279,430	(30,998)
Dividends, interest and rents from investments	(117,152)	(159,757)
Decrease/(Increase) in debtors	5,471	(468)
Increase/(Decrease) in creditors	28,387	(35,455)
Net cash generated from operating activities	2,530	7,885

22 Operating lease

The Trust is due the following future minimum lease receipts under non-cancellable operating leases for which it is a lessor, for each of the following periods:

	2022	2021
Payments receivable:	£	£
Within one year	48,487	37,736
Due one to five years	41,197	74,465
	89,684	112,201

As a lessor the Trust had operating leases on each of their two investment properties. The first is a five year lease which was due to expire in September 2021. As set out within the Trustees' report the coronavirus pandemic has had an impact on lease receipts received during the period and the tenant went into administration and no further rental income is receivable under this lease. The second is a 10 year lease due to expire August 2024.

23 Financial instruments

The Trust has the following financial instruments:	2022 £	2021 £
Financial assets at fair value through profit or loss – Listed investments	2,422,795	2,531,857

24 Capital commitments

On 15 May 2019 the architect for the Corfield Hall redevelopment was appointed with total architectural costs of the project being agreed on the same date. The cost of the committed work at 30 June 2022 for the Corfield Hall development was approximately £NIL (inclusive of VAT) (2021: £10,000).

25 Prior Period Statement of Financial Activities for the period ended 30 June 2021

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2021 £
Income				
Donations & legacies	3,100	50	-	3,150
Charitable activities				
Almshouse letting	552,396	-	-	552,396
Investment income	146,913	12,844	-	159,757
Total Income	702,409	12,894	-	715,303
Expenditure				
Raising funds	5,803	4,008	6,579	16,390
Charitable activities				
Almshouse letting	444,568	-	-	444,568
Grants & donations	36,639	50	-	36,389
Other expenditure	23,119	-	-	23,119
Total Expenditure	510,129	4,058	6,579	520,766
Gains on Investments	(275,908)	134,297	172,609	30,998
Net Income/(Expenditure)	(83,628)	143,133	166,030	225,535
Net Movement in Funds	(83,628)	143,133	166,030	225,535
Reconciliation of Funds:-				
Total funds brought forward	5,785,994	486,010	789,499	7,061,503
Total funds carried forward	5,702,366	629,143	955,529	7,287,038

Taunton Heritage Trust
Detailed Income and Expenditure Account
For the year ended 30 June 2022

	2022		2021	
	£	£	£	£
Income				
Charitable Activities				
Almshouses		572,673		552,396
Investment Income				
Income from commercial lettings		41,249		87,588
Investment income		75,398		71,874
Interest receivable		505		295
Donations		50		3,150
Other Income		900		-
		690,775		715,303
Expenditure				
Raising Funds - stockbrokers fees		18,638		16,390
Charitable Activities				
Salaries	126,342		128,465	
Establishment expenses				
Rates & water	33,260		27,312	
Electricity & gas	78,338		73,050	
Insurance	12,976		10,306	
Cleaning	13,161		15,490	
Christmas gifts/outings	6,559		6,695	
Telephone	11,990		11,287	
Cyclical repairs & maintenance	180,103		82,199	
Responsive maintenance	32,150		30,631	
Garden	23,749		20,401	
	392,286		277,371	
General Expenses				
Travel & subsistence	558		418	
Training	4,243		1,541	
Postage & stationery	3,266		2,337	
Professional fees	11,843		17,400	
Auditor's fees	8,298		7,200	
Depreciation -- fixtures & fittings	7,074		9,028	
Sundry	555		808	
	35,837		38,732	
		554,465		444,568
Grants and donations		34,838		36,689
Other Expenditure - Professional Fees		4,084		3,003
Bad Debt Write Off		-		20,116
Surplus on ordinary activities		78,750		194,537

This page does not form part of the statutory financial statements