
ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 OCTOBER 2023

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

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ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITABLE INCORPORATED ORGANISATION, ITS TRUSTEES AND ADVISERS FOR THE PERIOD ENDED 31 OCTOBER 2023

Trustees	Paul Coleman (appointed 6 March 2023) David Hart (appointed 24 January 2023) Simon Pinion Andrew Waters Irene Kettle Amanda Westbrook Philip George
Charity registered number	1196080
Principal office	22 Winsley Square Old Heath Road Colchester Essex CO1 2AU
Charity Employees	Mrs Sareena Cobden, Clerk to the Charity and General Manager Mr Martin Rayner, Maintenance Assistant
Independent auditor	Griffin Chapman Chartered Accountants 4&5 The Cedars Apex 12 Old Ipswich Road Colchester Essex CO7 7QR
Bankers	Barclays Bank plc 9 High Street Colchester Essex CO1 1DD
Solicitor	Birkett Long LLP 1 Amphora Place Sheepen Road Colchester Essex

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

TRUSTEES' REPORT FOR THE PERIOD ENDED 31 OCTOBER 2023

The Trustees present their annual report together with the audited financial statements of the Charitable Incorporated Organisation (CIO) for the period 1 December 2022 to 31 October 2023. The CIO was registered on 8 October 2021 and remained dormant until 30 November 2022. On 1 December 2022 the assets and liabilities of the preceding charity, The Almshouse Charity of Arthur Winsley and Others, charity number 206000 were transferred to this CIO.

The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual report and financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, and the Charities Act 2011.

Trustees' Responsibilities

Law applicable to charities in England and Wales requires Trustees to prepare financial statements for each financial year and ensure that these give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements, Trustees must:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed and subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. Trustees are responsible for safeguarding the assets of the CIO and taking reasonable steps to detect and prevent fraud or theft.

Governance and Management

Arthur Winsley left much of his property to the Charity in his Will (dated the 28th March 1726). Twelve almshouses and the Chapel were erected in accordance with the terms of the Will and since then other benefactors have left money to the Charity; plaques on the walls of the Chapel and on some properties show the names of some of these benefactors. There are currently 80 almshouses, a Chapel and an office. In following the terms of the Will, a sermon is preached, and a service is held in January 2023.

Today, the Charity Commission schemes provide that the body of Trustees shall consist of seven competent persons residing or carrying on business in or near the borough of Colchester. As Trustees retire, new Trustees are approached and appointed and they give their time voluntarily. In suggesting new Trustees, existing Trustees are mindful of the mix of skills and expertise that they wish to maintain and to this end, Philip George undertook a 'skills audit' last year of current trustees and from this, produced a paper which will inform decisions about succession in the future.

The position of Acting Trustee (or Chair) rotates annually. The Trustees meet at least four times a year to discharge their responsibilities. The agenda for each meeting includes the requirement to make any Declarations of Interest. Trustees are responsible for the governance of the organisation; day-to-day management is devolved to the General Manager who provides the first point of contact for residents. Trustees are grateful to the General Manager for her commitment to the organisation and her success in ensuring that the CIO functions in a fair, open, transparent manner in accordance with its governing rules.

The risks associated with the running of the CIO – its financial health and health and safety issues related to the provision of accommodation for older people – are regularly reviewed by the Trustees. Two residents' meetings are generally held during the year, giving the residents who live in the Almshouses the collective opportunity for

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

TRUSTEES' REPORT (CONTINUED) FOR THE PERIOD ENDED 31 OCTOBER 2023

direct contact with the Trustees. The Trustees are assured by the positive relationships fostered by the General Manager and confident that they would hear about any issues impacting on the well being of the residents.

Public Benefit

Trustees are satisfied that the work of the CIO and its policies and procedures accord with its stated objects and provides tangible public benefit. The criteria used to assess those who may benefit are not unreasonably restrictive and, in this regard, the admissions policy is regularly reviewed.

Our Purpose and Activities

The objective of the CIO is to provide convenient and comfortable accommodation for older people over 65 in need of housing. The properties are of varying ages and the Trustees aim to maintain these to a high standard making improvements where practical and affordable. Some of the properties provide limited opportunities for modernisation and this is one of the reasons the Trustees plan to build additional accommodation that will provide 'homes for life'. Most potential residents apply through Colchester Borough Council Home Choice scheme and this partnership ensures that new residents are appointed in accordance with the terms of the original Will.

A community call alarm is fitted in all the properties. During working hours this is answered by the General Manager and Maintenance Assistant, whilst out of hours the system is transferred to Colchester Helpline.

Financial review - Holding of investments

The CIO holds reserves so that it can maintain services to its residents during periods of economic uncertainty. It also maintains a contingency reserve against major unforeseen expenditure and to meet any reasonable increase in demand as the population ages. The Trustees invest these reserves with the aim of, at least, maintaining their value in real terms. The investment products used need to provide flexibility so that funds can be withdrawn for expenditure on property as and when required.

The planned infrastructure reserve and the redevelopment reserve are available for investment. The Trustees have adopted a cautious profile in respect of investment risk. The Trustees have chosen to invest in a well-managed specialist charity common investment fund of considerable size and good reputation and in Parmenion Distribution Technology Passive Risk portfolio. The Trustees have not placed any particular ethical restrictions on the fund managers.

Reserves

Unrestricted funds are needed:

1. To provide funds which can be designated to specific projects to enable those projects to be undertaken at short notice if necessary.
2. To cover the costs of running the CIO in the short term, if there is an interruption in funding to cover administration and support costs.
3. To provide funds to meet the Trustees aims to maintain its almshouse properties to a high standard, making improvements to modernise the accommodation where practicable and affordable and to meet any reasonable increase in demand as the population ages. .

Trustees consider it prudent that a general reserve fund should be held to:

1. To avoid the necessity of realising fixed assets investments held for the CIO's use
2. To cover nine months of the general charitable expenditure.
3. The fund balance at the period end was £150,000.

Planned infrastructure funds are needed:

1. To provide funds which can be designated to the upkeep of the estate and properties to the high standard set out in the aims of the CIO.
2. To enable infrastructure projects to be undertaken at short notice to keep property voids to a

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

TRUSTEES' REPORT (CONTINUED) FOR THE PERIOD ENDED 31 OCTOBER 2023

minimum level.

3. The fund requirement is based on the regular estate review and ongoing property inspections and at the period end amounted to £401,500.

Redevelopment reserve funds are needed:

1. To ensure sufficient assets are set aside to provide the necessary funding to allow the redevelopment of the Rose Garden's to provide homes for life and to increase the number of properties available to the CIO.
2. To minimise any external funding or grant requirements
3. The fund requirement is based on the estimated build costs for the planned redevelopment of the Rose Garden, and is being built up over a number of years.
4. The current estimated build cost is £4,000,000, and the balance on the reserve at the period end is £3,544,726

Property reserve funds are needed:

1. To maintain sufficient reserves that are not readily realisable without disposal of property assets held by the CIO.
 2. The reserve is represented by tangible property fixed assets held by the CIO.
- At the period end the fund balance was £2,044,434.

Risk Management

The Trustees adopt a cautious profile in respect of investment risk. The Trustees choose to invest in well-managed funds including specialist charity investment funds. The performance of all the Charity's investments during 2023 was negative.

2023 and plans for the future

The AGM will see the retirement of a long-standing Trustee, Philip George. The remaining trustees are very appreciative of Philip's skill and the outstanding dedication he has brought to the Charity. It is anticipated that a replacement will be appointed at the AGM. Two new trustees, David Hart and Paul Coleman, were appointed during the year to replace the outgoing trustees from last year.

Planning consent for the replacement of the Rose Garden dwellings was granted during the year. It was hoped that demolition of the Rose Garden dwellings would have been completed by the year's end but delays in dealing with planning conditions mean that work will not begin until the new year. The trustees have commenced the review of the liquidation of its investments to fund the initial build work.

The Rose Garden voids continue to be reflected in this year's accounts.

The CIO continues to subsidise the heating costs, but the financial impact has been much less than anticipated due to the Energy Bill Relief Scheme. This will again limit non-essential infrastructure work to the reserves previously provided until the new development total build costs have been finalised. The grounds and properties continue to be well maintained.

Approved by order of the members of the board of Trustees and signed on their behalf by:



Simon Pinion

Date: 21.01.2024

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

Opinion

We have audited the financial statements of ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS (the 'charity') for the period ended 31 October 2023 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS (CONTINUED)

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.

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 Trustees' report 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.

Responsibilities of trustees

As explained more fully in the Trustees' responsibilities statement, 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.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor 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 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:

The engagement partner ensured the engagement team had the necessary skills and knowledge to identify non-compliance with applicable laws and regulations.

We obtained an understanding of the legal and regulatory frameworks that are applicable to the Charity and for those that are most significant, we enquired into how management ensures compliance is maintained.

We identified that the principal risks of non-compliance with laws and regulations related to the Charity. This affects the ability to continue operating as a Charity.

Enquiry and review of the entity's transactions was undertaken to highlight any instances of penalties, fines or legal activity which could suggest non-compliance with laws and regulations. There was no contradictory evidence found.

We also considered those laws and regulations that have a direct impact on the preparation of the financial statements including the Charities SORP.

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 the override of delegated authorities and the misappropriation of grant funding.

In response, we incorporated testing of procurement and expenditure and any other entries at risk of falling outside of delegated authorities.

Scrutiny of unusual transactions and analytical procedures were used to help identify risk factors in monies received and expended during the year.

It is also stated, as a reminder, that the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the Trust.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

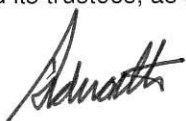
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS (CONTINUED)

- collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in my Auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of my Auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Use of our report

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



Daniel M Aldworth FCCA FMAAT (Senior Statutory Auditor)

for and on behalf of Griffin Chapman

Chartered Accountants
Statutory Auditor
4&5 The Cedars Apex 12
Old Ipswich Road
Colchester
Essex
CO7 7QR

Date: 26 January 2024

Griffin Chapman are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD ENDED 31 OCTOBER 2023**

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Income from:					
Charitable activities	4	-	473,000	473,000	-
Investments	5	-	2,723	2,723	-
Total income		-	475,723	475,723	-
Expenditure on:					
Charitable activities	6	-	359,147	359,147	-
Total expenditure		-	359,147	359,147	-
Net income before net losses on investments		-	116,576	116,576	-
Net losses on investments		-	(99,414)	(99,414)	-
Net income		-	17,162	17,162	-
Funds transferred from preceding charity	16	2,044,434	4,079,064	6,123,498	-
Net movement in funds	16	2,044,434	4,096,226	6,140,660	-
Reconciliation of funds:	16				
Net movement in funds		2,044,434	4,096,226	6,140,660	-
Total funds carried forward		2,044,434	4,096,226	6,140,660	-

The Statement of financial activities includes all gains and losses recognised in the period.

The notes on pages 12 to 25 form part of these financial statements.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

BALANCE SHEET AS AT 31 OCTOBER 2023

	Note	31 October 2023 £	30 November 2022 £
Fixed assets			
Tangible assets	11	2,049,062	-
Investments	12	3,800,417	-
		<u>5,849,479</u>	<u>-</u>
Current assets			
Debtors	13	4,612	-
Cash at bank and in hand		330,864	-
		<u>335,476</u>	<u>-</u>
Creditors: amounts falling due within one year	14	(44,295)	-
		<u>291,181</u>	<u>-</u>
Net current assets			
		<u>6,140,660</u>	<u>-</u>
Total assets less current liabilities			
		<u>6,140,660</u>	<u>-</u>
Net assets excluding pension asset			
		<u>6,140,660</u>	<u>-</u>
Total net assets		<u>6,140,660</u>	<u>-</u>
Charity funds			
Restricted funds	16	2,044,434	-
Unrestricted funds	16	4,096,226	-
		<u>6,140,660</u>	<u>-</u>
Total funds		<u>6,140,660</u>	<u>-</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



Simon Pinion

Date: 21.01.2024

The notes on pages 12 to 25 form part of these financial statements.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

	2023 £	2022 £
Cash flows from operating activities		
Net cash used in operating activities	127,967	-
Cash flows from investing activities		
Dividends, interests and rents from investments	2,723	-
Purchase of tangible fixed assets	(156,026)	-
Net cash (used in)/provided by investing activities	(153,303)	-
Cash flows from financing activities		
Cash introduced from preceding charity	356,200	-
Net cash provided by financing activities	356,200	-
Change in cash and cash equivalents in the period	330,864	-
Cash and cash equivalents at the end of the period	330,864	-

The notes on pages 12 to 25 form part of these financial statements

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

1. General information

The Almshouse Charity of Arthur Winsley and Others is a registered Charitable Incorporated Organisation incorporated in England and Wales. The principal office is 22 Winsley Square, Colchester, CO1 2AU. The registered number of the charity is 1196080.

The object of the CIO is the provision of Almshouses, for the prevention or relief of poverty and to support elderly people. The CIO operates in Essex.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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 Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

2.2 Going concern

No material uncertainties that may cast significant doubt about the ability of the charity to continue as a going concern have been identified by the trustees and in their opinion the use of the going concern basis of accounting is appropriate.

2.3 Income

All income is recognised once the Charitable Incorporated Organisation has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

Donations are recognised in full in the statement of financial activities in the year in which they are receivable.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

2. Accounting policies (continued)

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charitable Incorporated Organisation's objectives, as well as any associated support costs.

Cyclical repairs and maintenance

The Almshouse Charity of Arthur Winsley and Others has established a regular programme of cyclical repairs and maintenance. Costs are charged to the revenue account in the year in which they are incurred, and are included in routine maintenance.

Planned infrastructure repairs

Costs of planned infrastructure repairs are charged to the revenue account in the year in which they are incurred, through the planned infrastructure reserve.

Governance costs

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include audit fees and costs linked to the strategic management of the charity, including a 20% apportionment of the general manager's cost in respect of her role as clerk to the charity. Costs of generating funds are costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

All expenditure is inclusive of irrecoverable VAT.

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

2.6 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Charitable Incorporated Organisation; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

2. Accounting policies (continued)

2.7 Taxation

The Charitable Incorporated Organisation is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charitable Incorporated Organisation is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.8 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Housing properties

Freehold properties representing housing land and buildings are stated at cost. No cost is attributable to non-housing land and buildings held as investment properties. The cost of housing properties relate to improvements carried out which have been funded by Housing Corporation grants, Colchester Borough Council grants and from the Charity's own resources.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost, the annual charge for depreciation would be nil.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- Nil
Furniture and equipment	- 10% & 25%
Alarm system	- 20%

2.9 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

2.10 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

2. Accounting policies (continued)

2.11 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.12 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charitable Incorporated Organisation anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

2.13 Financial instruments

The Charitable Incorporated Organisation only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.14 Pensions

The Charitable Incorporated Organisation operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charitable Incorporated Organisation to the fund in respect of the period.

2.15 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charitable Incorporated Organisation 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 Charitable Incorporated Organisation for particular purposes. The costs 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.

Investment income, gains and losses are allocated to the appropriate fund.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Charitable Incorporated Organisation makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

4. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Residents contributions	473,000	473,000	-

5. Investment income

	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Rent receivable	660	660	-
Interest received	2,063	2,063	-
	2,723	2,723	-

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

6. Analysis of expenditure on charitable activities

Summary by fund type

	Unrestricted funds 2023 £	Total 2023 £	Total 2022 £
Charitable activities	359,147	359,147	-

Summary by expenditure type

	Staff costs 2023 £	Depreciation 2023 £	Other costs 2023 £	Total 2023 £	Total 2022 £
Charitable activities	46,034	1,567	311,546	359,147	-

7. Analysis of expenditure by activities

	Support costs 2023 £	Total funds 2023 £	Total funds 2022 £
Charitable activities	359,147	359,147	-

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

7. Analysis of expenditure by activities (continued)

Analysis of support costs

	Services 2023 £	Total funds 2023 £	Total funds 2022 £
Staff costs	46,034	46,034	-
Depreciation	1,567	1,567	-
Rates and water	12,210	12,210	-
Heat and light	176,140	176,140	-
Insurance	8,107	8,107	-
Maintenance	34,391	34,391	-
Cleaning	3,880	3,880	-
Exceptional repairs	17,652	17,652	-
Helpline charges	10,934	10,934	-
Telephone	1,319	1,319	-
Residents events	1,122	1,122	-
Planned infrastructure	19,876	19,876	-
Subscriptions	792	792	-
Accountancy and payroll	1,431	1,431	-
Legal fees	4,394	4,394	-
Sundry administration	5,216	5,216	-
Redevelopment costs	9,882	9,882	-
Governance costs	4,200	4,200	-
	359,147	359,147	-
	359,147	359,147	-

Governance costs included above are as follows:

Governance costs	2022	2021
	£	£
General Manager (20%)	5,623	-
Audit	4,800	-
	10,423	-
	10,423	-

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

Detailed breakdown of total spend on properties

	2023	2022
	£	£
Revenue maintenance:		
Electrical and plumbing	6,977	-
Normal	13,975	-
Central Heating	10,364	-
Gardens	1,509	-
Planned infrastructure	19,876	-
Equipment repairs & purchases	1,566	-
Exceptional repairs	17,652	-
Total	71,919	-

Exceptional repairs expenditure and planned infrastructure expenditure above is allocated to the planned infrastructure reserve. All other expenditure relates to the general income fund.

8. Auditor's remuneration

The auditor's remuneration amounts to an auditor fee of £4,800 (2022 - £ -).

9. Staff costs

	2023	2022
	£	£
Wages and salaries	45,041	-
Contribution to defined contribution pension schemes	993	-
	46,034	-

The average number of persons employed by the Charitable Incorporated Organisation during the period was as follows:

	2023	2022
	No.	No.
Clerk to the Trustees/General Manager	1	-
Other staff	2	-
	3	-

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

9. Staff costs (continued)

No employee received remuneration amounting to more than £60,000 in either year.

Detailed analysis of wages and salaries	2023	2022
	£	£
General manager - operational (80%)	22,492	-
General manager - governance (20%)	5,623	-
Other staff	17,919	-
	<u>46,034</u>	<u>-</u>

10. Trustees' remuneration and expenses

During the period, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the period ended 31 October 2023, no Trustee expenses have been incurred (2022 - £NIL).

11. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation				
Transfer in 1 December 2022	1,892,213	22,979	9,242	1,924,434
Additions	152,221	-	3,805	156,026
At 31 October 2023	<u>2,044,434</u>	<u>22,979</u>	<u>13,047</u>	<u>2,080,460</u>
Depreciation				
Transfer in 1 December 2022	-	22,979	6,852	29,831
Charge for the period	-	-	1,567	1,567
At 31 October 2023	<u>-</u>	<u>22,979</u>	<u>8,419</u>	<u>31,398</u>

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

11. Tangible fixed assets (continued)

	Freehold property £	Fixtures and fittings £	Office equipment £	Total £
Net book value				
At 31 October 2023	2,044,434	-	4,628	2,049,062
At 30 November 2022	-	-	-	-

The fixed assets were transferred from The Almshouse Charity of Arthur Winsley and Others, charity number 206000 on 1 December 2022.

The freehold properties comprise 80 dwellings with associated chapel and amenity land in Old Heath, Colchester and are valued for insurance purposes at £16,248,016.

12. Fixed asset investments

	Listed investments £
Cost or valuation	
Transfer in 1 December 2022	3,899,831
Revaluations	(99,414)
At 31 October 2023	3,800,417

Material Investments

	31 October 2023 £	30 November 2022 £
M&G Equities Investment Fund for Charities (Charifund)	1,102,921	-
M&G Charity Multi Asset Fund	855,978	-
Parmenian Investments GIA	1,841,519	-
	3,800,417	-

he investments were transferred from The Almshouse Charity of Arthur Winsley and Others, charity number 206000 on 1 December 2022.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

13. Debtors

	31 October 2023 £	30 November 2022 £
Due within one year		
Trade debtors	585	-
Prepayments and accrued income	4,027	-
	<u>4,612</u>	<u>-</u>

14. Creditors: Amounts falling due within one year

	31 October 2023 £	30 November 2022 £
Trade creditors	23,065	-
Accruals and deferred income	21,230	-
	<u>44,295</u>	<u>-</u>

15. Financial instruments

	31 October 2023 £
Financial assets	
Financial assets measured at fair value through income and expenditure	<u>331,449</u>
	31 October 2023 £
Financial liabilities	
Financial liabilities measured at amortised cost	<u>44,295</u>

Financial assets measured at fair value through income and expenditure comprise cash at bank and in hand, and trade debtors

Other financial liabilities measured at amortised cost comprise trade creditors and accruals and deferred income.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2023

16. Statement of funds

Statement of funds - current period

	Income £	Expenditure £	Transfers in/out £	Gains/ (Losses) £	Balance at 31 October 2023 £
Unrestricted funds					
Designated funds					
Planned infrastructure reserve	-	(37,528)	453,967	(14,939)	401,500
Redevelopment reserve	-	(9,882)	3,639,083	(84,475)	3,544,726
	-	(47,410)	4,093,050	(99,414)	3,946,226
General funds					
General funds	475,723	(311,737)	(13,986)	-	150,000
Total Unrestricted funds	475,723	(359,147)	4,079,064	(99,414)	4,096,226
Restricted funds					
Property reserve	-	-	2,044,434	-	2,044,434
Total of funds	475,723	(359,147)	6,123,498	(99,414)	6,140,660

Transfers in include the following amounts from the preceding charity, The Almshouse Charity of Arthur Winsley and Others, charity number 206000 on 1 December 2022:

Planned infrastructure reserve	£401,500
Redevelopment reserve	£3,679,785
General reserve	£150,000

A transfer of £163,986 has been made from General funds to Redevelopment reserve to maintain the General funds at approximately 9 months budgeted expenditure, of £150,000, and to designate funds for future developments.

The trustees estimate the Planned Infrastructure upgrades will amount to £401,500 and have made a transfer of £52,467 to the Planned Infrastructure reserve.

A transfer has been made from Redevelopment reserve to Property reserve of £152,221 to reflect the additions to property during the period.

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

17. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 31 October 2023 £	Unrestricted funds 31 October 2023 £	Total funds 31 October 2023 £
Tangible fixed assets	2,044,434	4,628	2,049,062
Fixed asset investments	-	3,800,417	3,800,417
Current assets	-	335,476	335,476
Creditors due within one year	-	(44,295)	(44,295)
Total	2,044,434	4,096,226	6,140,660

18. Reconciliation of net movement in funds to net cash flow from operating activities

	31 October 2023 £	30 November 2022 £
Net income for the period (as per Statement of Financial Activities)	17,162	-
Adjustments for:		
Depreciation charges	1,567	-
Gains on investments	99,414	-
Dividends, interests and rents from investments	(2,723)	-
Decrease in debtors	6,084	-
Increase in creditors	6,463	-
Net assets transferred from previous charity	(6,123,498)	-
Reserves transferred from previous charity	6,123,498	-
Net cash provided by operating activities	127,967	-

ALMSHOUSE CHARITY OF ARTHUR WINSLEY AND OTHERS

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 OCTOBER 2023**

19. Analysis of cash and cash equivalents

	31 October 2023	<i>30 November 2022</i>
	£	£
Cash in hand	330,864	-
Total cash and cash equivalents	330,864	-

20. Analysis of changes in net debt

	Cash flows	At 31 October 2023
	£	£
Cash at bank and in hand	330,864	330,864
	330,864	330,864

21. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £993 (2022 -£nil).

22. Related party transactions

The charity had the following related party transactions during the period:

Simon Pinion is a partner in Scrutton Bland, whose subsidiary Scrutton Bland Insurance Brokers Ltd provided insurance services for £859 during the period.

23. Controlling party

There is no controlling party in this or the preceding period.