



## **SIR JOSIAH MASON TRUST**

### **TRUSTEES' REPORT & FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDING 31 MARCH 2022**

**Charity Registration No. 1179890**

**Regulator of Social Housing Registration No. A0629**

**Company Registration No. 11416213**

## SIR JOSIAH MASON TRUST

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## SIR JOSIAH MASON TRUST

### Trustees, Officers and Advisors

|                                      |   |   |
|--------------------------------------|---|---|
| Trustees                             | Mrs J Houlder– Chair<br>Ms A M Coad<br>Councillor Mr K Meeson**<br>Mrs B Foster (retired September 2021)<br>Councillor Mr G Moore***<br>Mr P Soule<br>Mr J Pyke<br>Ms E Alvey (retired November 2021)<br>Mr E Rutledge<br>Ms R Moseley<br>Mr B Burke<br>Mr I Bush<br>Mrs A Balbuena |   |
| Chief Executive/Company Secretary    | David Healey  |   |
| Registered Office                    | Mason Court<br>Hillborough Road<br>Birmingham<br>B27 6PF  |   |
| Bankers                              | HSBC Bank Plc<br>34 Poplar Road<br>Solihull<br>West Midlands<br>B91 3AF   |   |
| Investment Managers                  | Smith & Williamson<br>Investment Management<br>9 Colmore Row<br>Birmingham<br>B3 2BJ  | Brewin Dolphin<br>9 Colmore Row,<br>Birmingham,<br>B3 2BJ |
| Solicitors                           | Brabners<br>Horton House<br>Exchange Flags,<br>Liverpool,<br>L2 3YL   |   |
| Auditor                              | Mazars LLP<br>2 Chamberlain Square<br>Birmingham<br>B3 3AX  |   |
| Registered Charity No.               | 1179890   |   |
| Regulator of Social Housing Reg. No. | A0629   |   |
| Registered Company No.               | 11416213  |   |

## TRUSTEES' REPORT

The Trustees present their report and the audited financial statements of the Charity for the year ended 31 March 2022.

The financial statements have been prepared in accordance with applicable law and United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard FRS102 "The Financial Reporting Standard" applicable in the UK and Republic of Ireland), and comply with the Statement of Recommended Practice for registered social housing providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The accounts also comply, in all material respects, with charities legislation.

## STRUCTURE, GOVERNANCE AND MANAGEMENT

### Governing Document

In 2018, we undertook a significant review of our legal structure and formed Sir Josiah Mason Trust (SJMT), a new Limited Company in June 2018. In September 2018, this Company was registered as a new Charity and became the corporate Trustee of our three unincorporated charities known as Sir Josiah Mason's Almshouse Charity (1179890-1), Sir Josiah Mason's Relief in Need and Educational Charity (1179890-2) and Sir Josiah Mason's Care Charity (1179890-3). In January 2019, a linking order was granted which meant that the three charities are treated as forming part of the charity called Sir Josiah Mason Trust ('the reporting charity') for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011. This direction took effect for the whole of the financial year 2018-2019.

In July 2019, Sir Josiah Mason Trust became corporate Trustee of two additional charities and a linking order was confirmed in October 2019. These charities are Holte & Bracebridge Charity (1179890-4) and Holy Trinity Heath Town Almshouse Charity (1179890-5).

On 8<sup>th</sup> June 2021 Sir Josiah Mason Trust became the corporate Trustee of Thomas Banks Almshouses and the linking charity reference is 1179890-6.

*The original Trust Deed was dated 29 July 1868.*

## TRUSTEES

Trustees shall be nominated or elected. Nominated Trustees consist of one from the City Council of Birmingham\*\*\* and one from the Borough Council of Solihull\*\*. Elected Trustees are elected by the Members at AGM's or if there is no AGM at a meeting convened for the purpose of electing trustees, and shall hold office for three years. No elected Trustee shall be elected for more than three consecutive terms of office so that they shall serve a maximum term of office of 9 years, unless there are special circumstances which shall be determined as such by the majority of the Board of Trustees, in which case in that exceptional case a fourth term of office may be served. The Trustees may also from time to time co-opt Trustees. The Trustees who served as a 'Board of Trustees' during the year and to the date of this report are listed on page 1.

## Trustee Recruitment and Training

Sir Josiah Mason Trust recognises that an effective Board of Trustees is essential if the Trust is to be effective in achieving its objects. The Board must seek to be representative of the people with whom the charity works and must have available to it all of the knowledge and skills required to run the charity. Trustees recognise that the Board does not currently reflect the diversity of the community which we serve and the importance of ensuring that social diversity is equally important to professional diversity in ensuring good governance. Therefore, we actively welcome and proactively seek applicants that reflect the social diversity of our community (gender (including gender-reassignment), ethnicity, sexuality, age and disability).

Whenever a trustee departs, a skills audit of the board will be undertaken. Efforts at recruiting a replacement will take account of the skills audit and of the skills being lost by the departure. Consideration must also be given to any specific roles or duties that the individual leaving the board was undertaking. When a need has been identified to recruit trustees, a panel will be formed to manage the process. This will include the Chair, Chair of the Finance & Performance Committee and the Chief Executive Officer. The panel will have responsibility for ensuring that the remainder of the recruitment and induction process is carried out. Responsibility for appointing trustees will not be delegated to employees although employees may be given specific administrative tasks by the panel.

A recruitment plan will identify the most appropriate resources from which applicants might be found. Preference should be given to advertisement in the media, volunteer bureau, and direct approaches to professional bodies and to other voluntary organisations over approaches to personal contacts, as the intention is to promote diversity and to avoid conflicts of interest.

All new Trustees will receive a formal Induction and all Trustees are expected to take part in regular training and development.

## Organisational Structure

The Trust co-ordinates its affairs through good effective governance arrangements to ensure that it is professionally lead and managed in an efficient and effective way. The Board of Trustees have established a robust governance structure with a range of sub-committees to have specific responsibilities for:-

**FINANCE & PERFORMANCE:** responsibility for oversight of financial management of the Trust, including management of reserves and investments, financial reporting/control, external audit, budgeting and financial performance, insurance, procurement and grants. Responsibility for oversight of operational performance, including: governance, Human Resources, quality, KPI's, complaints and compliance.

The Board of Trustees appoint trustees to this committee at each AGM and the quorum for meetings shall be no less than three trustees. The committee will meet at least quarterly, so to effectively conduct business, in advance of each Board Meeting.

**REMUNERATION:** recommending staff pay awards and changes to terms and conditions of appointments and considering changes to the roles and benefits of the Senior Management Team. The Board of Trustees appoint trustees to this committee at each AGM and the quorum for meetings shall be three trustees. Membership should include the Chair of the Trust.

The Remuneration Committee will meet at least once each year before new budget proposals are submitted to the Board, and such other times as may be necessary.

## **Risk Management**

The Board is responsible for approving a risk management approach. This will include setting the Trust's risk appetite as well as the processes to identify, measure, monitor and mitigate risks. The Board of Trustees carry out a quarterly review of strategic and operational risks reported in the Risk Register and an annual review of their risk appetite. The Board is the ultimate owner of the risk strategy and any mitigating actions in respect of risk.

As part of the Trust's commitment to good risk management practice, each year, Trustees and senior staff work together to identify the risk appetite in order to influence how we approach one of our key values 'innovation', as well as strategic planning, organizational management and new developments and opportunities. It is important that we undertake a balanced assessment of risk and to recognise that in many cases, there are risks attached to both doing something and doing nothing. This exercise will enable the Trust to develop a clear strategy that is understood and sets out the authorities and limitations within which the Trusts Board, Committees, the SMT and staff teams can make decisions, indicating:

- a) the areas where we should step out and be innovative;
- b) the areas where we should be conservative and compliant in our activities; and
- c) the "lines" across which the Trust Board and senior management do not wish to cross, and where the senior management team and Board would need to be notified.

As part of the business planning process, the Board will review the risks to achieving the Trust's objectives. The Senior Management Team is responsible for ensuring that any action points highlighted are incorporated into work plans for staff within their section.

## **Objects and Activities for the Public Benefit**

The Objects of the Charity, which are for the public benefit, are specifically restricted to the following:

- a) the provision of housing accommodation for beneficiaries;
- b) such charitable purposes for the benefit of residents as the Trustees decide;

The relief of persons who are in need, hardship or distress; and to promote the education of persons who:

- a) are under the age of 25; and
- b) are in need of financial assistance

The charitable benefits outlined above may be provided by way of:

- a) making grants of money to them; or
- b) providing or paying for goods, services or facilities for them; or;
- c) making grants of money to other persons or bodies who provide goods, services or

facilities to those in need.

The provision of care for the following classes of person:

- a) persons who have been alms people of the Charity called Sir Josiah Mason's Almshouse Charity, but who because of their age, infirmity or illness can no longer be cared for in the almshouses of that Charity; and
- b) other persons who are poor and aged.

Any other charitable purpose which shall be selected by the Trustees in their absolute discretion from time to time.

## VALUE FOR MONEY REPORT

The Regulator of Social Housing has introduced a new standard for the reporting of Value for Money (VfM) from 1 April 2018 reflecting accounts produced from 31 March 2018, which includes these financial statements. The purpose of the revised standard is to:-

1. Firstly, report on a set of standard metrics, and where these results are outliers for the organisation to report the reasons why this might be. In the case of Sir Josiah Mason Trust, we have an untypical profile, being both a provider of supported housing for older people and also a care home provider, which will inevitably distort some of the results. We also have no loans which means metric 3 and 4 are 0%.
2. Secondly, the regulator asks providers to provide a set of metrics of their own that they can measure themselves against.

The regulator has defined seven key VFM metrics that must be reported by every registered provider for the financial year that is being audited. Accordingly, this report reflects only our own data at the time of reporting.

|      |  | 2020-2021 | 2021-2022 |
|------|--|-----------|-----------|
| 1.   | Reinvestment %   | 0%        | 0.86%     |
| 2 a. | New supply delivered % (Social Housing units)  | 0%        | 2.54%     |
| 2 b. | New supply delivered % (Non-Social Housing units)  | 0%        | 0%        |
| 3.   | Gearing %  | 0%        | 0%        |
| 4.   | Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included Interest Cover % | 0%        | 0%        |
| 5.   | Headline Social Housing Cost Per Unit  | £8,984    | £8,752    |
| 6 a. | Operating Margin (social housing lettings) %   | 10.62%    | 3.00%     |
| 6 b. | Operating Margin (overall) %   | 48.2%     | 16.2%     |
| 7.   | Return on Capital Employed (ROCE) %  | 8.54%     | 2.64%     |

**Metric 1 Reinvestment %** - This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

**Metric 2 New Supply Delivered %** - This metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at the period end.

**Metric 3 Gearing %** - This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. It is often a key indicator of an organisation's

appetite for growth. SJMT has no borrowings and all new developments have been funded through reserves.

**Metric 4 Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included**

**Interest Cover %** - The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable; the measure avoids any distortions stemming from the depreciation charge.

**Metric 5 Headline Social Housing Cost Per Unit** – The unit cost metric assesses the headline housing cost per unit as defined by the Regulator.

**Metric 6 Operating Margin %** - The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

- a) Operating Margin (social housing lettings) %.
- b) Operating Margin (overall) %.

For 2021 the recovery of the investment portfolio has substantially affected this metric.

**Metric 7 Return on Capital Employed (ROCE) %** - This metric compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources. 2021 included the impact of the recovery of the investment portfolio.

**Sir Josiah Mason Trust's Metrics**

The regulator asks providers to provide a set of metrics of their own that they can measure themselves against. We have selected Metrics which best reflect the outcomes we are seeking to deliver in line with our business plan both for the Almshouse and Care Charities. The metrics we have chosen for this Value for Money report are a mixture of both hard financial type data and targets related to social impact, given our mission as defined by our charitable objects.

|    |   | <b>2020-2021</b> | <b>2021-2022</b> | <b>Target 22/23</b> |
|----|---|------------------|------------------|---------------------|
| 1. | Occupancy   | 95%              | 93.3%            | 95%                 |
| 2. | Resident Satisfaction (Value for Money – Very/Fairly Satisfied) | 88%              | 88%              | 95%                 |
| 3. | Rent collected (as a percentage of rent owed)                   | 102%             | 99.8%            | 100%                |
| 4. | Increased reach (new units)                                     | 0                | 6                | 19                  |

## FINANCIAL REVIEW

The overall surplus for the year was £1,250,210 (2021: £1,580,104). The major individual factor for 2022 is the donation on acquisition relating to the Thomas Banks Almshouse transfer of £696,549.

Turnover decreased by £65,358 (2021 increase of: £269,673). This is due to the reduction in Infection Control Grant and the loss of the Trustee Assessor income.

Loss of income through voids for the whole organisation was £299,787 up from £226,370 in



the previous year most of which was as a result of the COVID 19 pandemic.

Income from lettings of the Almshouse properties and Alexandra House, the care home, increased by £19,302 due to annual increases.

COVID 19 related government grants of £109,341 were received in the year via the Infection Control Grant system (2021:£136,419). The infection Control Grant was continued through 2021 22 to offset the high costs of PPE and testing control management required to meet CQC requirements.

Occupancy rates for the year as a whole were 93% (2021:95%). In the Almshouse properties it was 95% (2021:96%). At Alexandra House, voids averaged 12.8% compared to 10.8% in the previous year.

Note 4 to the Financial Statements shows an operating deficit of £32,173 for Registered Care. This year Alexander Court has been included under this heading rather than under the Social Housing heading. The large amount of COVID 19 grant funding received in the year that relates to this service is detailed in note 3. To get a better picture of the result for this service note 19 on page 36 should be looked at as this includes the relevant element of the grant for the care charity (Alexandra House and Alexandra Court) showing a surplus of £42,088.

Expenditure on lettings increased by £151,984. This increase was attributable to:-

- 1) Staff costs in total decreased slightly by £9,832 due to problems with recruiting to vacant posts in many areas. The Trustee assessor post was discontinued during this financial year but was in place for part of the prior year. Recruitment costs were much higher at £29k compared to £15k in the prior year.
- 2) Agency staff costs have remained high, although lower than the previous year, to cover for the recruitment problems, catering staff issues and the extra care and cleaning required as a result of the pandemic.
- 3) Repairs and maintenance costs increased by £110,492. Due to access to the various properties being limited as a result of the pandemic in 2020/21, lots of catch-up work took place in the last 6 months of the year once a full maintenance team was in place. The costs of works have also been hit by higher inflation due to the demand in the sector.
- 4) The cost of food increased by £6.8k compared with the prior year. This was due to food inflation.
- 5) Electricity costs are higher by £14.5k for Care as the fixed terms contracts ended and the new ones were at a much higher rate.

Expenditure on the fabric of the Charity's buildings amounted to £366,088 (2021: £194,909) in the year and of this expenditure, £101,651 (2021 £5,400) was capitalised and the rest was funded through Revenue Reserves.

Dividend income from equities and fixed interest increased in the year by £19,304 to £124,455 when compared with 2021 (£105,151).

Realised gains on the sale of investments generated a surplus of £9,504 (2021: £151,749). Unrealised gains from the investment portfolio amounted to £244,837 (2021: £915,625) by the end of the year. The increase in the market value of the investment portfolio in the prior

year was due to the recovery of the markets following the development of the vaccines against COVID 19.

Grants totalling of £14,925 (2021: £4,500) were made in the year. £10,000 was paid by RiN with regard to the Thomas Banks acquisition and the remainder was for one off special grants for residents.

## **RESERVES**

Reserves are part of a charity's unrestricted funds that are freely available to spend on any of the charity's purposes. Trustees take the view that reserves are essential to maintain the ongoing viability of the Trust and its charities.

### **Why we need reserves**

It is the Policy of the Trust to accumulate and maintain reserve funds for:

1. Sinking Fund – for the replacement of soft furnishings in communal area, white goods in resident's homes, gardening equipment, laundry equipment and lifts.
2. Cyclical Maintenance Fund – to cover maintenance costs occurred at regular intervals including interior and exterior redecoration, fencing and annual electrical checks.
3. Contingency Fund – in the event that the organisation has to be wound up, it would require 6 months running costs in reserve to allow for a proper run down.
4. New Developments/projects.

### **The level of Reserves Trustees believe we need**

In 2021-22, the Trustees have agreed to accumulate and maintain the following level of reserves:

- |   |            |
|---|------------|
| 1. Sinking Fund (Almhouse):   | £565,000   |
| 2. Cyclical maintenance (Holy Trinity):   | £62,525    |
| 3. Contingency Fund:  | £1,379,354 |
| 4. New Developments/projects:   |            |
| a. £500,000 - Investment property (RiN)   |            |
| b. £165,000 - Children and young people's pilot project 2019-2024 (RiN)   |            |
| c. £4 million - Trustees have resolved to accumulate reserves for future capital development projects including refurbishment and new developments. |            |

The Revenue and Designated reserves held as at 31<sup>st</sup> March 2022 were £10,927,232 but £10,731,409 is backed by housing properties which cannot be sold. The Trustees are looking at alternative methods for raising funds for future development projects.

## **INVESTMENT POLICY**

### **Investment Objectives**

- The Trust has been set up with the intention of continuing into perpetuity; therefore, the applicable investment timescale is long term.
- The Trust's investments are comprised of Endowment Investment Funds, unrestricted and restricted fund investments. The investment objectives for each type of fund is identical.

- **Relief In Need Charity:** The minimum investment objective of 2022-2023 is to achieve a minimum of CPI+4% per annum (after fees) over a 5 year rolling period. From this, we will take an income figure to be determined annually. In 2022 23 the income target will be £115,000.
- **Holte & Bracebridge Charity:** The minimum investment objective of 2022-2023 is to achieve a minimum of CPI+4% per annum (after fees) over a 5 year rolling period. From this, we will take an income figure to be determined annually to use for our activities. The Trust will take 3% income per annum from this return to use for its activities.
- **Holy Trinity Almshouse Charity:** The minimum investment objective or 2022-2023 is to achieve a minimum of CPI+4% per annum (after fees) over a 5 year rolling period. From this, we will take an income figure to be determined annually to use for our activities. In 2022-2023, the Trust will take 3% income from this return to use for its activities.
- For investment purposes the management of these funds will be delegated to a number of professional fund managers authorised by the FCA under a discretionary management agreement as determined by Trustees following an annual performance review with each Investment Manager.

### **Risk considerations**

- The key risk to the long-term sustainability of the Trust is inflation, and the assets should be invested to mitigate this risk over the longer term. The Trustees understand that this is likely to mean that investments will be concentrated in real assets and the capital value will fluctuate from time to time.
- Trustees continue to adopt a medium risk strategy that should protect the Trust's income and grow capital value over the medium term.
- Consecutive capital losses can be tolerated during market downturns as the long-term time horizon allows time for values to recover. This will be monitored via quarterly reports and the annual review.

### **Investment Powers**

- The Trust has wide investment powers and can invest in all asset classes available to charities under Charity Commission regulations. Derivatives should only be used for efficient portfolio management and not for speculative purposes.

### **Ethical Consideration and Restrictions**

- The Trustees are currently imposing no specific ethical restrictions on the investments that may be held, however it is an expectation of the Trustees that the investment managers have Environmental, Social and Governance (ESG) as an integral part of their investment process.

### **Currency**

- The base currency of the Portfolio is Sterling.
- Currency hedging is permitted.

### **Liquidity Requirements**

- It is expected that dividend income from the Portfolio will be used by the Trust to fund its objects rather than being reinvested.

- As part of the development plans of the Trust, it may wish to realise some of the Portfolio to provide the necessary funding. This will be discussed with the fund manager as the plans develop.

#### **Investment Performance Benchmarks**

- The Trust will review the Portfolio, including an analysis of return, risk and asset allocation with the fund manager and any retained advisor annually.
- The minimum performance requirement for all fund investments is inflation (CPI) +4% per annum over 5 year rolling periods and the fund manager is required to show this figure in all reports. In addition, the trustees will monitor performance against a composite benchmark reflecting the strategic asset allocation of the portfolio as agreed with the manager and an appropriate peer group benchmark e.g. ARC.

#### **Periodic Reviews of Investment Policy**

- This Statement of Investment Policy will be subject to annual review.
- It is anticipated that the investment management services provided to the Charity by the investment managers will be formally reviewed every 3-5 years to ensure that the Charity is receiving value for money and demonstrable risk-adjusted returns in line with its objectives.

#### **COVID-19 and the War in Ukraine**

Trustees have given full consideration to the potential of COVID-19 upon the charity and have undertaken an Impact Assessment and have put measures in place to manage any potential risks. All parts of the business have continued to operate whilst applying the continuous changes in guidance issued by the Government with regard to the residential care home and support for residents with regard to COVID-19 infection control. The lettings income has been unaffected by COVID as a result of the special COVID grants awarded by Solihull MBC.

The Trustees have given full consideration to the potential impact of the War in Ukraine and whilst the investment portfolio volatility and the energy contract renewal process are being closely monitored the Trustees consider that measures are in place to manage the potential risks. The Trust does not operate in either Ukraine or Russia and has no Russian suppliers.

#### **FUTURE PLANS**

In 2018, the Trust launched a new 5 year Strategic Business Plan 'Building on Strong Foundations'. Our 5 key goals during this strategy period are:

1. To be a leading provider in Birmingham and Solihull
2. To help more people
3. To maintain financial sustainability and grow
4. To be the best we can be
5. To be an employer of choice

In 2022-2023, the way in which the Trust will achieve these goals includes:

- We will identify more opportunities to work collaboratively; developing a range of partnerships (including mergers & corporate trusteeship) that help us fulfil our vision and achieve positive outcomes for people in need.

- We will develop new relationships with Commissioners across our region in order to be 'seen' as provider of choice
- We will develop and implement a Marketing & Communications Strategy for SJMT
- We will continue to implement and review our Housing Development Strategy
- We will continue to implement and review our Young People's Strategy
- We apply for grant and tender opportunities that are aligned with our objectives and strategic priorities
- We will explore how we can attract high value donors
- We will implement any recommendations agreed as part of the Alexandra Court review
- We will achieve further efficiencies and improve the business support offer from our Finance & Human Resources departments
- We will continue to develop the financial awareness & skills of the wider management team
- We will undertake a review our Investment & Treasury Strategy
- We will undertake a thorough review of our use of technology across the organisation
- We will achieve ISO9001 QMS Certification
- We will implement the National TOMS Framework Strategy
- We will continue to implement and review our Resident Engagement Strategy
- We will continue to implement and review our Equality Diversity & Inclusion Strategy
- We will commence succession plans for the future Chair of Trustees of SJMT
- We will work towards achieving an 'Outstanding' CQC rating at Alexandra House
- We will review plans for Head Office improvements based on needs of the organization and employees
- We will launch an Annual Staff Conference
- We will review our current recruitment practices and explore alternative ways of attracting employees for the Trust

## **GOING CONCERN**

Under governance requirements the Trustees confirm that after making enquiries they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Trustees have also considered the impact of the war in Ukraine on the ability to continue and have no issues of concern. Accordingly they continue to adopt the going concern basis in preparing the accounts.

## **INTERNAL CONTROLS ASSURANCE**

The Board of Trustees has overall responsibility for establishing and maintaining a robust system of internal control and for reviewing its effectiveness. Trustees recognise that no system of internal control can provide absolute assurance or eliminate all risk. The system of internal control currently in operation is designed to identify and manage risk and to provide reasonable assurance that all key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational performance information and the safeguarding of the charity's assets and interests.

In meeting its responsibilities Trustees have adopted a risk-based approach to internal controls which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the charity

is exposed and is consistent with Turnbull principles (guidance on best practice in internal controls management).

## **TRUSTEES' RESPONSIBILITIES**

As a Registered Provider the Board of Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the entity at the end of the financial year and of its income and expenditure for the year ended on that date. In preparing those financial statements, suitable accounting policies have been used, and formulated, to the best of the Trustees knowledge and belief, by reference to reasonable and prudent judgements and estimates and applied consistently. Applicable accounting standards have been followed. The Board is also required to indicate where the financial statements are prepared other than on the basis that the entity is a going concern.

The Board of Trustees is responsible for ensuring that arrangements are made for keeping proper books of account with respect to the Charity's transactions and its assets and liabilities, and for maintaining a satisfactory system of control over the Charity's books of account and transactions. The Board is also responsible for ensuring that arrangements are made to safeguard the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

## **COMPLIANCE WITH THE RSH GOVERNANCE AND FINANCIAL VIABILITY STANDARD**

The Trustees confirm that the Charity complies with the requirements of the Governance and Financial Viability Standard applicable for the year.

## **TRUSTEES' LIABILITY INDEMNITY**

All Trustees of the charity benefit from a 'Trustees Liability Insurance' policy operated through our insurers which provides £2,000,000 of cover.

## **FINANCIAL INSTRUMENTS**

The Charity does not have any abnormal exposure to price, credit, liquidity or cash flow risks arising from its trading activities. The Charity does not enter into any hedging transactions and no trading in financial instruments is undertaken.

## **DISCLOSURE OF INFORMATION TO THE AUDITOR**

In the case of each of the persons who are Trustees of the Charity at the date when this report was approved:

- so far as each of the Trustees are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- each of the Trustees has taken all the steps that they ought to have taken to make themselves aware of any relevant audit information (as defined) and to establish that the Charity's auditor is aware of that information.

SIR JOSIAH MASON TRUST

The report was approved by the Board of Trustees on 14<sup>th</sup> September 2022 and signed on their behalf by:

Mrs Julie Houlder – Chair

Julie A. Houlder

Ms Alison Coad – Chair of Finance & Performance

Alison Coad

## Independent auditor's report to the members of Sir Josiah Mason Trust

### Opinion

We have audited the financial statements Sir Josiah Mason Trust for the year ended 31 March 2022 which comprise the Company's Statements of comprehensive income, the Company's Balance sheet, the Company's Statements of changes in reserves, the Statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

### 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board's 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 Board 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 Board are responsible for the other information contained within the annual report. 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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is



a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Board's Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Board's Report have been prepared in accordance with applicable legal requirements.

### **Matters on which we are required to report by exception**

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the books of account; or
- certain disclosures of Trustee remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of Board**

As explained more fully in the Board's Responsibilities Statement set out on page 11, the Board are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the 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. Based on our understanding of the Trust and its sector, we identified that the principal risks of non-compliance with laws and regulations related to the UK tax legislation, pensions legislation, employment regulation and health and safety regulation, Homes England, Regulator of Social Housing, anti-bribery, corruption and fraud, money laundering, non-compliance with implementation of government support schemes relating to COVID-19, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

We evaluated the Board's and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- Discussing with the Board and management their policies and procedures regarding compliance with laws and regulations;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the company which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the Board and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of the audit report**

This report is made solely to the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body for our audit work, for this report, or for the opinions we have formed.



David Hoose (Senior Statutory Auditor)  
for and on behalf of Mazars LLP  
Chartered Accountants and Statutory Auditor  
2 Chamberlain Square  
Birmingham  
B3 3AX

20<sup>th</sup> September 2022

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2022**

|   | Notes | 2022<br>£          | 2021<br>£          |
|---|-------|--------------------|--------------------|
| TURNOVER                                | 3     | 3,170,017          | 3,235,375          |
| Operating costs                         | 3     | <u>(2,992,631)</u> | <u>(2,827,972)</u> |
| OPERATING SURPLUS                       | 3     | 177,386            | 407,403            |
| Donations arising from Acquisitions     | 5     | 696,549            | -                  |
| Interest receivable and other income    | 6a    | 125,385            | 108,046            |
| Interest and financing costs            | 6b    | (3,451)            | (2,719)            |
| Realised gains on investment            |       | <u>9,504</u>       | <u>151,749</u>     |
| SURPLUS FOR THE YEAR                    |       | 1,005,373          | 664,479            |
| Unrealised gains on investments:        |       |                    |                    |
| -Freehold ground rents and properties   |       | -                  | -                  |
| -Listed investments                     |       | <u>244,837</u>     | <u>915,625</u>     |
| TOTAL COMPREHENSIVE INCOME FOR THE YEAR |       | <u>1,250,210</u>   | <u>1,580,104</u>   |

The financial statements on pages 17 to 37 were approved and authorised for issue by the Trustees on 14<sup>th</sup> September 2022 and were signed on their behalf by:-

Mrs Julie Houlder – Chair

*Julie A. Houlder*

Ms Alison Coad – Chair of Finance & Performance

*Alison Coad*

**STATEMENT OF FINANCIAL POSITION  
FOR THE YEAR AS AT 31 MARCH 2022**

|  | Notes | 2022<br>£          | 2021<br>£          |
|--|-------|--------------------|--------------------|
| <b>TANGIBLE FIXED ASSETS</b>                                       |       |                    |                    |
| Housing properties   | 9     | 10,731,409         | 10,191,211         |
| Investment properties  | 10    | 706,000            | 706,000            |
| Other property, plant & equipment                                  | 11    | 71,949             | 48,261             |
| Listed investments   | 12    | <u>5,313,945</u>   | <u>5,083,319</u>   |
|  |       | <u>16,823,303</u>  | <u>16,028,791</u>  |
| <b>CURRENT ASSETS</b>  |       |                    |                    |
| Stock  |       | 4,006              | 3,121              |
| Trade and other receivables  | 13    | 140,439            | 136,426            |
| Cash and cash equivalents  |       | <u>3,025,382</u>   | <u>2,558,347</u>   |
|  |       | 3,169,827          | 2,697,894          |
| <b>CREDITORS: AMOUNTS FALLING DUE<br/>WITHIN ONE YEAR</b>          | 14    | <u>(478,570)</u>   | <u>(444,518)</u>   |
| <b>NET CURRENT ASSETS</b>  |       | <u>2,691,257</u>   | <u>2,253,376</u>   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>                       |       | 19,514,560         | 18,282,167         |
| <b>CREDITORS: AMOUNTS FALLING DUE<br/>AFTER MORE THAN ONE YEAR</b> | 15    | <u>(1,509,905)</u> | <u>(1,527,720)</u> |
| <b>NET ASSETS</b>  |       | <u>18,004,655</u>  | <u>16,754,447</u>  |
| <b>RESERVES</b>  |       |                    |                    |
| Endowment Reserve  |       | 7,077,423          | 6,823,082          |
| Revenue Reserve  |       | 5,240,326          | 4,244,459          |
| Designated reserves  |       | <u>5,686,906</u>   | <u>5,686,906</u>   |
|  |       | <u>18,004,655</u>  | <u>16,754,447</u>  |

The financial statements on pages 17 to 37 were approved and authorised for issue by the Trustees on 14th September 2022 and were signed on their behalf by:-

Mrs Julie Houlder – Chair

*Julie A. Houlder*

Ms Alison Coad – Chair of Finance & Performance

*Alison Coad*

**STATEMENT ON CHANGES IN RESERVES  
FOR THE YEAR AS AT 31 MARCH 2022**

|  | 2022<br>£        | 2021<br>£        |
|--|------------------|------------------|
| <i>Revenue reserves</i>                      |                  |                  |
| BALANCE AT 1 APRIL 2021                      | 4,244,459        | 3,693,192        |
| Increase from acquisitions                   | 696,549          | -                |
| Surplus for the year                         | 299,318          | 512,731          |
| Transfers                                    | <u>-</u>         | <u>38,536</u>    |
| BALANCE AT 31 MARCH 2022                     | <u>5,240,326</u> | <u>4,244,459</u> |
| <i>Endowment Capital Account</i>             |                  |                  |
| BALANCE AT 1 APRIL 2021                      | 6,823,082        | 5,755,708        |
| Increase from acquisitions                   | -                | -                |
| Deficit/surplus on sale of                   |                  |                  |
| - Ground rents                               | -                | -                |
| - Investments                                | 9,504            | 151,749          |
| Movement on unrealised surplus on properties | -                | -                |
| Movement on unrealised gain on investments   | <u>244,837</u>   | <u>915,625</u>   |
| BALANCE AT 31 MARCH 2022                     | <u>7,077,423</u> | <u>6,823,082</u> |
| <i>Designated reserves</i>                   |                  |                  |
| BALANCE AT APRIL 2021                        | 5,686,906        | 5,725,442        |
| Increase from acquisitions                   | -                | -                |
| Transfers                                    | <u>-</u>         | <u>(38,536)</u>  |
| BALANCE AT 31 MARCH 2022                     | <u>5,686,906</u> | <u>5,686,906</u> |

**STATEMENT OF CASH FLOWS  
FOR THE YEAR AS AT 31 MARCH 2022**

|   |       | 2022             | 2021             |
|---|-------|------------------|------------------|
|   | Notes | £                | £                |
| NET CASH GENERATED FROM<br>OPERATING ACTIVITIES           | A     | 489,840          | 744,686          |
| CASH FLOWS FROM FINANCING<br>ACTIVITIES                   |       |                  |                  |
| Interest received   |       | 124,848          | 120,444          |
|   |       | <u>124,848</u>   | <u>120,444</u>   |
| CASH FLOWS FROM INVESTING<br>ACTIVITIES                   |       |                  |                  |
| Purchase of housing properties                            |       | (102,791)        | (8,647)          |
| Investments: Purchases                                    |       | -                | (33,856)         |
| Purchase of other fixed assets                            |       | (44,862)         | (21,447)         |
|   |       | <u>(147,653)</u> | <u>(63,950)</u>  |
| NET CHANGE IN CASH AND CASH<br>EQUIVALENTS                |       | <u>467,035</u>   | <u>801,180</u>   |
| Cash and cash equivalents at the beginning<br>of the year |       | <u>2,558,346</u> | <u>1,757,166</u> |
| Cash and cash equivalents at the end of the<br>Year       |       | <u>3,025,381</u> | <u>2,558,346</u> |

**A) RECONCILIATION OF SURPLUS FOR THE YEAR TO NET  
CASH GENERATED FROM OPERATING ACTIVITIES**

|   | 2022           | 2021           |
|---|----------------|----------------|
|   | £              | £              |
| Surplus for the year                          | 1,250,210      | 1,580,104      |
| Acquisition donation-<br>non cash             | (693,000)      | -              |
| Stock   | (884)          | 890            |
| Movement in debtors                           | (4,013)        | 42,336         |
| Movement in creditors                         | 16,769         | 2,354          |
| Deficit/(surplus) on disposal of fixed assets | 8,315          | 168            |
| Depreciation                                  | 268,456        | 275,966        |
| Movement in investment<br>properties          | -              | -              |
| Movement in listed investments                | (254,341)      | (1,068,372)    |
| Movement in capital grants                    | -              | -              |
| Interest receivable                           | (125,386)      | (108,046)      |
| Interest and financing costs                  | -              | -              |
| Investment managers fees deducted at source   | 23,714         | 19,286         |
| Net cash inflow from operating activities     | <u>489,840</u> | <u>744,686</u> |

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

### 1 ACCOUNTING POLICIES

#### (a) *General information and basis of accounting*

The financial statements are prepared under the historical cost convention, in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019 and the Statement of Recommended Practice for Registered Social Housing Providers 2018 (SORP). The accounts also comply, in all material respects, with charities legislation. The Charity is a public benefit entity, as defined in FRS 102 and applies the relevant paragraphs prefixed "PBE" in FRS 102.

#### *Going Concern*

Under governance requirements the Trustees confirm that after making enquiries they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Trustees have also considered the impact of COVID-19 on the ability of the organisation to continue and they have reasonable expectations due to the level of reserves and the funding being made available by the government that the organisation is a going a concern. Accordingly they continue to adopt the going concern basis in preparing the accounts.

#### *Merger*

On 14 June 2018, a new entity, Sir Josiah Mason Trust (SJMT) was incorporated under the Companies Act 2006, as a private company, limited by guarantee. On 14<sup>th</sup> June 2018 the activities and assets and liabilities of the following entities were transferred to Sir Josiah Mason Trust:-

Sir Josiah Mason's Almshouse Charity;  
Sir Josiah Mason's Care Charity; and  
Sir Josiah Mason's Relief in Need and Educational Charity.

In accordance with FRS 102, this transaction has been accounted for as a merger, and so these financial statements are presents as if Sir Josiah Mason Trust had existed in its current form since the start of the previous reporting period.

#### *Acquisitions*

On 1<sup>st</sup> July 2019 the Holte and Bracebridge Charity was transferred to SJMT and the charity has been linked under ref 1179890-4. On 1<sup>st</sup> July 2019 Holy Trinity Heath Town Almshouses Charity was transferred to SJMT and has been linked under ref 1179890-5. Both have been accounted for using the acquisition method and the assets transferred treated as donations in the year.

On 8<sup>th</sup> June 2021 Thomas Banks Almshouses Charity was transferred to SJMT and has been linked under ref 1179890-6. This has been accounted for using the acquisition method.

#### (b) **Turnover**

Turnover represents residents' contributions receivable in respect of almshouses and the care home (net of void losses), grants and donations and other sundry income.

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

**(c) Depreciation**

Depreciation is charged so as to write down the cost of freehold housing properties and other fixed assets to their estimated residual value on a straight line basis over their expected useful economic lives as follows:

|                                   |                 |
|-----------------------------------|-----------------|
| Freehold land                     | Not depreciated |
| Housing properties:               |                 |
| Structures and Pitched Roof       | 100 years       |
| Lifts                             | 50 years        |
| Doors and Windows                 | 35 years        |
| Flat Roof                         | 30 years        |
| Central Heating including Boilers | 25 years        |
| Electrics                         | 20 years        |
| Bathrooms and Kitchens            | 15 years        |
| Soft Furnishings                  | 10 years        |
| Computers                         | 4 years         |
| Fixtures and fittings             | 4 years         |
| Motor Vehicles                    | 4 years         |

**(d) Impairment**

Properties held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential.

An assessment is made at each reporting date as to whether an indicator of impairment exists. If such an indicator exists, an impairment assessment is carried out and an estimate of the recoverable amount of the asset is made. Where the carrying amount of asset exceeds its recoverable amount, an impairment loss is recognised in surplus or deficit in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and fair value less costs to sell. Where assets are held for their service potential, value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model.

An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and included in surplus or deficit in the Statement of Comprehensive Income.

**(e) Works to existing properties**

Expenditure on housing properties, other than the replacement of components, which results in an enhancement of the economic benefits of the property or relates to a major overhaul of the property is capitalised.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDING 31<sup>ST</sup> MARCH 2022**

**(f) Social Housing Grant (SHG) and other grants**

Government grants are recognised using the accrual model and are classified either as a grant relating to revenue or a grant relating to assets. Grants relating to revenue are recognised in income on a systematic basis over the period in which related costs for which the grant is intended to compensate are recognised. Where a grant is receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support with no future related costs, it is recognised as revenue in the period which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Grants received for housing properties are recognised in income over the expected useful life of the housing property structure. Where a grant is received specifically for components of a housing property, the grant is recognised in income over the expected useful life of the component.

Grants received from non-government sources are recognised as revenue using the performance model.

**(g) Operating leases**

Rentals payable under operating leases are charged on a straight-line basis over the term of the lease.

**(h) Pensions**

The Charity operates a defined contribution pension scheme, the cost of which is written off to the Statement of Comprehensive Income on an accruals basis. The assets of the scheme are held separately from those of the Charity in an independently administered fund.

**(i) Donations**

Cash donations are accounted for when the receipt is recorded in the accounting records. Material donations of items other than cash are included in income at market value on receipt.

**(j) Voluntary help**

No value has been put on the voluntary help received by the Charity during the year.

**(k) Financial Instruments**

Financial assets and financial liabilities are recognised when the Charity becomes a party to the contractual provisions of the instrument.

***Financial assets carried at amortised cost***

Financial assets carried at amortised cost comprise rent arrears, trade and other receivables and cash and cash equivalents. Financial assets are initially recognised at fair value plus directly attributable transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDING 31<sup>ST</sup> MARCH 2022**

If there is objective evidence that there is an impairment loss, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced accordingly.

A financial asset is derecognised when the contractual rights to the cash flows expire, or when the financial asset and all substantial risks and reward are transferred.

If an arrangement constitutes a financing transaction, the financial asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

***Financial liabilities carried at amortised cost***

These financial liabilities include trade and other payables.

Any non-current debt instruments which meet the necessary conditions in FRS 102, are initially recognised at fair value adjusted for any directly attributable transaction cost and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income. Discounting is omitted where the effect of discounting is immaterial.

A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

***Financing transactions***

For rent arrears where the arrangement constitutes, in effect, a financing transaction because of extended credit arrangements the arrears are measured at the present value of the future payments discounted at an appropriate market rate of interest.

**(l) Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and demand deposits, together with other short term, highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

**(m) Charitable Status**

The Charity is registered with the Charity Commission, number 1179890 and is exempt from Income Tax and Capital Gains Tax provided its income and gains are applied for charitable purposes.

**(n) Investment Properties**

The value of investment properties was valued by David Coleman MRICS at 31<sup>st</sup> March 2020. An in house review by Edward Rutledge FRIC (trustee) was carried out for 31<sup>st</sup> March 2022.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDING 31<sup>ST</sup> MARCH 2022****2 SIGNIFICANT MANAGEMENT JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected. In this regard, the Trustees believe that the critical accounting policies where judgements or estimations are necessarily applied are summarised below:

**Depreciation and residual values**

The Trustees have reviewed the asset lives and associated residual values of all fixed asset classes and have concluded that asset lives and residual values are appropriate.

**Provisions and accruals**

Management bases its judgements on the circumstances relating to each specific event and upon currently available information. However, given the inherent difficulties in estimating liabilities in these areas, it cannot be guaranteed that additional costs will not be incurred beyond the amounts accrued.

**Impairment of trade debtors**

An estimate of the collectible amount of trade debtors is made when collection of the full amount is no longer probable. This estimation is performed on an individual basis.

**Investment Property Valuation**

The Trust carries its investment properties at fair value and engages independent valuers to determine fair value using valuation techniques. The calculated fair value of the investment property uses assumptions which are subject to judgements. The carrying values of the Trust's investment properties can be found in note 10 of the financial statements.

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

**3 TURNOVER AND OPERATING COSTS**

|   | Turnover<br>£    | 2022<br>Operating<br>Costs<br>£ | Operating<br>Surplus<br>£ | Turnover<br>£    | 2021<br>Operating<br>Costs<br>£ | Operating<br>Surplus<br>£ |
|---|------------------|---------------------------------|---------------------------|------------------|---------------------------------|---------------------------|
| <b>Income and expenditure from lettings</b> |                  |                                 |                           |                  |                                 |                           |
| Alms' & Care accommodation                  | <u>3,031,324</u> | <u>(2,977,706)</u>              | <u>53,618</u>             | <u>3,012,022</u> | <u>(2,825,722)</u>              | <u>186,300</u>            |
| Other income and expenditure                |                  |                                 |                           |                  |                                 |                           |
| Catering                                    | -                | -                               | -                         | 11               | -                               | 11                        |
| Donations & Grants                          | 110,690          | (14,925)                        | 95,765                    | 153,830          | (2,250)                         | 151,580                   |
| Other income and expenditure                | 11,489           | -                               | 11,489                    | 26,991           | -                               | 26,991                    |
| Rental income from investment properties    | 16,514           | -                               | 16,514                    | 16,546           | -                               | 16,546                    |
| Trustee Assessor Income                     | -                | -                               | -                         | 25,975           | -                               | 25,975                    |
| <b>Total</b>                                | <u>3,170,017</u> | <u>(2,992,631)</u>              | <u>177,386</u>            | <u>3,235,375</u> | <u>(2,827,972)</u>              | <u>407,403</u>            |

**4 INCOME AND EXPENDITURE FROM LETTINGS**

|   | Social Housing<br>£ | Registered<br>Care<br>£ | 2022<br>£        | 2021<br>£        |
|---|---------------------|-------------------------|------------------|------------------|
| <b>Income</b>                           |                     |                         |                  |                  |
| Rents net of voids                      | 1,004,277           | 1,096,182               | 2,100,459        | 2,099,685        |
| Service charge net of voids             | 439,011             | 201,807                 | 640,818          | 622,137          |
| Charges for support services            | 2,086               | 155,644                 | 157,730          | 155,394          |
| Supporting people grants                | 98,585              | 15,861                  | 114,446          | 114,687          |
| Amortisation of SHG                     | <u>11,295</u>       | <u>6,576</u>            | <u>17,871</u>    | <u>20,119</u>    |
|   | <u>1,555,254</u>    | <u>1,476,070</u>        | <u>3,031,324</u> | <u>3,012,022</u> |
| <b>Expenditure</b>                      |                     |                         |                  |                  |
| Services                                | 434,377             | 561,787                 | 996,164          | 1,243,583        |
| Management                              | 612,687             | 854,658                 | 1,467,345        | 1,178,434        |
| Repairs and maintenance                 | <u>422,399</u>      | <u>91,798</u>           | <u>514,197</u>   | <u>403,705</u>   |
|   | <u>1,469,463</u>    | <u>1,508,243</u>        | <u>2,977,706</u> | <u>2,825,722</u> |
| Operating surplus on letting activities | <u>85,791</u>       | <u>(32,173)</u>         | <u>53,618</u>    | <u>186,300</u>   |
| Void Losses                             | <u>84,648</u>       | <u>215,139</u>          | <u>299,787</u>   | <u>226,370</u>   |

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

**5 Donations arising from Acquisitions**

|   | 2022<br>£      | 2021<br>£ |
|---|----------------|-----------|
| Donations from charities acquired during the year |                |           |
| Thomas Banks                                      | 696,549        | -         |
|   | <u>696,549</u> | <u>-</u>  |

A breakdown of the assets acquired is set out in note 20.

**6a INTEREST RECEIVABLE AND SIMILAR INCOME**

|                             |                |                |
|-----------------------------|----------------|----------------|
| Fixed interest investments  |                | -              |
| Equities                    | 124,455        | 105,151        |
| Bank and building societies | <u>930</u>     | <u>2,895</u>   |
|                             | <u>125,385</u> | <u>108,046</u> |
|                             | 2022<br>£      | 2021<br>£      |

**6b INTEREST AND FINANCING COSTS**

|                           |              |              |
|---------------------------|--------------|--------------|
| Bank interest and charges | <u>3,451</u> | <u>2,719</u> |
|---------------------------|--------------|--------------|

No interest was capitalised in the year (2021 £nil).

**7 SURPLUS FOR THE YEAR**

Surplus for the year is stated after charging:

|                                       | 2022<br>£ | 2021<br>£ |
|---------------------------------------|-----------|-----------|
| Staff costs (note8)                   | 1,442,544 | 1,452,376 |
| Depreciation of tangible owned assets | 268,456   | 275,457   |
| Auditors' remuneration                |           |           |
| - In their capacity as auditors       | 16,184    | 17,713    |
| - Other services                      |           |           |

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

**8 STAFF COSTS**

|                       | 2022             | 2021             |
|-----------------------|------------------|------------------|
|                       | £                | £                |
| Salaries              | 1,299,586        | 1,308,824        |
| Social Security costs | 87,235           | 96,158           |
| Other pension costs   | <u>55,723</u>    | <u>47,394</u>    |
|                       | <u>1,442,544</u> | <u>1,452,376</u> |
| Agency staff          | <u>171,352</u>   | <u>192,664</u>   |

Settlements were made to staff of £4,000 during the year.

The management team consisted of the Chief Executive, Director of Operations, Head of Central Services and the Head of Finance and were paid the following amounts during the year:

|                       | 2022           | 2021           |
|-----------------------|----------------|----------------|
|                       | £              | £              |
| Salaries              | 225,907        | 212,296        |
| Social Security costs | 27,073         | 25,405         |
| Other pension costs   | <u>13,309</u>  | <u>12,404</u>  |
|                       | <u>266,289</u> | <u>250,105</u> |

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

|                 | 2022 | 2021 |
|-----------------|------|------|
| £60,000-£70,000 | 1    | -    |
| £70,001-£80,000 | 1    | 1    |

Average number of full time equivalent persons employed during the year:

|                           | Number    | Number    |
|---------------------------|-----------|-----------|
| Office                    | 9         | 9         |
| Carers & other site staff | 46        | 51        |
| Total employees           | <u>55</u> | <u>60</u> |

|  | 2022 | 2021 |
|--|------|------|
|  | £    | £    |

**TRUSTEES' REMUNERATION**

Out of pocket expenses reimbursed in the year.

|   |   |
|---|---|
| - | - |
|---|---|

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

**9 FIXED ASSETS – HOUSING PROPERTIES**

|                                | Completed<br>Properties<br>£ | Under<br>Construction<br>£ | Care<br>Home<br>£ | Total<br>£        |
|--------------------------------|------------------------------|----------------------------|-------------------|-------------------|
| <b>COST</b>                    |                              |                            |                   |                   |
| At 1 April 2021,               | 11,089,765                   | 4,147                      | 1,090,839         | 12,184,751        |
| Acquisition                    | 693,000                      | -                          | -                 | 693,000           |
| Additions – completed          | 101,651                      | -                          | -                 | 101,651           |
| Additions – under construction | -                            | 1,140                      | -                 | 1,140             |
| Less Disposals                 | (25,790)                     | -                          | -                 | (25,790)          |
|                                | <u>11,858,626</u>            | <u>5,287</u>               | <u>1,090,839</u>  | <u>12,954,752</u> |
| At 31 March 2022               | <u>11,858,626</u>            | <u>5,287</u>               | <u>1,090,839</u>  | <u>12,954,752</u> |
| <b>DEPRECIATION</b>            |                              |                            |                   |                   |
| At 1 April 2021                | 1,880,601                    | -                          | 112,939           | 1,993,540         |
| Charge for the year            | 239,797                      | -                          | 7,485             | 247,282           |
| Less Disposals                 | (17,479)                     | -                          | -                 | (17,479)          |
|                                | <u>2,102,919</u>             | <u>-</u>                   | <u>120,424</u>    | <u>2,223,343</u>  |
| At 31 March 2022               | <u>2,102,919</u>             | <u>-</u>                   | <u>120,424</u>    | <u>2,223,343</u>  |
| <b>NET BOOK VALUE</b>          |                              |                            |                   |                   |
| At 31 March 2021               | <u>9,209,164</u>             | <u>4,147</u>               | <u>977,900</u>    | <u>10,191,211</u> |
| At 31 March 2022               | <u>9,755,707</u>             | <u>5,287</u>               | <u>970,415</u>    | <u>10,731,409</u> |

All housing properties are freehold and completed. Total expenditure on works to existing properties amounted to £366,008 (2021 £213,970). Of this expenditure, £101,651 (2021 £5,400) was capitalised in the year.

|                     |            |            |
|---------------------|------------|------------|
|                     | 2022       | 2021       |
|                     | No's       | No's       |
| Units in Management | 242        | 236        |
|                     | <u>242</u> | <u>236</u> |

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

**10 FIXED ASSETS – INVESTMENT PROPERTIES**

Freehold land and buildings held as income producing investments

|   | <b>Freehold<br/>Ground<br/>rents<br/>£</b> | <b>Freehold<br/>properties<br/>£</b> | <b>Total<br/>£</b> |
|---|--|--------------------------------------|--------------------|
| Market value at 1 April 2021                              | 311,000                                    | 395,000                              | 706,000            |
| Property acquired   | -  | -                                    | -                  |
| Elimination on disposals during the year                  | -  | -                                    | -                  |
| Revaluation of ground rents and properties<br>in the year |  |                                      |                    |
| Market value at 31 March 2022                             | <u>311,000</u>                             | <u>395,000</u>                       | <u>706,000</u>     |
| Cost at 31 March 2022                                     | <u>180,749</u>                             | <u>460,000</u>                       | <u>640,749</u>     |

The investment properties have been valued in house by a review by the Board of Trustees assisted by Edward Rutledge FRIC who is a Trustee and it is considered that the valuation has not changed since 31<sup>st</sup> March 2020.



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

**11 Other property, plant & equipment**

|                       | Fixtures &<br>fittings<br>£ | Computer<br>equipment<br>£ | Motor<br>vehicles<br>£ | Total<br>£        |
|-----------------------|-----------------------------|----------------------------|------------------------|-------------------|
| <b>COST</b>           |                             |                            |                        |                   |
| At 31 March 2021      | 221,377                     | 57,054                     | 9,070                  | 287,501           |
| Additions             | 41,772                      | 3,090                      | -                      | 44,862            |
| Less Disposals        | -                           | -                          | -                      | -                 |
|                       | <u>          </u>           | <u>          </u>          | <u>          </u>      | <u>          </u> |
| At 31 March 2022      | <u>263,149</u>              | <u>60,144</u>              | <u>9,070</u>           | <u>332,363</u>    |
| <b>DEPRECIATION</b>   |                             |                            |                        |                   |
| At 31 March 2021      | 182,832                     | 47,338                     | 9,070                  | 239,240           |
| Charge for the year   | 17,941                      | 3,233                      | -                      | 21,174            |
| Less Disposals        | -                           | -                          | -                      | -                 |
|                       | <u>          </u>           | <u>          </u>          | <u>          </u>      | <u>          </u> |
| At 31 March 2022      | <u>200,773</u>              | <u>50,571</u>              | <u>9,070</u>           | <u>260,414</u>    |
| <b>NET BOOK VALUE</b> |                             |                            |                        |                   |
| At 31 March 2021      | <u>38,545</u>               | <u>9,716</u>               | <u>-</u>               | <u>48,261</u>     |
| At 31 March 2022      | <u>62,376</u>               | <u>9,573</u>               | <u>-</u>               | <u>71,949</u>     |
| Depreciation rates    | 25%                         | 25%                        | 25%                    |                   |

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

**12 LISTED INVESTMENTS – GENERAL INVESTMENTS**

|                          | <b>Cost<br/>2022<br/>£</b> | <b>Cost<br/>2021<br/>£</b> | <b>Market<br/>value<br/>2022<br/>£</b> | <b>Market<br/>value<br/>2021<br/>£</b> |
|--------------------------|----------------------------|----------------------------|--|--|
| Fixed interest           | 314,132                    | 311,006                    | 295,254                                | 310,046                                |
| Equities and unit trusts | 3,189,224                  | 3,114,029                  | 4,902,348                              | 4,626,098                              |
|                          | <u>3,503,356</u>           | <u>3,425,035</u>           | <u>5,197,602</u>                       | <u>4,936,144</u>                       |
| Short term deposits      | 116,343                    | 147,175                    | 116,343                                | 147,175                                |
|                          | <u>3,619,699</u>           | <u>3,572,210</u>           | <u>5,313,945</u>                       | <u>5,083,319</u>                       |

**Significant shareholdings**

There are no significant shareholdings which individually represent more than 5% of the market value of the Charity's investment portfolio at 31 March 2022.

|                                |                  |
|--------------------------------|------------------|
|                                | £                |
| <b>COST</b>                    |                  |
| At 1 April 2021                | 3,425,035        |
| Investments acquired           | 258,284          |
|                                | <u>3,683,319</u> |
| Investment disposals           | (179,963)        |
| <b>At 31 March 2022</b>        | <u>3,503,356</u> |
| <b>MARKET VALUE ADJUSTMENT</b> |                  |
| At 1 April 2021                | 1,511,109        |
| Eliminated on sales            | (235,653)        |
| Adjustment for the year        | 418,790          |
| <b>At 31 March 2022</b>        | <u>1,694,246</u> |
| <b>MARKET VALUE</b>            |                  |
|                                | <u>5,197,602</u> |
| At 31 March 2022               |                  |
| At 31 March 2021               | <u>4,936,143</u> |

All investments are quoted on the London stock exchange and have been acquired within the Trustees' powers.

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

|  | 2022             | 2021             |
|--|------------------|------------------|
|  | £                | £                |
| <b>13 DEBTORS</b>  |                  |                  |
| Sundry debtors and prepayments                                     | 94,989           | 97,180           |
| Almshouse contribution arrears                                     | <u>45,450</u>    | <u>39,246</u>    |
|  | <u>140,439</u>   | <u>136,426</u>   |
| <b>14 CREDITORS (AMOUNTS FALLING DUE WITHIN ONE YEAR)</b>          |                  |                  |
| Almshouse contribution prepayments                                 | 131,925          | 102,261          |
| Trade creditors  | 79,617           | 46,186           |
| Government Grants  | 20,063           | 20,119           |
| Taxation and social security                                       | 26,140           | 24,689           |
| Accruals and deferred income                                       | 201,929          | 240,805          |
| Other creditors  | <u>18,896</u>    | <u>10,458</u>    |
|  | <u>478,570</u>   | <u>444,518</u>   |
| <b>15 CREDITORS (AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR)</b> |                  |                  |
| Government grants:   |                  |                  |
| At 1 April 2021  | 1,547,839        | 1,567,958        |
| Addition   |                  | -                |
| Amortised in the year  | <u>(17,871)</u>  | <u>(20,119)</u>  |
| At 31 March 2022   | <u>1,529,968</u> | <u>1,547,839</u> |
| Amortisation charge < 1 year                                       | <u>20,063</u>    | <u>20,119</u>    |
| Amortisation charge > 1 year                                       | <u>1,509,905</u> | <u>1,527,720</u> |

Total accumulated SHG received at the year-end amounted to £1,815,754.

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

**16 FINANCIAL INSTRUMENTS**

The carrying values of the Charity's financial assets and liabilities are summarised by category below:

|   | 2022           | 2021           |
|---|----------------|----------------|
|   | £              | £              |
| <b>Financial Assets</b>                               |                |                |
| Measured at undiscounted amount received              |                |                |
| • Rent arrears and other debtors (see Note 13)        | 140,439        | 136,426        |
| • Amounts due from related undertakings (see Note 13) |                | -              |
|   | <u>140,439</u> | <u>136,426</u> |
| Measured at undiscounted amount payable               |                |                |
| • Trade and other creditors (see Note 14)             | 478,570        | 444,518        |
| • Amounts owed to related undertakings (see Note 14)  | -              |                |
|   | <u>478,570</u> | <u>444,518</u> |

**17 OPERATING LEASE COMMITMENTS**

Total future minimum lease payments under non-cancellable operating leases are as follows:

|                     | 2022          | 2021          |
|---------------------|---------------|---------------|
|                     | £             | £             |
| Payments due        |               |               |
| Within one year     | 10,344        | 10,344        |
| Within 2 to 5 years | <u>46,548</u> | <u>51,720</u> |
|                     | <u>56,892</u> | <u>62,064</u> |

**18 CAPITAL COMMITMENTS**

There were no capital commitments as at 31<sup>st</sup> March 2022 or 2021.

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

**19 Linked Charities**

The summary results and balance sheets for each of the 6 linked charities as at 31<sup>st</sup> March 2022 are as follows:

| <b>Statement of<br/>Comprehensive<br/>Income</b> | <b>Alms</b>    | <b>Holte and<br/>Bracebridge</b> | <b>Holy Trinity</b> | <b>Thomas<br/>Banks</b> | <b>Care</b>   | <b>Relief in<br/>Need</b> |
|--|----------------|----------------------------------|---------------------|-------------------------|---------------|---------------------------|
|  | YE 31/3/22     | YE 31/3/22                       | YE 31/3/22          | YE 31/3/22              | YE 31/3/212   | YE 31/3/22                |
|  | £              | £                                | £                   | £                       | £             | £                         |
| TURNOVER   | 1,467,741      | 53,167                           | 32,829              | 10,627                  | 1,589,143     | 16,515                    |
| Operating costs                                  | (1,230,097)    | (75,344)                         | (35,199)            | (26,710)                | (1,546,726)   | (78,562)                  |
| Operating<br>surplus/(loss)                      | 237,644        | (22,177)                         | (2,370)             | (16,083)                | 42,417        | (62,047)                  |
| Interest receivable<br>and other income          | 63             | 8771                             | 2,145               | -                       | -             | 114,408                   |
| Interest payable                                 | (2,877)        | (94)                             | (67)                | (17)                    | (329)         | (67)                      |
| Realised gains<br>(loss)                         | -              | 663                              | 175                 | -                       | -             | 8,666                     |
| SURPLUS/(DEFICIT)<br>FOR THE YEAR                | 234,830        | (12,837)                         | (117)               | (16,100)                | 42,088        | 60,960                    |
| Unrealised gains<br>on investments               | -              | 22,582                           | 4,485               | -                       | -             | 217,770                   |
| <b>NET<br/>INCOME(DEFICIT)</b>                   | <b>234,830</b> | <b>9,745</b>                     | <b>4368</b>         | <b>(16,100)</b>         | <b>42,088</b> | <b>278,730</b>            |

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

**19 Linked Charities continued**

| <b>Balance Sheets</b>                 | <b>Alms<br/>£</b> | <b>H&amp;B<br/>£</b> | <b>HT<br/>£</b> | <b>TB<br/>£</b> | <b>Care<br/>£</b> | <b>RiN</b>       |
|---------------------------------------|-------------------|----------------------|-----------------|-----------------|-------------------|------------------|
| <b>Fixed Assets</b>                   |                   |                      |                 |                 |                   |                  |
| Housing Properties                    | 7,936,093         | 684,467              | 459,437         | 680,993         | 970,416           | -                |
| Investment properties                 | -                 | -                    | --              | -               | -                 | 706,000          |
| Other property                        | 52,865            | 2,784                | -               | -               | 16,300            | 0                |
| Listed investments                    | -                 | 300,742              | 89,635          | -               | -                 | 4,923,569        |
|                                       | <b>7,988,958</b>  | <b>987,993</b>       | <b>549,072</b>  | <b>680,993</b>  | <b>986,716</b>    | <b>5,629,569</b> |
| <b>Current Assets</b>                 |                   |                      |                 |                 |                   |                  |
| Stock                                 | -                 | -                    | -               | -               | 4,006             | -                |
| Trade and other debtors               | 182,278           | (21,627)             | (10,542)        | (7,141)         | 17,985            | (20,514)         |
| Cash                                  | 1,423,278         | 38,803               | 86,714          | 8,984           | 467,805           | 999,798          |
|                                       | <b>1,605,556</b>  | <b>17,176</b>        | <b>76,172</b>   | <b>1,843</b>    | <b>489,796</b>    | <b>979,284</b>   |
| Creditors <one year                   | (317,913)         | (7,164)              | (10,240)        | (2,387)         | (137,488)         | (5,570)          |
| Total assets less<br>creditors<1 year | <b>9,276,601</b>  | <b>998,005</b>       | <b>615,004</b>  | <b>680,449</b>  | <b>1,339,024</b>  | <b>6,603,283</b> |
| Creditors >1 year                     | (1,507,711)       | -                    | -               | -               | -                 | -                |
| NET ASSETS                            | <b>7,768,890</b>  | <b>998,005</b>       | <b>615,004</b>  | <b>680,449</b>  | <b>1,339,024</b>  | <b>6,603,283</b> |
| <b>RESERVES</b>                       |                   |                      |                 |                 |                   |                  |
| Endowment                             | -                 | 980,239              | 90,889          | -               | -                 | 6,006,295        |
| Revenue                               | 2,509,509         | 17,766               | 461,590         | 680,449         | 1,339,024         | 231,988          |
| Designated                            | 5,259,381         | -                    | 62,525          | -               | -                 | 365,000          |
|                                       | <b>7,768,890</b>  | <b>998,005</b>       | <b>615,004</b>  | <b>680,449</b>  | <b>1,339,024</b>  | <b>6,603,283</b> |

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

**20 Fair Value of Assets from charity acquired on 8<sup>th</sup> June 2021**

|                    |                |
|--------------------|----------------|
|                    | Thomas         |
|                    | Banks          |
|                    | £              |
| Housing Properties | 693,000        |
| Other debtors      |                |
| Cash               | 4,689          |
| Other creditors    | <u>(1,140)</u> |
| Total              | <u>696,549</u> |

**21 Post Balance Sheet Event**

On 1<sup>st</sup> September 2022 The Oak Tree House Trust transferred to Sir Josiah Mason Trust as a new linked charity.