

REGISTERED CHARITY NUMBER: 1194243

REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
BERKSWELL CHARITIES

Armstrongs Accountancy Ltd
Chartered Accountants and Statutory Auditor
1&2 Mercia Village
Torwood Close
Westwood Business Park
Coventry
West Midlands
CV4 8HX

BERKSWELL CHARITIES

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FOR THE YEAR ENDED 31 MARCH 2023

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BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of 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

Objectives and aims

The objects of the CIO are, for the benefit of the public in the area of benefit:

- (a) (i) The provision and maintenance of a site for the School (within the meaning of the Education Acts) in or near Berkswell, West Midlands; and
- (ii) The advancement of education of pupils in the principles of the Church of England (including social and physical training) through the provision of items, services, facilities, and special benefits of any kind not required to be provided by the Local Authority for the benefit of the School and its pupils.
- (b) The relief of poverty among the inhabitants of the area of benefit, including by the provision of Social Housing in the form of Almshouse Accommodation or other housing accommodation
- (c) To further the religious and other charitable purposes of the Church of England in the parish by maintaining and repairing the fabric and contents of the Parish Church of Berkswell.
- (d) Such other charitable purposes for the benefit of the inhabitants of the area of benefit as the trustees think fit.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

OBJECTIVES AND ACTIVITIES

Significant activities

The Trustees of Berkswell Charities have, in line with good governance at all times acted in the interests of the Charity.

Almshouse Properties

The Charity's Almshouse properties total fourteen in number, eight of which are situated in Church Lane, Berkswell, whilst the remaining six are in Cromwell Lane, Burton Green. The Almshouses have been continuously occupied throughout the accounting period.

The total weekly maintenance contribution received was £89,337 and the fuel charge of £7,311.

Other Properties

Rental Income

In 2022 rent reviews were undertaken in respect of private residential and commercial properties. An incremental rent review was completed during the current accounting period.

One void has existed since October 2022 and the decision was taken by the Trustees to sell the property on the open market with the proceeds being reinvested.

Total income from the investment properties was £91,099.

Expenditure

The Trustees will continue to upgrade and maintain all properties on a cyclical basis. As will be determined by the Trustees, sufficient funds will be invested designated for this purpose. The Trustees are aware that the White Paper and Social Housing (Regulations) Bill 2022- 23, aligned with the Energy Efficiency Regulations Bill and the Social Housing Standard places additional obligations which shall directly impact expenditure in the current accounting period and beyond.

The Trustees remain conscious of carbon-neutral targets and in so far as they are able, due to the stock, measures shall be undertaken to minimise emissions. It is proposed that any new almshouse properties built will be zero carbon.

Almshouse Project Fund

The Almshouse Project Fund was established in line with the strategic objectives of the Trustees in April 2021. The specific purpose of the fund is to develop new Almshouses within the Parish and provide additional social housing for those in need in line with the Charity's Objects. The fund currently stands at £271,379 and payments have been made into this fund during the current accounting period of £136,000.

All necessary steps were taken by the Trustees to provide clarity and assist with ongoing forecasting and budgeting concerning the Charity's permanent endowment properties to ensure maximisation of income from the investment properties is obtained under Charity Law requirements.

Public benefit

The Charities' trustees have regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

OBJECTIVES AND ACTIVITIES

Future plans

Identified objectives for the short, medium, and long term.

Short Term

During the coming year, the charity will continue to further the charitable objects and will continue to assess and identify all unrealised assets, whether property or land. The Trustees will strive within the limits of its income to meet properly presented requests for donations from those organisations aligned to the objects of the Charity. The Trustees will seek to register with the Regulator of Social Housing and progress toward the longer-term objective to build additional Almshouse properties.

Medium Term

To continue to seek opportunities for new income streams to ensure the needs of beneficiaries are met and to enable funds to be set aside to provide new Almshouses within the Parish of Berkswell for the benefit of those in need within the Parish and surrounding area.

Long Term

To build additional Almshouse properties for those in need within the Parish of Berkswell and the surrounding area furthering of the Charitable objects to relieve poverty in the areas of benefit.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The War Memorial Collaborative Agreement

The Trustees entered into a collaborative agreement with Berkswell Parish Council, The Berkswell Society, and St John Baptist Church to raise funds to restore the War Memorial in Berkswell.

These funds are held in trust by Berkswell Charities pending restoration of the War Memorial and as such are restricted funds. These funds totalled £8,655.61 at 31st March 2023.

Donations made from 1st April 2022 to 31st March 2023

Berkswell Church of England Aided School

During the accounting period, the following financial assistance was paid to the School.

The Arthur James Bequest of £440.61 was paid to the School to be placed into a special fund in accordance with the terms of the bequest to assist pupils who otherwise may not be able to attend educational visits, either residential or day.

Other Donations to Berkswell C of E Primary School

The Trustees also agreed to make the following donations in respect of repairs and maintenance to the school buildings.

Payments were made up of:

Replacement fire doors, £6.300

Electrical Works, £3,916.34

Toilet Block Refurbishment, £6,500

Year 6 Leavers Bibles, £425.32

Quinquennial Inspection and Insurance Reinstatement Valuation, £1,540

Monitoring of the EYFS Building, £540

EYFS Building Tightening of Tie Wires and Grouting, £670

Drain Survey, £1,044

Donation to Community Christmas Lunch, £600

Arthur James Bequest, £440.61

Total donations to the school during the accounting period, £21,906.27

Other School Related Expenses

Legal Costs and Professional Reports, £19,518.28

Overall Total, £41,424.55

Financial Assistance to Beneficiaries in the Area of Benefit

Donations to the needy, during the year, amounted to £10,893.98

Donations to Organisations, £2,598

HS2 Respite Donations Cromwell Lane, £970.47

Donation Agreed upon for the forthcoming accounting period

War Memorial, £2,000.00

None of the grant's recipients are related parties.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

ACHIEVEMENT AND PERFORMANCE

Investment performance

The investments produced an income of £115,783 during the accounting period. Pro-rata against the 2021/2022 income this figure is higher than the income of the previous seven-month period, £66,397. Dividends received for the Ethical Income Investment fund totalled 8.61ppu over the year, an increase of some 3.3% on the previous year.

During the current accounting period, the investment valuations fluctuated, and the permanent endowment value decreased from £3,639,247 to £3,457,799. The investment income units value on 31 March 2022 was 308 pence per unit but on the 31st of March 2023, it had decreased to 282.04 pence unit, an 8.43% decrease. The accumulation units held were 477 pence a unit on the 31st of March 2022 but during the accounting period, they had decreased to 465.02 pence per unit a 2.5 % decrease since the 31st of March 2022.

Other Income

Government Contracts

During the accounting period, the Charity did not receive any contracts from Central Government or a Local Authority.

Government Grants

During the accounting period, the Charity did not receive any grants from Central Government or a Local Authority.

Income received from outside the United Kingdom

The Charity did not receive any income from outside the United Kingdom in the financial period.

Trading Subsidiaries

The Charity does not have any trading subsidiaries.

FINANCIAL REVIEW

Financial position

The Charity's funds stood at £9,908,580 on 31st March 2023.

£6,321,490 was held in unrestricted funds, £129,506 in restricted funds and £3,457,799 in the permanent endowment fund.

Principal funding sources

The Charity's principal funding sources are investment dividends and interest from the permanent endowment funds and rental income from the investment properties and almshouse properties.

Investment policy and objectives

The Charity's investment objects are to protect, in so far as is reasonable, with the avoidance of undue risk, the real value of the capital and income of the Portfolio, after allowance for inflation. Trustees also wish to obtain diversification of investments and administrative advantages from investment through the COIF Ethical Funds.

Investment reviews take place within the Charity's regular meetings which are recorded within the Charity minutes. The Trustees' decision to move the funds to the Ethical Funds is evidence of their ongoing reviews. An assessment of other investment managers is currently in process to ensure that the Charity's investment returns, and growth are on par across the market.

Reserves policy

The Trustees consider that the income reserve held in the Unrestricted Income Fund of £300,000 is sufficient to ensure the ongoing viability of the Charity. The level of reserves is reviewed annually. These funds are periodically invested in the Charity Official Ethical Fund units since the 2nd of July 2021 and a review of the investments takes place regularly.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

FINANCIAL REVIEW
SUMMARY AND OUTLOOK

During the accounting period, the Trustees have taken steps to advance the medium/long-term objectives of the Charity whilst ensuring that the short- and medium-term objectives were unaffected and charitable activities for the public benefit continued.

Christopher Powell remained as Chairman with Brendan Connor acting as Vice Chairman, since their appointment on the 1st of January 2021. This decision was reached to provide continuity and certainty as the Trustees navigated the path toward achieving the strategic aims of the Charity.

A total of eleven Trustees Meetings were held during the accounting period with an additional five Special Trustees Meetings together with the Annual Budget and Strategy Meeting.

Two Sub Committees have been established, The Almshouse Project Team and the Audit, Health and Safety, and Risk Sub-Committee. The sub-committees are governed by the provisions of the terms of reference approved by the full Trustee Body and report at each Trustee meeting.

The annual Trustees Founders Dinner took place in September 2022. The Founders Dinner is held in remembrance of the founders and donors over the past 60 years. The Trustees consider this to be an important date in the calendar.

The Trustees have applied to register with the Regulator of Social Housing and it is hoped that a decision will be made during the next twelve months. The Charity has also registered as a member of the Almshouse Consortium Limited which is the vehicle through which grants from Homes England will be secured for the Almshouse project.

The Almshouse project has required additional commitment and dedication from the Trustees. The Almshouse Project sub-committee now meets fortnightly to ensure that at all times the necessary risks that are involved with the project are brought before the Trustee body. The Project remains in the early stages and a risk-based approach is being taken before a final commitment to proceed is taken by the Trustees to ensure the financial viability of the project and protect the assets of the Charity.

The Trustees have been extremely conscious of the need to undertake all risk assessments in respect of their decision-making. Financial assessments are reviewed constantly to ensure that the permanent endowment of the Charity will be maintained in perpetuity.

The last twelve months have been challenging but rewarding. The Trustees have made headway in achieving their strategic objectives to ensure the Charity continues to evolve, furthers the Charitable objects, and has kept up to date with all legislative changes. The Trustees feel the Charity is well-placed over the forthcoming years and has now established a solid foundation for growth.

The Trustees have at all times obtained professional advice when deemed necessary or required to do so by way of statutory provisions. All decisions taken have been in the best interests of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity, in its current form as a CIO, was established by a Constitution dated 27th of April 2021.

BERKSWELL CHARITIES

REPORT OF THE TRUSTEES **FOR THE YEAR ENDED 31 MARCH 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The body of Trustees must consist of not less than 4 nor more than 9 appointed trustees; 1 ex officio trustee; and not less than 1 nor more than 2 nominated trustees. The Ex-officio Trustees shall be The Rector of St John Baptist Church. The Parochial Church Council (PCC) of the Parish of St John Baptist Berkswell appoints two Nominated Trustees.

Each appointment of a Co-opted Trustee must be for a term of four years and by a resolution passed at a properly convened meeting of the charity trustees.

Each appointment of a Nominated Trustee must be for a term of three years.

The Ex-Officio Trustee shall automatically be a charity trustee, for as long as he or she holds that office. New Trustees are recruited following the resignation/retirement or removal of existing Trustees.

The Trustees meet at regular intervals throughout the year and make decisions regarding donations, investment policy, strategic decisions, and expenditures on any of the Charity's properties.

The Trustees review the major risks at regular intervals and have appropriate systems and procedures to manage these risks.

Induction and training of new trustees

New Trustees are introduced to the committee and are versed in their responsibilities to the Charity by the Clerk.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Key management remuneration

The Charity employs a Clerk on a full-time basis.

A Pastoral Care officer is employed on a self-employed basis to support residents and tenants.

No Employee received total employment benefits of £60,000 or more in the financial period.

All enhanced DBS certificates have been obtained.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1194243

Principal address

Stroma Broch
52 Meeting House Lane
Balsall Common
Coventry
CV7 7FX

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Trustees

Rev M Q Bratton
Mrs J Edwards
C Powell
Mrs P Charlton-Sheppard (resigned 19.5.2022)
B Connor
Mrs T McAtamney (resigned 23.6.2022)
A Yates
P Smith
D Bell
Mrs G J Dye (appointed 13.6.2022)
N V Childs (appointed 13.6.2022)

Auditors

Armstrongs Accountancy Ltd
Chartered Accountants and Statutory Auditor
1&2 Mercia Village
Torwood Close
Westwood Business Park
Coventry
West Midlands
CV4 8HX

Solicitors

Rotherham & Co.
8 & 9 The Quadrant
Coventry
CV1 2EG

Investment Advisers

CCLA Investment Management Ltd
Senator House
85 Queen Victoria Street
London
EC4V 3ET

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

BERKSWELL CHARITIES
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Approved by order of the board of trustees on 18 September 2023 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'C. Powell', written in a cursive style.

C Powell - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BERKSWELL CHARITIES

Opinion

We have audited the financial statements of Berkswell Charities (the 'charity') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We 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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF BERKSWELL CHARITIES

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Company and industry, we identified that the principal risks of non-compliance with laws and regulations related to the industry, 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 financial statements such as the Companies Act 2006. We evaluated 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 unusual journal entries to increase revenue and profits or the manipulation of accounting estimates which could be subject to management bias. Audit procedures performed by the engagement team included:

- Enquiry with management, those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff to identify any instances of non-compliance with laws and regulations;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- 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 normal course of business and reviewing accounting estimates for bias;
- Performing audit work over the risk of understatement of turnover including analytical review and obtaining corroborated explanations from management.

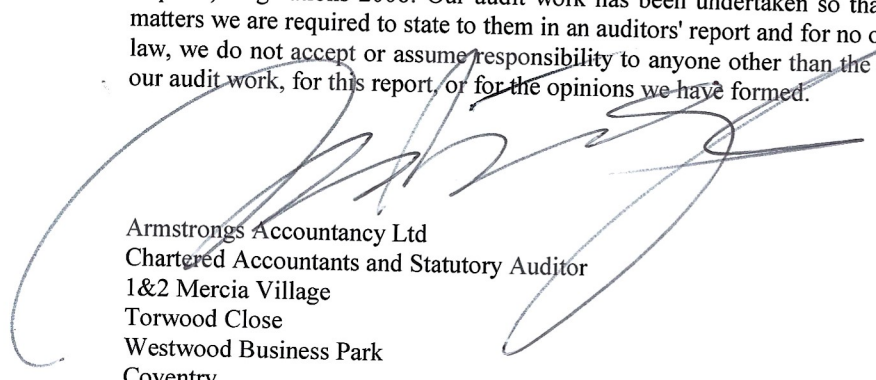
There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF
BERKSWELL CHARITIES

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Armstrongs Accountancy Ltd
Chartered Accountants and Statutory Auditor
1&2 Mercia Village
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West Midlands
CV4 8HX

Date: 27/9/2023

BERKSWELL CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds as restated £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		-	8,656	-	8,656	-
Other trading activities	2	187,747	-	-	187,747	103,799
Investment income	3	115,783	-	-	115,783	66,446
Other income		13,511	-	-	13,511	150
Total		<u>317,041</u>	<u>8,656</u>	<u>-</u>	<u>325,697</u>	<u>170,395</u>
EXPENDITURE ON						
Raising funds	4	37,707	-	-	37,707	20,549
Charitable activities						
Grants made to institutions		24,406	-	-	24,406	17,026
Grants made to individuals		11,704	8,871	-	20,575	22,825
Provision of almshouses		76,420	-	-	76,420	71,722
Other		107,351	-	-	107,351	36,869
Total		<u>257,588</u>	<u>8,871</u>	<u>-</u>	<u>266,459</u>	<u>168,991</u>
Net gains/(losses) on investments		<u>691,313</u>	<u>-</u>	<u>(181,448)</u>	<u>509,865</u>	<u>(161,789)</u>
NET INCOME/(EXPENDITURE)		750,766	(215)	(181,448)	569,103	(160,385)
RECONCILIATION OF FUNDS						
Total funds brought forward		5,570,724	129,506	3,639,247	9,339,477	9,499,862
TOTAL FUNDS CARRIED FORWARD		<u><u>6,321,490</u></u>	<u><u>129,291</u></u>	<u><u>3,457,799</u></u>	<u><u>9,908,580</u></u>	<u><u>9,339,477</u></u>

The notes form part of these financial statements

BERKSWELL CHARITIES

BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2023 Total funds £	2022 Total funds as restated £
FIXED ASSETS						
Tangible assets	8	1,490,258	-	-	1,490,258	1,515,279
Investments						
Investments	9	790,721	-	3,457,799	4,248,520	4,334,154
Investment property	10	3,937,654	-	-	3,937,654	3,226,155
		<u>6,218,633</u>	<u>-</u>	<u>3,457,799</u>	<u>9,676,432</u>	<u>9,075,588</u>
CURRENT ASSETS						
Debtors	11	32,148	-	-	32,148	31,201
Cash in hand		82,174	129,291	-	211,465	237,705
		<u>114,322</u>	<u>129,291</u>	<u>-</u>	<u>243,613</u>	<u>268,906</u>
CREDITORS						
Amounts falling due within one year	12	(11,465)	-	-	(11,465)	(5,017)
NET CURRENT ASSETS		<u>102,857</u>	<u>129,291</u>	<u>-</u>	<u>232,148</u>	<u>263,889</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,321,490</u>	<u>129,291</u>	<u>3,457,799</u>	<u>9,908,580</u>	<u>9,339,477</u>
NET ASSETS		<u>6,321,490</u>	<u>129,291</u>	<u>3,457,799</u>	<u>9,908,580</u>	<u>9,339,477</u>
FUNDS	13					
Unrestricted funds					6,321,490	5,570,724
Restricted funds					129,291	129,506
Endowment funds					3,457,799	3,639,247
TOTAL FUNDS					<u>9,908,580</u>	<u>9,339,477</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 18 September 2023 and were signed on its behalf by:



C Powell - Trustee

The notes form part of these financial statements

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 MARCH 2023**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

Berkswell Charities is a Charitable Incorporated Organisation. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The address of the registered office is given in the charity information on page 3 of these financial statements. The nature of the charity's operations and principal activities are the provision of almshouse accommodation and financial assistance for the residents of the parish of Berkswell and the surrounding areas, together with the provision and maintenance of a site for a school.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

Income

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from other trading activities includes rental and other property income and is recognised when the charity is entitled to the monies.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the charity's right to receive payment is established.

Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes costs relating to land and investment properties from which the charity derives income.
- Expenditure on charitable activities includes costs relating to the almshouses that are provided to residents grants payable to individuals and institutions; and
- Other expenditure represents those items not falling into the categories above.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued **FOR THE YEAR ENDED 31 MARCH 2023**

1. ACCOUNTING POLICIES - continued

Expenditure

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources.

Grants payable to third parties are within the charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant, as this gives rise to a reasonable expectation that the recipient will receive the grants. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity

Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

- Freehold property 2% on cost
- Fixtures and fittings 25% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Church of England School, Berkswell

The Charity holds title to the Church of England School at Berkswell. This was appropriated by the local authority under the Education Act 1947 and the local authority uses it without any rent being paid to the Charity. The property was last valued in 2019 but, although the Charity owns title to the property the Local authority has perpetual use of the property until such a time as the school might close. The Trustees believe that there is little likelihood of the school closing in the foreseeable future and the asset is therefore extremely unlikely to be capable of realisation. In the circumstances the Trustees consider it appropriate to acknowledge this and have included the school at a nominal value of £1.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements. Endowment funds represent those assets which must be held permanently by the charity, principally investments. 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 investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES - continued

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

2. OTHER TRADING ACTIVITIES

	2023	2022 as restated
	£	£
Farm and land rents	10,638	11,775
Cottage rents	80,298	40,985
Sundry rights and wayleave	163	161
Almshouse rents	89,337	47,374
Contributions for heating and electricity	7,311	3,504
	<u>187,747</u>	<u>103,799</u>

3. INVESTMENT INCOME

	2023	2022 as restated
	£	£
Other fixed asset inv - UnFII	113,663	66,397
Deposit account interest	7	-
Charity deposit fund interest	2,113	49
	<u>115,783</u>	<u>66,446</u>

4. RAISING FUNDS

Investment management costs

	2023	2022 as restated
	£	£
Farm, land and cottages - repairs, insurance etc.	<u>37,707</u>	<u>20,549</u>

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

5. TRUSTEES' REMUNERATION AND BENEFITS

The trustees did not receive any remuneration or other benefits for the year ended 31st March 2023, nor for the year ended 31st March 2022.

Trustees' expenses

Trustees expenses paid for the year ended 31st March 2023 was £109.79 and was nil in the year ended 31st March 2022.

6. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Endowment fund	Total funds as restated £
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Other trading activities	103,799	-	-	103,799
Investment income	66,446	-	-	66,446
Other income	150	-	-	150
Total	170,395	-	-	170,395
EXPENDITURE ON				
Raising funds	20,549	-	-	20,549
Charitable activities				
Grants made to institutions	17,026	-	-	17,026
Grants made to individuals	4,232	18,593	-	22,825
Provision of almshouses	71,722	-	-	71,722
Other	36,869	-	-	36,869
Total	150,398	18,593	-	168,991
Net gains/(losses) on investments	(17,985)	-	(143,804)	(161,789)
NET INCOME/(EXPENDITURE)	2,012	(18,593)	(143,804)	(160,385)
RECONCILIATION OF FUNDS				
Total funds brought forward	5,568,712	148,099	3,783,051	9,499,862
TOTAL FUNDS CARRIED FORWARD	5,570,724	129,506	3,639,247	9,339,477

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

7. PRIOR YEAR ADJUSTMENT

The comparatives have been restated to account for a correction in respect of the HS2 restricted fund. The balance on this fund was shown as a contingent liability in creditors in the previous year's accounts whereas the balance should have been shown as a restricted fund. Expenditure from this fund is now shown as a comparative in the SOFA.

The balance on this fund was £148,099 on 31st March 2022 and expenditure in the period to 31st March 2022 was £18,593.

8. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 April 2022 and 31 March 2023	1,762,000	1,760	1,763,760
DEPRECIATION			
At 1 April 2022	247,600	881	248,481
Charge for year	24,760	261	25,021
At 31 March 2023	272,360	1,142	273,502
NET BOOK VALUE			
At 31 March 2023	1,489,640	618	1,490,258
At 31 March 2022	1,514,400	879	1,515,279

9. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 April 2022	4,334,154
Additions	136,000
Disposals	(20,000)
Revaluations	(201,634)
At 31 March 2023	4,248,520
NET BOOK VALUE	
At 31 March 2023	4,248,520
At 31 March 2022	4,334,154

There were no investment assets outside the UK.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

9. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 March 2023 is represented by:

	Unlisted investments
	£
Valuation in 2022	(161,789)
Valuation in 2023	(201,634)
Cost	4,611,943
	4,248,520

Fixed asset investments comprise units held in the Charities Official Investment Fund. Assets are held under the charities' various funds.

10. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 April 2022	3,226,155
Revaluation	711,499
At 31 March 2023	3,937,654
NET BOOK VALUE	
At 31 March 2023	3,937,654
At 31 March 2022	3,226,155

Investment property comprises residential property, commercial property and parcels of land, including farm land.

Fair value at 31 March 2023 is represented by:

	£
Valuation in 2023	711,499
Cost	3,226,155
	3,937,654

The residential and commercial investment properties were previously valued by Godfrey Payton, Chartered Surveyors at their market value on 31st December 2018.

The land at Meriden, at Rough Close and at Burton Green were all revalued on 3rd July 2019 by Godfrey-Payton, Chartered Surveyors.

Grove Cottage was revalued on 29th June 2022 by Barlow Associates Ltd.

The Cottage and Stocks View Cottage were revalued on 14th July 2022, also by Barlow Associates Ltd.

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022 as restated
	£	£
Trade debtors	29,237	31,201
Prepayments	2,911	-
	<u>32,148</u>	<u>31,201</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022 as restated
	£	£
Trade creditors	1,820	-
Other creditors	9,645	5,017
	<u>11,465</u>	<u>5,017</u>

13. MOVEMENT IN FUNDS

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General Fund	5,155,225	765,144	(144,123)	5,776,246
School Extraordinary Repair Fund	111,667	(2,976)	-	108,691
Almshouse emergency repair and cyclical maintenance fund	82,428	(1,650)	-	80,778
Residential and commercial properties extraordinary repair fund	85,752	(1,717)	-	84,035
Almshouse Project Fund	135,652	(8,035)	144,123	271,740
	<u>5,570,724</u>	<u>750,766</u>	<u>-</u>	<u>6,321,490</u>
Restricted funds				
HS2 Fund	129,506	(8,871)	-	120,635
War Memorial Restoration Fund	-	8,656	-	8,656
	<u>129,506</u>	<u>(215)</u>	<u>-</u>	<u>129,291</u>
Endowment funds				
School, Church and Poor Lands Endowment Fund	3,639,247	(181,448)	-	3,457,799
	<u>9,339,477</u>	<u>569,103</u>	<u>-</u>	<u>9,908,580</u>
TOTAL FUNDS				

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

13. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	317,041	(249,465)	697,568	765,144
School Extraordinary Repair Fund	-	-	(2,976)	(2,976)
Almshouse emergency repair and cyclical maintenance fund	-	-	(1,650)	(1,650)
Residential and commercial properties extraordinary repair fund	-	-	(1,717)	(1,717)
Almshouse Project Fund	-	(8,123)	88	(8,035)
	317,041	(257,588)	691,313	750,766
Restricted funds				
HS2 Fund	-	(8,871)	-	(8,871)
War Memorial Restoration Fund	8,656	-	-	8,656
	8,656	(8,871)	-	(215)
Endowment funds				
School, Church and Poor Lands Endowment Fund	-	-	(181,448)	(181,448)
TOTAL FUNDS	<u>325,697</u>	<u>(266,459)</u>	<u>509,865</u>	<u>569,103</u>

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General Fund	5,241,923	9,802	(121,000)	5,130,725
School Extraordinary Repair Fund	137,688	(3,021)	-	134,667
Almshouse emergency repair and cyclical maintenance fund	83,910	(1,482)	-	82,428
Residential and commercial properties extraordinary repair fund	87,294	(1,542)	-	85,752
Almshouse Project Fund	17,897	(1,745)	121,000	137,152
	5,568,712	2,012	-	5,570,724
Restricted funds				
HS2 Fund	148,099	(18,593)	-	129,506
Endowment funds				
School, Church and Poor Lands Endowment Fund	3,783,051	(143,804)	-	3,639,247
TOTAL FUNDS	<u>9,499,862</u>	<u>(160,385)</u>	<u>-</u>	<u>9,339,477</u>

BERKSWELL CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General Fund	170,395	(150,398)	(10,195)	9,802
School Extraordinary Repair Fund	-	-	(3,021)	(3,021)
Almshouse emergency repair and cyclical maintenance fund	-	-	(1,482)	(1,482)
Residential and commercial properties extraordinary repair fund	-	-	(1,542)	(1,542)
Almshouse Project Fund	-	-	(1,745)	(1,745)
	<u>170,395</u>	<u>(150,398)</u>	<u>(17,985)</u>	<u>2,012</u>
Restricted funds				
HS2 Fund	-	(18,593)	-	(18,593)
Endowment funds				
School, Church and Poor Lands Endowment Fund	-	-	(143,804)	(143,804)
	<u>170,395</u>	<u>(168,991)</u>	<u>(161,789)</u>	<u>(160,385)</u>

Transfers between funds

Transfers to the Almshouse Project Fund represent funds transferred from the General Fund to buy investments and to pay expenses relating to the Almshouse Project.

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2023.

15. RESTRICTED FUNDS

The charity has two restricted funds, the HS2 Fund and the War Memorial Restoration Fund.

The HS2 fund was created to account for the funding received from the HS2 company to provide respite to residents and repairs to the charity's properties that have been affected by the building of the HS2 railway line, which passes very close to the almshouse properties.

The War Memorial Restoration Fund was created to account for funds raised for the restoration of the Berkswell War Memorial. This project is being undertaken jointly with Berkswell Parish Council, St. John Baptist Church and Berkswell Society.

BERKSWELL CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
	£	as restated £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	8,656	-
Other trading activities		
Farm and land rents	10,638	11,775
Cottage rents	80,298	40,985
Sundry rights and wayleave	163	161
Almshouse rents	89,337	47,374
Contributions for heating and electricity	7,311	3,504
	<u>187,747</u>	<u>103,799</u>
Investment income		
Other fixed asset inv - UnFII	113,663	66,397
Deposit account interest	7	-
Charity deposit fund interest	2,113	49
	<u>115,783</u>	<u>66,446</u>
Other income		
Other income	13,511	150
Total incoming resources	<u>325,697</u>	<u>170,395</u>
EXPENDITURE		
Investment management costs		
Farm, land and cottages - repairs, insurance etc.	37,707	20,549
Charitable activities		
Almshouse rates and water	1,880	728
Almshouse insurance	1,257	911
Almshouse heat and light	7,265	3,655
Almshouse repairs	33,067	51,910
Almshouse TV licences	68	75
Almshouse project legal fees	8,123	-
Depreciation of tangible fixed assets	24,760	14,443
Grants to institutions	24,406	17,026
Grants to individuals	20,575	22,825
	<u>121,401</u>	<u>111,573</u>
Other		
Depreciation of tangible fixed assets	261	236
Exceptional items	12,000	-
	<u>12,261</u>	<u>236</u>

This page does not form part of the statutory financial statements

BERKSWELL CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
	£	as restated £
Support costs		
Finance		
Bank charges	670	189
Information technology		
Sundry expenses	5,802	2,157
Governance costs		
Wages	39,810	23,028
Pensions	3,100	1,839
Auditors' remuneration	6,000	-
Insurance	1,021	-
Postage and stationery	664	410
Accountancy fees	3,984	3,252
Other legal and professional fees	34,039	5,758
	<u>88,618</u>	<u>34,287</u>
Total resources expended	<u>266,459</u>	<u>168,991</u>
Net income	<u><u>59,238</u></u>	<u><u>1,404</u></u>

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