

Charity registration number 1190162

Company registration number 12571844 (England and Wales)

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs S M Cook Mrs V Godfrey Mrs A J Marsh Mrs C L Reeves Mrs S Stallard Mrs J Tetlow Mr B Dutton Mrs J Lane Mrs R Roshan	(Appointed 18 July 2023) (Appointed 1 October 2023)
Charity number	1190162	
Company number	12571844	
Principal address	Sandiway Manor Norley Road Sandiway Northwich Cheshire CW8 2JW	
Auditor	Xeinadin Audit Limited 2 Hilliards Court Chester Business Park Chester Cheshire CH4 9QP	
Bankers	Natwest Bank Plc 1 Hardman Boulevard Manchester M3 3AQ	
Solicitors	Brabners LLP Horton House Exchange Flags Liverpool Merseyside L2 3YL Cullimore Dutton 20 White Friars Chester Cheshire CH1 1XS	
Investment advisors	Castlefield Investments Limited 1 Portland Street Manchester M1 3LA	

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

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CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their annual report and financial statements for the year ended 31 March 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note to the financial statements and comply with the Charity's memorandum and articles, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The purpose of the Charity is to provide residential care for elderly people living in Cheshire and Wirral and for the relatives of people who have lived in those areas for a number of years, and, for various reasons, find it impossible to stay in their own homes.

The Board's main objectives are:

- to ensure that residents continue to receive a high standard of care in a safe environment that has a friendly and homely atmosphere;
- to ensure that the standard of accommodation and facilities are maintained for the benefit of residents;
- to provide staff development and training so as to enhance their experience of working for the Charity and to ensure that they are able to provide residents with a high standard of care;
- to provide respite care for the benefit of elderly people in the local communities of Sandiway, Heswall and Macclesfield.

In setting their objectives and planning activities the Trustees have given careful consideration to the Charity Commissions' general guidance on public benefit and, in particular, to its supplementary guidance on fee-charging; the Trustees have also had regard to their commitment to:

- attracting residents from all backgrounds irrespective of financial means;
- safeguarding and promoting the welfare of residents and staff;
- providing a working environment that is free from discrimination on the grounds of race, colour, ethnicity, gender, sexual orientation, religion or disability.

The Charity owns three residential homes at:

Sandiway Manor 1 Norley Road, Sandiway, Northwich, Cheshire

Trepassey Hillside Road, Heswall, Wirral, Merseyside

Upton Grange 214 Prestbury Road, Macclesfield, Cheshire

The Charity furthers its charitable purposes by providing comfortable surroundings for residents, irrespective of their financial means, where they can benefit from a safe and friendly environment and where their individual needs are met in full.

Each Home is set in its own grounds. Residents have separate rooms, with their own furniture if they wish, where they can entertain relatives and friends. In addition, each Home has a lounge and dining room and there are rooms for short-stay visitors and for any prospective resident who wishes to stay for a trial period.

Residents enjoy the privacy of their own rooms, where they can spend as much or as little time as they choose – apart from main meals which are usually taken with the other residents. Residents may go out at any time provided the Manager or her Deputy is informed. Residents may also participate in the full and varied activities offered by each Home.

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Residents pay fees towards the cost of running the Homes, such fees being assessed on the basis of their financial means; the balance of running costs is met from donations and legacies and from top-up fee payments by Local Authorities.

During the year an average of 16% (2023 – 14%) of permanent residents were funded by Local Authorities.

In addition, we aim to provide fee subsidies for some of our residents, during 2023-24 subsidies totalled £114,530 (2022-23 £186,447) representing approximately 4% (2022-23 5%) of gross fees.

Public benefit

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

Achievements and performance

Significant activities and achievements against objectives

The General Manager role has proved to be effective and has now evolved to become an Area Manager role, supported by Registered Managers in each of the Homes.

Structured audits of Care and Quality standards, are now established and brand standards are becoming entrenched.

The refurbishment and maintenance fund has been utilized effectively, to raise standards in all areas of our Homes during the year and we have achieved all of our objectives within budget .

We continue to upskill management roles through a cascade down approach that ensures common standards, clearly defined business objectives , regular updates/ feedback on progress and clear action plans.

We have also progressed with our plans to enlarge , upgrade and modernize our accommodation at all of our homes, in line with our 5 year plan.

The proposed purchase of adjoining land, that would enable us to extend our accommodation at Trepassey , has been completed and plans are being prepared for a planning application to be made during this calendar year.

Financial review

The operating results for the year were pleasing with the Charity achieving an operating surplus for the year on unrestricted funds of £321,541.

The surplus generated throughout the year by each home is testament to the exceptional standards all employees and Trustees of Cheshire Residential Homes Trust have continued to achieve. The incredibly hard work all employees put in to ensuring that all homes continued to provide excellent care to all our residents during the pandemic period and since has ensured that the trust can still provide high quality care within budget.

Sandiway Manor continued with their recruitment campaign throughout 2023-2024 which had previously proved to be difficult and were successful in recruiting many new members of staff. Occupancy overall for the year was good and managed to overall balance expenditure well against the rising cost of inflation and increased salary costs. All employees continued to ensure all our residents receive high quality care and support.

Trepassey Residential Home had another hugely successful year whilst maintaining good occupancy levels. All our employees across the home managed to keep expenditure within budget and continuing to provide good levels of surplus to enable Trepassey to continue to provide high quality care in a modern environment.

Upton Grange continued to maintain a good surplus for the year with a focus on increased respite stays and day care for the local community. Expenditure was managed well throughout the year with another good years surplus overall. All the team in the home provided excellent care for all our residents whilst enjoying the newly refurbished areas as part of the ongoing refurbishment programme.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024**

Reserves policy

The Trustees have established a policy whereby unrestricted reserves not committed or invested in fixed assets or investments held by the Charity should be in the region of four months' expenditure, which equates to approximately £1,250,000. At this level the Trustees feel that they would be able to continue the current activities of the Charity if there were to be a significant fall in income as a result of the coronavirus pandemic or for any other reason. At 31 March 2024 the free reserves of the Charity were £1,950,257 (2023 - £1,634,874) and therefore exceeded the required level of £1,250,000 (2023 – £1,250,000). The free reserves are made up of the unrestricted funds, less fixed assets and investments, less the maintenance reserve.

Investment policy

The Trustees' investment powers are governed by the Trustees Act 2000.

The Trustees' long-term policy for the general portfolios is to maximise income while preserving the value of the investments. The Charity's general investments have continued to be managed in accordance with that policy. The day-to-day management of the general investment portfolios has been delegated to Castlefield Investments Limited who provide a discretionary investment management service.

The investment portfolios derive their income from the underlying investments held, typically company dividends, interest payments on bonds and rents from commercial properties.

The Trust saw a realised investment loss of £3,139 (2023 – Gain of £500) and an unrealised Gain of £12,691 (2023 – unrealised loss of £50,240).

Major risks

The ongoing national problem with staff shortages has created a potential risk to our business, as has the significant rise in the Minimum Wage.

We have taken our entire workforce above minimum wage, established an Apprenticeship Programme and enhanced our staff benefits package, upgraded our work environments and invested in technology in order to attract and retain quality staff.

Factors likely to affect future financial performance

Now that we have completed the refurbishment of Sandiway Manor and Upton Grange, we are focusing upon extending our premises in order to meet customer demand and expectations.

We propose to extend Trepassey by a further 15 bedrooms, with similar sized extensions anticipated at Upton Grange and Sandiway Manor during the next 5 years.

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2024

Structure, governance and management

Cheshire Residential Homes Trust (the company) is a company limited by guarantee; it was incorporated on 24 April 2021. The company is registered with the Charity Commission under reference 1190162.

On 29 June 2020 the Charity Commission granted approval for a Scheme whereby the company replaced the individual trustees as the sole Trustee of the unincorporated charity The Cheshire Residential Homes Trust. The incorporated charity is referred to as Cheshire Residential Homes with legal and financial responsibilities continuing to lie with the original unincorporated charity The Cheshire Residential Homes Trust.

The unincorporated charity The Cheshire Residential Homes Trust is a registered charity. Its governing instruments are the original Trust Deed dated 1 April 1947 and the Charity Commission Scheme dated 5 April 1957, as amended.

Prior to 7 September 2020 the registered number of the unincorporated charity The Cheshire Residential Homes Trust was 218084; however, with effect from that date the Charity Commission linked it with the incorporated charity Cheshire Residential Homes Trust and its registration number changed to 1190162-1. The Linking Direction was for reporting purposes only; it did not change the separate legal status of the unincorporated and incorporated charities or the nature of restricted funds or endowments, and it does not constitute a merger.

The company has not traded during the period from 24 April 2020 (date of incorporation) to date and it has no assets or liabilities. Accordingly, this report and the financial statements for the accounting period ended 31 March 2023 relate solely to the activities of the unincorporated charity The Cheshire Residential Homes Trust.

Trustees

Under a Charity Commission Scheme dated 3 August 2020 the incorporated charity Cheshire Residential Homes became the sole corporate trustee of The Cheshire Residential Homes Trust. Prior to 3 August 2020 individual Trustees were appointed by the Board of Trustees for a term of three years on the basis of nominations received.

Trustee Induction and Training

New Trustees appointed to the Board of the incorporated charity are inducted into the workings of the unincorporated charity and the incorporated charity at a meeting with the Chairman. A Trustee Information pack is provided on appointment. The pack contains copies of the Trust Deed, together with other documents including "A Guide to being a Trustee of Cheshire Residential Homes Trust" and the Charity Commission publication "The Essential Trustee – What you need to know".

Individual Trustees were expected to attend external training courses that were relevant to their needs.

The Trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mrs S M Cook

Mrs V Godfrey

Mrs A J Marsh

Mrs C L Reeves

Mrs G Rushworth

(Resigned 30 March 2024)

Mrs S Stallard

Mrs J Tetlow

Mr B Dutton

Mrs J C Evans

(Resigned 3 September 2024)

Mrs J Lane

(Appointed 18 July 2023)

Mrs R Roshan

(Appointed 1 October 2023)

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Organisational structure

Cheshire Residential Homes Trust, the incorporated charity, is the sole trustee of the unincorporated charity The Cheshire Residential Homes Trust. The Trustees of the incorporated charity, Cheshire Residential Homes Trust, meet as a Board at least four times a year to consider general policies and the management and control of issues for which they are responsible. The Trustees also approve the annual budgets for each Home in addition to the Annual Report and Financial Statements.

The Trustees are responsible for deciding the strategic aims of the Charity and for its overall administration and they are assisted by the Chief Executive Officer who is responsible for the Charity's operations and the day-to-day management of the three Homes. The Chief Executive is supported by the General Manager, Estates Manager, Home Managers, the Financial Controller and the Administration and Quality Manager.

An Audit and Risk Management Committee is responsible for ensuring there is a framework of accountability in place within the Charity. It is also responsible for examining and reviewing systems and methods of control, both financial and otherwise, including risk analysis and management; and for ensuring that the charity is complying with all aspects of law, relevant regulations and good practice. The Audit and Risk Management Committee, which meets at least twice a year, consists of three Trustees, the Chief Executive Officer, the Financial Controller and the Administration and Quality Manager.

Key Management Personnel

The Trustees consider the Board of Trustees and the Chief Executive Officer as being key management personnel responsible for directing and controlling the operations of the Charity. These individuals are supported by the Area Manager, Estates Manager, the Financial Controller and the Home Managers.

All Trustees give their time freely and no Trustee remuneration was paid in the year. Details of Trustee expenses and other transactions with Trustees are disclosed in Note 11 to the accounts.

The salaries of the Senior Management Team and all employees in the homes are reviewed annually and usually rise in line with increases in average earnings

The Charity is a member of the National Care Association, which represents care providers in the UK. The Charity also benefits from close support from charities and friends associated with the three Homes. The financial and other support from those organisations and volunteers from within the local communities is greatly appreciated and gladly acknowledged.

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2024

Statement of Trustees' responsibilities

Charity Trustees are responsible for preparing the Trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Charity's Trustees to prepare financial statements each year which give a true and fair view of the state of affairs of the Charity and the incoming resources and application of resources of the Charity for that period

In preparing the financial statements the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the applicable Charities SORP (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose, with reasonable accuracy, the financial position of the Charity at any time, and to enable them as Trustees to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations and the provisions of the Trust Deed. The Trustees are also responsible for safeguarding the Charity's assets and taking reasonable steps for the prevention and detection of error, fraud and other irregularities.

The Trustees are also responsible for the maintenance and integrity of the Charity and any financial information on the Charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

Auditor

In accordance with the company's articles, a resolution proposing that Xeinadin Audit Limited be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the Trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The Trustees' report was approved by the Board of Trustees.

Mrs S M Cook
Trustee

22 October 2024

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHESHIRE RESIDENTIAL HOMES TRUST

Opinion

We have audited the financial statements of Cheshire Residential Homes Trust (the 'Charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure, 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees 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. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the Trustees' report has been prepared in accordance with applicable legal requirements.

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF CHESHIRE RESIDENTIAL HOMES TRUST

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within 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 accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' report and from the requirement to prepare a strategic report.

Responsibilities of Trustees

As explained more fully in the statement of Trustees' responsibilities, the Trustees, who are also the directors of the Charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Trustees are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable 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 these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Reviewing minutes of meetings of those charged with governance;
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the formal course of business and reviewing accounting estimates for bias;
- Enquiry of management and those charged with governance to identify any instances of non-compliance with laws and regulations.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF CHESHIRE RESIDENTIAL HOMES TRUST**

The potential effect of these laws and regulations on the financial statements varies considerably. Firstly, the charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation) and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the charity is subject to many other laws and regulations where the consequence of non-compliance should have a material effect on amounts or disclosures in the financial statements, for instance the imposition of fines or litigation or the loss of the charity's license to operate. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the trustees and other management and inspection of regulatory and legal correspondence, if any.

Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach. Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation.

This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

No instances of material non-compliance were identified, although the prospect of detecting irregularities, including fraud, is inherently difficult. This is due to; difficulty in detecting irregularities; limits imposed by the effectiveness of the entity's controls; and the nature, timing and extent of the audit procedures performed. Irregularities as a result of fraud are inherently more difficult to detect than those that resulting from error. Despite the audit being planned and performed in accordance with ISAs (UK), there is an unavoidable risk that material misstatements may not be detected.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Stephanie Baker BA(Hons) ACA (Senior Statutory Auditor)
for and on behalf of Xeinadin Audit Limited**

22 October 2024

**Chartered Accountants
Statutory Auditor**

2 Hilliards Court
Chester Business Park
Chester
Cheshire
CH4 9QP

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
Income and endowments from:									
Donations and legacies	3	1,193	-	-	1,193	1,072	-	-	1,072
Charitable activities	4	4,366,186	-	-	4,366,186	4,036,784	-	-	4,036,784
Investments	5	21,545	-	-	21,545	19,254	-	-	19,254
Other income	6	-	-	-	-	13,641	-	-	13,641
Total income		<u>4,388,924</u>	<u>-</u>	<u>-</u>	<u>4,388,924</u>	<u>4,070,751</u>	<u>-</u>	<u>-</u>	<u>4,070,751</u>
Expenditure on:									
Raising funds	7	3,507	-	-	3,507	3,828	-	-	3,828
Charitable activities	8	4,063,876	-	-	4,063,876	3,678,452	-	-	3,678,452
Total expenditure		<u>4,067,383</u>	<u>-</u>	<u>-</u>	<u>4,067,383</u>	<u>3,682,280</u>	<u>-</u>	<u>-</u>	<u>3,682,280</u>
Net gains/(losses) on investments	13	<u>9,552</u>	<u>-</u>	<u>-</u>	<u>9,552</u>	<u>(49,740)</u>	<u>-</u>	<u>-</u>	<u>(49,740)</u>
Net income and movement in funds		331,093	-	-	331,093	338,731	-	-	338,731
Reconciliation of funds:									
Fund balances at 1 April 2023		<u>2,890,488</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,581,420</u>	<u>2,551,757</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,242,689</u>
Fund balances at 31 March 2024		<u>3,221,581</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,912,513</u>	<u>2,890,488</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,581,420</u>

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 31 MARCH 2024

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES
BALANCE SHEET
AS AT 31 MARCH 2024**

		2024		2023	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	15	6,156,345		6,128,388	
Investments	16	588,364		589,951	
			6,744,709		6,718,339
Current assets					
Debtors	17	451,223		373,796	
Investments	18	30,575		197,156	
Cash at bank and in hand		1,985,058		1,612,712	
		2,466,856		2,183,664	
Creditors: amounts falling due within one year	19	(299,052)		(320,583)	
Net current assets			2,167,804		1,863,081
Total assets less current liabilities			8,912,513		8,581,420
Net assets excluding pension liability			8,912,513		8,581,420
The funds of the Charity					
Endowment funds	20	5,689,000		5,689,000	
Restricted income funds	21	1,932		1,932	
Unrestricted funds		3,221,581		2,890,488	
		8,912,513		8,581,420	

The financial statements were approved by the Trustees on 22 October 2024

Mrs S M Cook
Trustee

Company registration number 12571844 (England and Wales)

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from operations	28		238,982		282,729
Investing activities					
Purchase of tangible fixed assets		(65,901)		(115,311)	
Proceeds from disposal of tangible fixed assets		-		3,350	
Purchase of investments		(626,339)		(29,651)	
Proceeds from disposal of investments		637,478		46,426	
Investment income received		21,545		19,254	
Net cash used in investing activities			(33,217)		(75,932)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			205,765		206,797
Cash and cash equivalents at beginning of year			1,809,868		1,603,071
Cash and cash equivalents at end of year			2,015,633		1,809,868
Relating to:					
Cash at bank and in hand			1,985,058		1,612,712
Short term deposits included in current asset investments			30,575		197,156

CHESHIRE RESIDENTIAL HOMES TRUST AND LINKED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Charity information

Cheshire Residential Homes Trust is a private company limited by guarantee incorporated in England and Wales. The principle address is Sandiway Manor, Norley Road, Sandiway, Northwich, CW8 2JW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted income funds comprise those funds which the Trustees are free to use for any purpose in furtherance of the Charity's charitable objects. Unrestricted funds include designated funds where the Trustees, at their discretion, have created a specific fund for a specific purpose.

Restricted funds are funds that are to be used in accordance with the specific restrictions imposed by the donor.

Endowed funds are funds used for a specific purpose or purposes of the Charity. The Trustees have been advised by Brabners LLP, solicitors, that they consider the freehold and buildings to be permanent endowment, being functional land and buildings to be held in perpetuity by the Charity. Accordingly, in these Financial Statements the freehold land and buildings have been treated as permanent endowment.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. Donations subject to specific wishes of the donors are carried to relevant restricted funds. Donations receivable for the general purposes of the Charity are credited to unrestricted funds.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

Legacy gifts are recognised on a case by case basis following the granting of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event of the legacy gift being in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition would be subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title of the asset being transferred to the Charity.

Interest on investments and on funds held on deposit is included when receivable and the amount can be measured reliably by the Charity.

Dividends from listed companies are recognised once the dividend has been declared and notification has been received of the dividend due.

1.5 Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably. All expenditure is accounted for on the accrual basis.

All expenses, including support costs and governance costs, are allocated or apportioned to the applicable expenditure headings. VAT is included with the item of expense to which it relates.

Support costs have been allocated between governance and other support costs. Governance costs comprise all costs involving public accountability of the Charity and its compliance with regulation and good practice. These costs include related statutory audit fees together with apportionments of overhead and support costs.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Not Depreciated
Plant, Equipment & Furnishings	At varying rates on cost and reducing balance
Motor vehicles	25% reducing balance

No provision is made for depreciation in respect of freehold properties. This policy has been adopted because the value of these assets is maintained by the Charity's continued programme of property maintenance and improvements; consequently, any element of depreciation would, in the opinion of the Trustees, be immaterial. Furthermore, the Trustees carry out an annual impairment review.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date, using the closing quoted market price. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

The Charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the Charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk and changes in sentiment concerning equities and other investments.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

(Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

Property Valuations

Both freehold land and buildings are held at revalued amounts based on professional valuations. Actual value may differ to estimated value which could result in under or over statement of asset value.

Determining Residual Values and useful economic lives of plant and equipment

The Trust depreciates tangible assets over their estimated useful lives based on historic performance. The actual lives can vary. Judgement is applied also in the residual values of plant and equipment. When determining the residual value the directors aim to assess the amount that the asset would currently obtain if the asset were disposed using market prices where possible.

3 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	1,193	1,072

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

4 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Sandimoor Manor		
Residential Care	1,295,935	1,225,331
Trepassey		
Residential Care	2,024,934	1,803,453
Upton Grange		
Residential Care	1,045,317	1,008,000
	<u>4,366,186</u>	<u>4,036,784</u>

5 Investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from listed investments	3,364	18,691
Interest receivable	18,181	563
	<u>21,545</u>	<u>19,254</u>

6 Other income

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Net gain on disposal of tangible fixed assets	-	2,106
Coronavirus Grants	-	9,396
Sundry Income	-	2,139
	<u>-</u>	<u>13,641</u>

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

7 Raising Funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Investment management	3,507	3,828

8 Charitable Activities

	Sandiway Manor 2024 £	Trepassey 2024 £	Upton Grange 2024 £	Trustees 2024 £	Total 2024 £
Direct costs					
Staff costs	882,039	1,129,329	672,027	-	2,683,395
Depreciation and impairment	6,348	12,672	5,364	13,560	37,944
Agency Fees	68,409	18,012	4,813	-	91,234
Catering and Housekeeping	110,784	120,191	84,955	-	315,930
Rates and Insurance	16,204	8,594	9,689	70,280	104,767
Heat and Light	22,933	44,797	23,820	-	91,550
Maintenance	108,455	62,253	85,167	-	255,875
ICT leasing and support	11,920	13,078	11,079	72,440	108,517
Other Expenditure	45,062	45,828	38,946	-	129,836
	1,272,154	1,454,754	935,860	156,280	3,819,048
Share of support and governance costs (see note 9)					
Support	-	-	-	171,590	171,590
Governance	-	-	-	73,238	73,238
	1,272,154	1,454,754	935,860	401,108	4,063,876
Analysis by fund					
Unrestricted funds	1,272,154	1,454,754	935,860	401,108	4,063,876

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

8 Charitable Activities

(Continued)

Previous year:	Sandiway Manor	Trepassey	Upton Grange	Trustees	Total
	2023	2023	2023	2023	2023
	£	£	£	£	£
Direct costs					
Staff costs	761,050	982,783	654,760	-	2,398,593
Depreciation and impairment	3,852	12,540	4,344	5,841	26,577
Agency Fees	100,238	29,773	29,357	-	159,368
Catering and Housekeeping	99,689	109,973	78,009	-	287,671
Rates and Insurance	16,256	14,105	9,726	56,865	96,952
Heat and Light	9,957	27,309	(4,460)	-	32,806
Maintenance	70,131	21,053	108,792	-	199,976
ICT leasing and support	10,714	19,487	16,639	43,242	90,082
Other Expenditure	37,625	35,327	32,669	-	105,621
Bad and Doubtful Debts	24,673	19,589	6,951	-	51,213
	<u>1,134,185</u>	<u>1,271,939</u>	<u>936,787</u>	<u>105,948</u>	<u>3,448,859</u>
Share of support and governance costs (see note 9)					
Support	-	-	-	159,256	159,256
Governance	-	-	-	70,337	70,337
	<u>1,134,185</u>	<u>1,271,939</u>	<u>936,787</u>	<u>335,541</u>	<u>3,678,452</u>
Analysis by fund					
Unrestricted funds	<u>1,134,185</u>	<u>1,271,939</u>	<u>936,787</u>	<u>335,541</u>	<u>3,678,452</u>

9 Support costs allocated to activities

	2024	2023
	£	£
Staff costs	153,474	136,788
Other costs	5,352	5,229
Legal and professional fees	12,764	17,239
Governance costs	73,238	70,337
	<u>244,828</u>	<u>229,593</u>
Analysed between:		
Trustees	<u>244,828</u>	<u>229,593</u>

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

9	Support costs allocated to activities	(Continued)	
		2024	2023
		£	£
	Governance costs comprise:		
	Staff costs	66,938	62,474
	Audit fees	6,300	7,863
		<u>73,238</u>	<u>70,337</u>
10	Net movement in funds	2024	2023
		£	£
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the audit of the charity's financial statements	6,300	7,863
	Depreciation of owned tangible fixed assets	37,944	26,577
	Loss/(profit) on disposal of tangible fixed assets	-	(2,106)
		<u>-</u>	<u>(2,106)</u>
11	Trustees		
	None of the Trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.		
12	Employees		
	The average monthly number of employees during the year was:		
		2024	2023
		Number	Number
	Provision of care and ancillary services	133	121
	Management and administration	4	5
	Total	<u>137</u>	<u>126</u>
	Employment costs	2024	2023
		£	£
	Wages and salaries	2,638,247	2,406,264
	Social security costs	199,474	141,639
	Other pension costs	66,086	49,952
		<u>2,903,807</u>	<u>2,597,855</u>

The Charity's key management personnel now comprise the Trustees and the Chief Executive Officer. The Chief Executive Officer is supported by the General Manager, the Home Managers and the Administration and Quality Manager who is also the Nominated Individual for CQC purposes. The total employment benefits of the Chief Executive Officer (R I MacGregor), including employer pension contributions, was £61,721 (2023 - £57,379).

**CHESHIRE RESIDENTIAL HOMES TRUST
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

12 Employees

(Continued)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
60,001 - 70,000	1	-

13 Net gains/(losses) on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gain/(loss) on sale of investments	9,552	(49,740)

14 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

15 Tangible fixed assets

	Freehold land and buildings £	Plant, Equipment & Furnishings £	Motor vehicles £	Total £
Cost				
At 1 April 2023	5,689,000	555,513	-	6,244,513
Additions	-	43,124	22,777	65,901
At 31 March 2024	5,689,000	598,637	22,777	6,310,414
Depreciation and impairment				
At 1 April 2023	-	116,125	-	116,125
Depreciation charged in the year	-	32,724	5,220	37,944
At 31 March 2024	-	148,849	5,220	154,069
Carrying amount				
At 31 March 2024	5,689,000	449,788	17,557	6,156,345
At 31 March 2023	5,689,000	439,388	-	6,128,388

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

15 Tangible fixed assets

(Continued)

The freehold land and buildings Sandiway Manor, Trepassey and Upton Grange were valued at 31 March 2020 by Allied Surveyors, Chester, on an open market value basis in accordance with the guidelines issued by the Royal Institute of Chartered Surveyors. At 31 March 2020 the freehold land and buildings were valued at £5,689,000. At 31 March 2020 the historical cost of the properties was £10,824,895.

The valuations at 31 March 2020 reflected improvements made to the properties over a period of time, but they did not take into account the cost of such improvements or the unique nature of the buildings, in particular the building at Trepassey which, in recent years, has been extensively extended and remodelled. Instead, the valuations were based upon the likely value of the properties assuming that the Homes were fully trading operational entities, but within the private sector, rather than the voluntary sector.

The Trustees consider that the value of the freehold properties as at 31 March 2024 have not changed materially since 31st March 2020.

16 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2023	589,951
Additions	626,339
Valuation changes	9,552
Disposals	(637,478)
	<u>588,364</u>
At 31 March 2024	<u>588,364</u>
Carrying amount	
At 31 March 2024	<u><u>588,364</u></u>
At 31 March 2023	<u><u>589,951</u></u>
	2024
	£
Investments at fair value comprise:	
COIF Charities Investment Fund	81,730
UK and overseas equities and specialist funds	484,423
Fixed Interest Securities	22,210
	<u>588,363</u>
	<u><u>589,951</u></u>
	2023
	£
	74,596
	423,798
	91,557
	<u>588,363</u>
	<u><u>589,951</u></u>

All investments are carried at their fair value. Investments in equities, specialist and multi-asset funds and fixed interest securities are all quoted in public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at bid price. The basis of fair value for quoted investments is equivalent to market value, using the bid price.

Asset sales and purchases are recognised at the date of trade at their transaction value.

The significance of financial instruments to the ongoing financial sustainability of the Charity is considered in the financial review and investment policy and performance sections of the Trustees' Annual Report.

Historic cost of investments is £511,892 (2023: £469,068).

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

17 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	180,930	97,576
Other debtors	259,232	264,165
Prepayments and accrued income	11,061	12,055
	<u>451,223</u>	<u>373,796</u>

Other debtors include £223,466 (2023: £223,466) due from The Jardine Charitable Trust Fund, in respect of a transfer in relation to compensation payable to Trepassey for the consequential loss arising as a result of the unavailability of a number of bedrooms in preparation for and during work in extending and remodelling that Home.

18 Current asset investments

	2024	2023
	£	£
Short term deposits	<u>30,575</u>	<u>197,156</u>

19 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	35,692	38,735
Other creditors	259,223	270,914
Accruals and deferred income	4,137	10,934
	<u>299,052</u>	<u>320,583</u>

Other creditors includes Trepassey – compensation for loss of income representing £223,466 (2023 - £223,466) an amount payable to Trepassey by The Jardine Charitable Trust Fund. This is in respect of compensation for the consequential loss arising as a result of the unavailability of a number of bedrooms in preparation for and during work in extending and remodelling the Home.

20 Endowment funds

Endowment funds represent assets which must be held permanently by the Charity. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	At 1 April 2023	At 31 March 2024
	£	£
Permanent endowments		
Freehold land and buildings	<u>5,689,000</u>	<u>5,689,000</u>

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

20 Endowment funds (Continued)

Previous year:

	At 1 April 2022	At 31 March 2023
	£	£

Permanent endowments

Freehold land and buildings	5,689,000	5,689,000
-----------------------------	-----------	-----------

The Permanent Endowment Fund represents the value of the freehold land and buildings, which are considered to be functional assets to be held by the Charity in perpetuity.

21 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023	At 31 March 2024
	£	£
Lady Becke Fund	1,932	1,932

Previous year:

	At 1 April 2022	At 31 March 2023
	£	£
Lady Becke Fund	1,932	1,932

The Lady Becke Fund relates to monies donated in memory of the late Lady Becke to provide nursing care to residents of the Homes, should the need arise.

22 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
Maintenance Reserve	226,275	-	(170,660)	160,000	-	215,615
General funds	2,664,213	4,388,924	(3,896,723)	(160,000)	9,552	3,005,966
	2,890,488	4,388,924	(4,067,383)	-	9,552	3,221,581

**CHESHIRE RESIDENTIAL HOMES TRUST
AND LINKED CHARITIES**
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

22 Unrestricted funds (Continued)

Previous year:	At 1 April 2022	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2023
	£	£	£	£	£	£
Maintenance Reserve	22,641	-	(131,366)	335,000	-	226,275
General funds	2,529,116	4,070,751	(3,550,914)	(335,000)	(49,740)	2,664,213
	<u>2,551,757</u>	<u>4,070,751</u>	<u>(3,682,280)</u>	<u>-</u>	<u>(49,740)</u>	<u>2,890,488</u>

23 Analysis of net assets between funds

	Unrestricted funds 2024	Restricted funds 2024	Endowment funds 2024	Total 2024
	£	£	£	£
At 31 March 2024:				
Tangible assets	467,345	-	5,689,000	6,156,345
Investments	588,364	-	-	588,364
Current assets/(liabilities)	2,165,872	1,932	-	2,167,804
	<u>3,221,581</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,912,513</u>
	Unrestricted funds 2023	Restricted funds 2023	Endowment funds 2023	Total 2023
	£	£	£	£
At 31 March 2023:				
Tangible assets	439,388	-	5,689,000	6,128,388
Investments	589,951	-	-	589,951
Current assets/(liabilities)	1,861,149	1,932	-	1,863,081
	<u>2,890,488</u>	<u>1,932</u>	<u>5,689,000</u>	<u>8,581,420</u>

24 Operating lease commitments

Lessee

At the reporting end date the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	1,821	2,922
Between two and five years	1,278	2,229
	<u>3,099</u>	<u>5,151</u>

**CHESHIRE RESIDENTIAL HOMES TRUST
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2024

25 Capital commitments

	2024	2023
	£	£
Acquisition of property, plant and equipment	900,000	-
	<u>900,000</u>	<u>-</u>

26 Events after the reporting date

In September 2023 the charity committed to purchasing a plot of land for a sum of £900,000. This purchase completed in May 2024.

27 Related party transactions

The Trustees all give freely their time and expertise without any form of remuneration or other benefits in cash or in kind.

Trustees' travelling and out-of-pocket expenses reimbursed during 2024 amounted to £Nil (2023 – Nil).

28 Cash generated from operations

	2024	2023
	£	£
Surplus for the year	331,093	338,731
Adjustments for:		
Investment income recognised in statement of financial activities	(21,545)	(19,254)
Gain on disposal of tangible fixed assets	-	(2,106)
(Gain)/loss on disposal of investments	(9,552)	49,740
Depreciation and impairment of tangible fixed assets	37,944	26,577
Movements in working capital:		
(Increase) in debtors	(77,427)	(14,500)
(Decrease) in creditors	(21,531)	(96,459)
Cash generated from operations	<u>238,982</u>	<u>282,729</u>