

SIR JOHN PORT
AND JOHN OSBORNE ALMSHOUSES

ETWALL - DERBYSHIRE

(Registered Charity Number 214906)

ANNUAL ACCOUNTS AND REPORTS

Prepared on a Receipts and Payments Basis

FOR THE YEAR ENDED

31-Dec-2021

PREPARED BY THE TREASURER
ON BEHALF OF THE TRUSTEES

INDEPENDENT EXAMINATION BY

Mr. Paul Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

ANNUAL RECEIPTS & PAYMENTS ACCOUNTS AND REPORTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**Legal and Administrative Information:**

Charity name: Sir John Port and John Osborne Almshouses

Registered charity number: 214906

For the financial year beginning on 01-Jan-2021
and ending on 31-Dec-2021

Charity's principle address 2 Hollies Court
 Egginton Road
 Etwall
 DERBYSHIRE
 DE65 6NP

Names of Charity Trustees:

Mr B Sargent (Chairman)
 Mrs J Newton
 Mr J Wilton
 Mr N B Ireland (Treasurer)
 Mr B Payton
 Mr D Muller
 vacant
 Mr A Gamon
 Mr W Skinner

Appointing body:

National Farmers' Union
 Repton School
 Repton School
 Etwall Parish Council
 Etwall Parish Council
 South Derbyshire District Council
 Derbyshire County Council
 Co-opted by Appointed Trustees
 Co-opted by Appointed Trustees

Clerk to the Trustees: Mrs H Simpkin

Bankers: Caf Bank Ltd. 25 Kings Hill Avenue, West Malling,
 KENT, ME19 4JQ
 Virgin Money Plc: Jubilee House, Gosforth,
 Newcastle upon Tyne, NE3 4PL

Investments: M&G Charity Multi Asset Fund

 M & G Securities Ltd.
 PO Box 9038
 Chelmsford
 CM99 2XF

Description of charity's trusts:

Governing document: Trust Deed of 13th April 1983

Objects of the charity: To administer 10 Almshouses in the Village of Etwall
 known as Sir John Port and John Osborne Almshouses

Advisors

Almshouse Association

Independent Examiner

Mr P Rayment

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

Objectives, Activities and Achievements

This Charity is a member of the Almshouse Association, managing a Grade 2* listed building, operating within Derbyshire, and whose objective is to provide independent living accommodation within its 10 properties.

The Trustees aim to ensure through good governance that the aims and objectives of the Trust are achieved, and fully comply with their duty, as described in section 17(5) of the Charities Act 2011, having due regard to the Charity Commission's public benefit when exercising any powers or duties.

Although the Trustees persevered with the tasks of general maintenance and improvements to the properties, Covid having a big influence in the speed at which this could be carried out, so much of the work was delayed and it was accepted that any targets would be difficult to achieve until Covid restrictions were relaxed.

The Trustees welcomed a new resident after the work to refurbish the empty property was finally complete but unfortunately another resident decided to move away, the decision influenced partly by Covid.

Once again the annual luncheon for the residents was not possible and was substituted with Christmas hampers, which residents appear to find preferable.

The Charity is still continuing the change to being a CIO (Charity Incorporated Organisation), but has been let down by the speed of the solicitors in sorting out an issue which is preventing completion.

The Charity continues its endeavour to make a positive difference to its beneficiaries by providing good quality housing at a cost below market level.

Wherever possible the quality of the housing stock continues to be maintained from a list of tried and tested contractors, and by use of the 'Trusted Traders' listing provided by the County Council, whilst continuing to be sympathetic to the age and character of the building.

The Charity also continues to strive to upgrade its properties as the opportunity arises, but as major improvements inevitably require a vacant property to achieve it, progress can be slow.

The Trustees are very pleased with the support of the church clock making company to hold their price on the manufacture and installation of the replacement sundials, and towards the end of the year confirmed the work by paying a deposit..

As the Covid situation during the year once again prevented the village fundraising activities taking place, funding for this project is proving to be very slow in progressing. However an application for funding, made towards the end of the year to the District Council is looking hopeful.

The Trustee body, unfortunately, still had no representative from the County Council.

Towards the end of the year the Trustees began a review of how much of its Garden area was in use by the residents and how much could be offered to local residents as "cultivation plots", in order to assist with keeping the area tidy, in addition it was also agreed to consider an area which could be used as on-site parking to improve access for emergency services and overcome some of the problems of off-site parking for residents as off-site parking is at a premium, with pupils and staff of John Port School located next door.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**Finance:**

The Charity's accounts continue to be prepared on a Receipts and Payments basis, and once again the Charity has retained the services of Mr. Paul Rayment to examine them.

Although bank interest rates fell to an all time low, resulting in income from this source being less than 10% of that last year, and less than 6% of that in 2019, the investment dividends showed significant recovery, realising 84% of the 2019 amount, a 52% increase on last years very poor figure.

The final result for the investments is that after reinvesting the dividends they are currently showing a 10% increase in value from the pre Covid figure of Dec 2019

Declaration

The Trustees have approved these Annual accounts and Report.

Signature



on behalf of the Trustees.

Full name

BARRY SARGENT

Position

CHAIRMAN OF TRUSTEES

Date

29/4/22

End of Year R & P ACCOUNTING STATEMENT - Year ended 31 DECEMBER 2021

2020	RECEIPTS	2021
£		£
	<u>Gifts, Donations and other Voluntary Receipts:</u>	
1,500	Expendable Endowment (from Repton School)	1,500
0	Donations	0
1,000	Donations towards Sundials	545
	<u>Receipts earned from Assets:</u>	
47,178	Maintenance Contributions	47,354
465	Bank Interest (less charges)	42
196	Allotment & Storage Hut Rents	190
	<u>Other Receipts:</u>	
0	Miscellaneous Receipts	11
50,338	TOTAL RECEIPTS:	49,643
	PAYMENTS	
	<u>Goods/Services provided to beneficiaries:</u>	
724	Communal Lighting	626
835	Charitable Activities	798
6,945	General Repairs, Renewals and Servicing	2,579
0	Expenditure from CM Fund	0
11,293	Expenditure from ER Fund	3,341
	<u>Management and Administration:</u>	
1,956	Insurance	2,006
7,180	Clerk's Fee	7,744
1,397	Sundry Expenses	675
1,795	Professional Expenses (Charity Incorporation)	0
	<u>Other Payments:</u>	
0	Donations	0
0	Costs against Sundials	2,000
425	Costs against Empty Properties	0
32,550	TOTAL PAYMENTS	19,769
199,757	Balance B/F @ Jan 1st	217,167
50,338	Plus Receipts	49,643
250,096		266,811
32,550	Minus Payments	19,769
217,546	Balance C/F at Dec 31st	247,041
	These cumulative funds are represented by:	
37,786	CafCash account	67,522
81,320	CafGold account	81,328
98,061	Virgin account	98,191
217,167	Sub Total:	247,041
0	Less Unpresented Cheques	0
0	Plus Unbanked Receipts	0
217,167	TOTAL	247,041

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS continued - Year ended 31 DECEMBER 2021****INVESTMENTS**

1543.893 Accumulation Shares held in the M&G Charity Multi Asset Fund

Market Value:

<u>2020</u>		<u>2021</u>
147,529	At 1st January	142,834
3,089	Additions (reinvested dividends)	4,703
0	Additional Investment (Share purchases)	0
0	Shares sold (Investment loss)	0
-(7,784)	Net Investment gain / (loss)	14,114
<u>£142,834</u>	At 31st December	<u>£161,651</u>

DESIGNATED RESERVES

The Charity currently has 3 Reserve Funds.

<u>2020</u>	As of 31st December these Funds account for the following amounts from the total of the Charities available funds.	<u>2021</u>
108,687	Cyclic Maintenance Fund (CMF)	116,997
101,706	Emergency Repair Fund (ERF)	108,147
4,860	Sundial Re-instatement Fund	3,405
<u>£215,253</u>	TOTAL amount of allocated funding:	<u>£228,549</u>

ASSETSHousing, Land & Buildings **(Note 1(c) page 9)**

Valuation as at 14/07/03 = £ 1.17M

Note: These assets are not realizable. Valuation figures are for insurance purposes only.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****UNRESTRICTED (CMF) FUND: Receipts & Payment Details**

CMF (Cyclic Maintenance Fund) -

RECEIPTS

<u>2020</u> £		<u>2021</u> £
8,310	Recommended minimum transfer in	8,310
0	Additional transfer in	0
<u>£8,310</u>	<u>TOTAL RECEIPTS:</u>	<u>£8,310</u>

PAYMENTS

0	Payments from Fund	0
<u>£ 0</u>	<u>TOTAL PAYMENTS:</u>	<u>£0</u>
<u>Fund Balance</u>		
8,310	Surplus / (Deficit) for year	8,310
100,377	Fund total last year end	108,687
<u>£108,687</u>	Fund total this year end	<u>£116,997</u>

CMF (Cyclic Maintenance Fund) -

The trustees may establish and maintain a reserve fund, to be entitled Cyclic Maintenance Fund, for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at infrequent intervals.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****RESTRICTED (ERF) FUND: Receipt & Payment Details****ERF (Emergency Repair Fund) -****RECEIPTS**

<u>2020</u>		<u>2021</u>
£		£
5,080	Recommended minimum transfer in	5,080
3,089	Transfer In equivalent to Re Invested Share Dividend	4,703
0	Additional Transfer in	0
<u>£8,169</u>	<u>TOTAL RECEIPTS:</u>	<u>£9,783</u>

PAYMENTS

11,293	Refurbishment of various Properties	2,261
	Preparations for Car Parking &	1,080
	Vehicle Charging facilities	
<u>£11,293</u>	<u>TOTAL PAYMENTS:</u>	<u>£3,341</u>
<u>Fund Balance</u>		
-(3,124)	Surplus / (Deficit) for year	6,441
104,830	Fund total last year end	101,706
<u>£101,706</u>	Fund total this year end	<u>£108,147</u>

ERF (Extraordinary Repair Fund) -

The Trustees shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund, for the purpose of providing for the extraordinary repair, improvements or rebuilding of the Almshouses belonging to the Charity.

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)**End of Year ACCOUNTING STATEMENTS - Year ended 31 DECEMBER 2021****SUNDIAL RE-INSTATEMENT FUND: (restricted)**

This Fund, set up in 2019, is specifically intended for the re-instatement of 2 Sundials at the front of the Almshouses on Chimneys either side of the Pedimented Archway

RECEIPTS

<u>2020</u>		<u>2021</u>
£		£
2000	Transfer in	0
0	Anonymous Donation	45
0	Repton School - Sale of Goods	500
500	Donation from Etwall Parish Council	0
500	Donation from DCC (Cllr M Ford)	0
£3,000	<u>TOTAL RECEIPTS:</u>	£545

PAYMENTS

0	Deposit for Sundials	2,000
£ 0	<u>TOTAL PAYMENTS:</u>	£2,000

Fund Balance

3,000	Surplus / (Deficit) for year	-(1,455)
1860	Fund total last year end	4,860
£ 4,860	Fund total this year end	£3,405

SIR JOHN PORT AND JOHN OSBORNE ALMSHOUSES (Registered Charity Number 214906)

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

(a) Basis of Accounting

The Trustees have chosen to prepare the accounts on a Receipts and Payments Basis

(b) Housing, Land and Buildings

Sir John Port and John Osborne Almshouses were constructed in the seventeenth century and there is no record of the original cost. The Housing Land and Buildings costs relates to improvements carried out since 1987, less a Housing Corporation grant, and a grant from English Heritage Historic Buildings and Movements Commission.

Appendix

Independent examiner's report to the trustees of the Sir John Port and John Osbourne Almshouse Trust

I report to the trustees on my examination of the accounts of the Sir John Port and John Osbourne Almshouse Trust ('the Trust') for the year ended 31 December 2021.

Responsibilities and basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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

Signed: 

Name: Paul Ian Rayment

Relevant professional qualification or membership of professional bodies (if any): None

Address: 4 Oaklands Road, Etwall, Derbyshire DE65 6JJ

Date: 27.5.22