

BARTON AND ROYLE HOMES

England & Wales · Charity number 200097

Details

Status Registered

Legal form Other

Registered 1962-09-26

Register [View on the Charity Commission register](#)

Contact

Address 4 The Furlong
Putnoe
Bedford
MK41 8EE

Phone 07846879444

Email snewman2109@virginmedia.com

Activities

Objects: THE MAINTENANCE OF ALMSHOUSES FOR THE BENEFIT OF (1) ROYLE HOMES:- POOR AGED AND DESERVING PERSONS, PREFERENCE BEING TO PERSONS QUALIFIED AS AFORESAID WHO WERE BORN IN OR ARE RESIDENT IN THE BOROUGH OF BEDFORD AS CONSTITUTED FROM TIME TO TIME OR ARE IN SOME WAY ASSOCIATED WITH THE SAID BOROUGH. (2) BARTON HOMES:- DESERVING, AGED OR INFIRM POOR PERSONS WHO ARE INHABITANTS OF THE AREA OF THE PARISH OF TURVEY OR OF THE BOROUGH OF BEDFORD BOTH AS CONSTITUTED FROM TIME TO TIME. THE BARTON HOMES SHALL BE RESERVED AS NEARLY AS MAY BE AS TO ONE HALF FOR OCCUPATION BY COUPLES AND AS TO THE OTHER HALF FOR OCCUPATION BY SINGLE PERSONS BUT IF ONE OF A COUPLE, INMATES OF ONE OF THE SAID HOMES, SHALL DIE THE SURVIVOR (SUBJECT AND WITHOUT PREJUDICE TO THE POWER OF REMOVAL) SHALL BE ALLOWED TO CONTINUE TO OCCUPY SUCH HOME.

Activities: Provision of Alms Houses for the poor and needy

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** BOROUGH OF BEDFORD, AND THE PARISH OF TURVEY.
- Bedford
- Central Bedfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£150,732	£118,263	-	-
2023-12-31	£233,771	£230,701	-	-
2022-12-31	£125,888	£214,064	-	-
2021-12-31	£127,033	£157,677	-	-
2020-12-31	£283,873	£153,668	-	-

Trustees

Name	Role	Appointed
Alexandra Jermyn		2019-09-12
Andrew Hamilton Barr		2019-03-12
David Jonathan Hargrave		2025-09-11
Elizabeth Ann Dawson		2026-01-15
GLEN DE VILLE		2012-07-30
MIKE MARSHALL		
Mark William Upex		2023-01-12
REVEREND JOSEPHINE SPRAY		
ROSEMARY GENTRY		

BARTON AND ROYLE HOMES

England & Wales - Charity number 200097

Accounts

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2024**

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn
Mr Mark Upex

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

David Nightingale

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2024

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966, 18th February 2003 and 14th November 2024.

Objects

The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment - the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity’s beneficiaries, income from a rental property and dividends received from the charity’s investment portfolio.

The Trustees meet no less than six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities

Following a number of years of significant investment in the site and bungalows, this has been a somewhat quieter year with work mainly focused on general ongoing maintenance. Two properties become vacant during the year and were fully refurbished. One was occupied by a new beneficiary and the other is currently awaiting occupation.

Financial Review

The major expenditure during the year was in relation to refurbishments and improvement of the properties, general maintenance of the properties and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a surplus of £32,469 (surplus of £3,071 last year). This included making an investment of £16,614 into a Common investment Fund held with M&G Investments. Total net assets excluding the value of the properties amounted to £748,619 (£671,883 in 2023). Trustees receive no remuneration or other benefits in relation to their involvement.

Reserves

The running costs of the charity continue to be impacted by the significant rise in everyday expenses. However, despite this, the charity continues to manage a healthy financial position. Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to future refurbishment costs.

Policies

The Trustees have appropriate policies in place for Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees,

Josephine A Spray

Reverend Josephine Spray
Chairperson

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES

I report on the accounts for the Charity for the year ended 31 December 2024.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with the Charities Act,
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

24th July 2025

BARTON & ROYLE HOMES
RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2024

	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>
	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>
RECEIPTS						
Weekly Maintenance Charge		128973		114,126		106,768
Share Income		2309		2,166		2,668
Sale of shares / investments		0		100,000		-
Investment Income		3790		3,595		3,372
Rental Income		13300		12,190		11,940
Bank Interest		764		939		155
Other Income (including Guest Bungalow)		1040		755		985
Donations		555		-		-
TOTAL RECEIPTS		<u>150732</u>		<u>233,771</u>		<u>125,888</u>
PAYMENTS						
BPHA Carelink / Mobile Warden	5,633		7,063		7,400	
Repairs and Maintenance	22,424		23,084		117,625	
Salaries and staff costs	33,646		31,177		31,134	
Council Tax	-		66		346	
Electricity	2,272		2,568		2,589	
General Expenses	2,493		1,475		2,896	
Insurance	13,684		15,036		10,661	
Investments	16,614					
Refurbishment - Bungalows	8,595		145,778		36,068	
Lydstep - Maintenance & Management Fees	3,943		2,803		2,694	
Surveyors / Solicitors Fees	6,600				643	
Water Rates	2,359		1,651		2,008	
TOTAL PAYMENTS	<u>118,263</u>		<u>230,701</u>		<u>214,064</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>32,469</u>		<u>3,071</u>		<u>- 88,176</u>
Bank reconciliation						
Balances at beginning of year		63,157		60,086		148,263
Bank balance at Year End		95,626		63,157		60,086
Less un-presented cheques		-		-		-
Balance at Year End		95,626		63,157		60,086
<i>Represented by funds at:</i>						
CAF Bank Current Account		68,993		37,170		34,579
CAF Bank Reserve Account		26,633		25,987		25,508
		95,626		63,157		60,086
Comprising of:						
GENERAL FUND		89,454		56,985		53,914
CAPITAL FUND		6,172		6,172		6,172
		<u>95,626</u>		<u>63,157</u>		<u>60,086</u>

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2024

ASSETS

	2024	2023	2022
	(£)	(£)	(£)
Bank Balances			
CAF Bank Current Account	68993	37,170	34,579
CAF Bank Reserve Account	26633	25,987	25,508
Total Bank Balances	<u>95626</u>	<u>63,157</u>	<u>60,086</u>
Investments	Units /		
	shares		
CCLA Investment Management Ltd - Charities Investment Fund			
Accumulation Units	937 244325	232,498	206,611
Income Units	1471 29849	29,190	26,695
	<u>274174</u>	<u>261,687</u>	<u>233,307</u>
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)			
Extraordinary Repair Fund - Income	33745 31325	30,310	29,800
Extraordinary Repair Fund - Accumulation	1074 130084	104,926	196,602
Income Units	11533 10706	10,359	10,185
Recoupment Account	1083 131120	121,385	114,290
Income Account	28247 26222	25,371	24,945
	<u>329458</u>	<u>292,351</u>	<u>375,822</u>
Shares			
Astra Zeneca	110 11,515	11,660	12,340
BP PLC	3,827 15,040	17,840	18,174
GlaxoSmithKline	740 9,964	10,731	10,638
Haleon PLC	926 3,495	2,978	3,031
HBOS / Lloyds Banking Group	425 233	203	193
RioTinto	193 9,115	11,275	11,190
	<u>49,362</u>	<u>54,687</u>	<u>55,566</u>
Total Value of Investments	<u>652,993</u>	<u>608,725</u>	<u>664,695</u>
Total Assets	<u>748,619</u>	<u>671,883</u>	<u>724,781</u>

BARTON AND ROYLE HOMES

England & Wales - Charity number 200097

Accounts

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2023**

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn
Mr Mark Upex

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

David Nightingale

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2023.

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966 and 18th February 2003.

Objects

The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment - the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity’s beneficiaries, income from a rental property and dividends received from the charity’s investment portfolio.

The Trustees meet no less than six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities

During the year, there has been significant investment in the bungalows, with the installation of new energy efficient doors and windows in each property. Four properties become vacant during the year and were fully refurbished before being occupied by new beneficiaries. In addition, work has been undertaken on a number of other properties to modernise or to rectify minor repairs.

Financial Review

The major expenditure during the year was in relation to refurbishments and improvement of the properties, general maintenance of the properties and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a surplus of £3,071 (deficit of £88,176 last year). However, this included the release of investments to part fund the door and window replacement programme. Total net assets excluding the value of the properties amounted to £671,883 (£724,781 in 2022). Trustees receive no remuneration or other benefits in relation to their involvement.

Reserves

The running costs of the charity continue to be impacted by the significant rise in everyday expenses, in particular the cost of refurbishing the properties between residents. However, despite this, the charity continues to manage a healthy financial position. Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to future refurbishment costs.

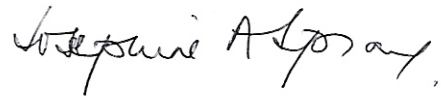
Policies

The Trustees have appropriate policies in place for Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees,

A handwritten signature in cursive script, reading "Josephine A. Spray". The signature is written in dark ink and is positioned below the text "Signed on behalf of the Trustees,".

Reverend Josephine Spray
Chairperson

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES**

I report on the accounts for the Charity for the year ended 31 December 2023.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with the Charities Act,
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

12th July 2024

BARTON & ROYLE HOMES

**RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2023**

	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>
	(€)	(€)	(€)	(€)	(€)	(€)
RECEIPTS						
Weekly Maintenance Charge		114,126		106,768		108,799
Share Income		2,166		2,668		2,869
Sale of shares / investments		100,000		-		-
Investment Income		3,595		3,372		3,204
Rental Income		12,190		11,940		11,900
Bank Interest		939		155		11
Other Income (including Guest Bungalow)		755		985		250
Donations		-		-		-
TOTAL RECEIPTS		<u>233,771</u>		<u>125,888</u>		<u>127,033</u>
PAYMENTS						
BPHA Carelink / Mobile Warden	7,063		7,400		5,875	
Repairs and Maintenance	23,084		117,625		85,263	
Salaries and staff costs	31,177		31,134		29,209	
Council Tax	66		346			
Electricity	2,568		2,589		1,339	
General Expenses	1,475		2,896		1,923	
Insurance	15,036		10,661		9,742	
Investments						
Refurbishment - Bungalows	145,778		36,068		15,716	
Lydstep - Maintenance & Management Fees	2,803		2,694		4,633	
Surveyors / Solicitors Fees			643		2,150	
Water Rates	1,651		2,008		1,826	
TOTAL PAYMENTS	<u>230,701</u>		<u>214,064</u>		<u>157,677</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>3,071</u>		<u>- 88,176</u>		<u>- 30,644</u>
Bank reconciliation						
Balances at beginning of year		60,086		148,263		178,906
Bank balance at Year End		63,157		60,086		148,263
Less un-presented cheques		-		-		-
Balance at Year End		<u>63,157</u>		<u>60,086</u>		<u>148,263</u>
<i>Represented by funds at:</i>						
CAF Bank Current Account		37,170		34,579		47,881
CAF Bank Reserve Account		25,987		25,508		100,382
		<u>63,157</u>		<u>60,086</u>		<u>148,263</u>
Comprising of:						
GENERAL FUND		56,985		53,914		142,091
CAPITAL FUND		6,172		6,172		6,172
		<u>63,157</u>		<u>60,086</u>		<u>148,263</u>

BARTON & ROYLE HOMES**STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2023****ASSETS**

	2023	2022	2021	
	(£)	(£)	(£)	
Bank Balances				
CAF Bank Current Account	37,170	34,579	47,881	
CAF Bank Reserve Account	25,987	25,508	100,382	
Total Bank Balances	<u>63,157</u>	<u>60,086</u>	<u>148,263</u>	
Investments	Units /			
	shares			
CCLA Investment Management Ltd - Charities Investment Fund				
Accumulation Units	937	232,498	206,611	227,362
Income Units	1471	29,190	26,695	30,251
		<u>261,687</u>	<u>233,307</u>	<u>257,613</u>
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)				
Extraordinary Repair Fund - Income	33745	30,310	29,800	225,819
Extraordinary Repair Fund - Accumulation	936	104,926	196,602	
Income Units	11533	10,359	10,185	10,512
Recoupment Account	1083	121,385	114,290	113,394
Income Account	28247	25,371	24,945	25,747
		<u>292,351</u>	<u>375,822</u>	<u>375,472</u>
Shares				
Astra Zeneca	110	11,660	12,340	9,516
BP PLC	3,827	17,840	18,174	12,656
GlaxoSmithKline	740	10,731	10,638	14,864
Haleon PLC	926	2,978	3,031	
HBOS / Lloyds Banking Group	425	203	193	205
RioTinto	193	11,275	11,190	9,398
		<u>54,687</u>	<u>55,566</u>	<u>46,639</u>
Total Value of Investments		<u>608,725</u>	<u>664,695</u>	<u>679,724</u>
Total Assets		<u>671,883</u>	<u>724,781</u>	<u>827,987</u>

BARTON AND ROYLE HOMES

England & Wales - Charity number 200097

Accounts

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2022**

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2022

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2022.

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966 and 18th February 2003.

Objects

The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment - the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity’s beneficiaries, income from a rental property and dividends received from the charity’s investment portfolio.

The Trustees meet no less than six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities

During the year, there has been significant further expenditure on capital improvements to the site, with the installation of new resin paths and handrails throughout. Three properties become vacant during the year and were fully refurbished before being occupied by new beneficiaries. In addition, work has been undertaken on a number of other properties to modernise or to rectify minor repairs.

Following the lifting of all national Covid restrictions, residents have once again been able to continue with their regular activities on site such as the choir and Art group. However, Covid has continued to impact with a number of residents choosing to self-isolate whilst testing positive.

Financial Review

The major expenditure during the year was in relation to site improvements and refurbishments, general maintenance of the properties and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a deficit of £88,176 (deficit of £30,644 last year). However, this was predominately due to one-off capital expenditure on the site improvement programme and was met by the previous release of investments to fund this work. Total net assets excluding the value of the properties amounted to £724,781 (£827,987 in 2021). Trustees receive no remuneration or other benefits in relation to their involvement.

Reserves

The running costs of the charity have been impacted by the significant rise in everyday expenses but continues to manage a healthy financial position. Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to future refurbishment costs.

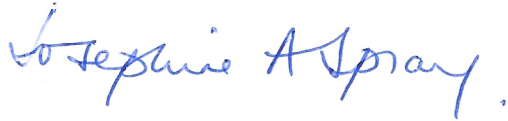
Policies

The Trustees have appropriate policies in place for Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees

A handwritten signature in blue ink that reads "Josephine A Spray". The signature is written in a cursive style with a period at the end.

Reverend Josephine Spray
Chairperson

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

David Nightingale

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES

I report on the accounts for the Charity for the year ended 31 December 2022.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with the Charities Act,
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

28 June 2023

BARTON & ROYLE HOMES

**RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2022**

	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
	(£)	(£)	(£)	(£)	(£)	(£)
RECEIPTS						
Weekly Maintenance Charge		106,768		108,799		106,007
Share Income		2,668		2,869		2,614
Sale of shares / investments		-		-		160,000
Investment Income		3,372		3,204		3,336
Rental Income		11,940		11,900		11,650
Bank Interest		155		11		16
Other Income (including Guest Bungalow)		985		250		250
Donations		-		-		-
TOTAL RECEIPTS		<u>125,888</u>		<u>127,033</u>		<u>283,873</u>
PAYMENTS						
BPHA Carelink / Mobile Warden	7,400		5,875		7,206	
Repairs and Maintenance	117,625		85,263		87,164	
Salaries and staff costs	31,134		29,209		28,037	
Council Tax	346					
Electricity	2,589		1,339		1,882	
General Expenses	2,896		1,923		2,089	
Insurance	10,661		9,742		9,042	
Investments						
Refurbishment - Bungalows	36,068		15,716		12,902	
Lydstep - Maintenance & Management Fees	2,694		4,633		1,969	
Surveyors / Solicitors Fees	643		2,150		1,208	
Water Rates	2,008		1,826		2,169	
TOTAL PAYMENTS	<u>214,064</u>		<u>157,677</u>		<u>153,668</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>- 88,176</u>		<u>- 30,644</u>		<u>130,205</u>
Bank reconciliation						
Balances at beginning of year		148,263		178,906		48,702
Bank balance at Year End		60,086		148,263		178,956
Less un-presented cheques		-		-		50
Balance at Year End		<u>60,086</u>		<u>148,263</u>		<u>178,906</u>
<i>Represented by funds at:</i>						
CAF Bank Current Account		34,579		47,881		158,535
CAF Bank Reserve Account		25,508		100,382		20,371
		<u>60,086</u>		<u>148,263</u>		<u>178,906</u>
Comprising of:						
GENERAL FUND		53,914		142,091		172,734
CAPITAL FUND		6,172		6,172		6,172
		<u>60,086</u>		<u>148,263</u>		<u>178,906</u>

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2022

ASSETS

	2022	2021	2020
	(£)	(£)	(£)
Bank Balances			
CAF Bank Current Account	34,579	47,881	158,535
CAF Bank Reserve Account	25,508	100,382	20,371
Total Bank Balances	<u>60,086</u>	<u>148,263</u>	<u>178,906</u>
Investments	Units /		
	shares		
CCLA Investment Management Ltd - Charities Investment Fund			
Accumulation Units	937	206,611	227,362
Income Units	1471	26,695	30,251
		<u>233,307</u>	<u>257,613</u>
			<u>220,181</u>
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)			
Extraordinary Repair Fund - Income	33745	29,800	225,819
Extraordinary Repair Fund - Accumulation	1863	196,602	
Income Units	11533	10,185	10,512
Recoupment Account	1083	114,290	113,394
Income Account	28247	24,945	25,747
		<u>375,822</u>	<u>375,472</u>
			<u>334,032</u>
Shares			
Astra Zeneca	110	12,340	9,516
BP PLC	3,827	18,174	12,656
GlaxoSmithKline	740	10,638	14,864
Haleon PLC	926	3,031	
HBOS / Lloyds Banking Group	425	193	205
RioTinto	193	11,190	9,398
		<u>55,566</u>	<u>46,639</u>
			<u>40,946</u>
Total Value of Investments		<u>664,695</u>	<u>679,724</u>
			<u>595,159</u>
Total Assets		<u>724,781</u>	<u>827,987</u>
			<u>774,065</u>

BARTON AND ROYLE HOMES

England & Wales - Charity number 200097

Accounts

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2021**

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

David Nightingale

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2021.

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963, as amended by schemes dated 4th May 1966 and 18th February 2003.

Objects

The objective of the Charity is the provision of 26 Almshouses for poor, aged and deserving persons. Properties are refurbished as they become vacant and - with the exception of periods of refurbishment - the Almshouse properties were 100% occupied during the year.

The principal funds of the charity during the year were derived from the weekly maintenance charges paid by the charity’s beneficiaries, income from a rental property and dividends received from the charity’s investment portfolio.

The Trustees meet six times a year to review management accounts and investments, to discuss property management issues and to consider reports from the Warden and Trustee visits. The meetings are not quorate unless 4 Trustees are present, and all decisions must be resolved by a majority decision.

Activities

During the year, it has been possible to deliver some further capital improvements to the site (such as installation of new central lighting and handrails). However, the continued impact of the pandemic has resulted in significant delays to other elements of this work. Three properties become vacant during the year and were fully refurbished before being occupied by new beneficiaries. In addition, a number of other properties have been improved with new roofs, new anti-slip flooring and replacement doors and windows. On-going routine maintenance has continued to be managed in a Covid safe manner.

Unfortunately, the Trustees decided that they could not make the Community Hall or Guest Bungalow available for much of the year due to the risk presented by the Covid-19 pandemic. However, they were delighted that the change in national guidance made this possible again in the later part of the year. This also allowed for regular resident activities such as the choir and gentle exercise to re-start, and residents were able to arrange a Christmas lunch. During periods of lockdown, a number of residents expressed their appreciation of the support provided from living within an Almshouse community and, in particular, offered by the Warden.

Financial Review

The major expenditure during the year was in relation to site improvements and refurbishments, general maintenance of the properties and the provision of a part time Clerk and Warden. The receipts and payments account for the year showed a deficit of £30,644 (surplus of £130,205 last year). However, this was due to expenditure on the site improvement programme and was fully met by the previous release of investments to fund this work. Total net assets excluding the value of the properties amounted to £827,987 (£774,065 in 2020). Trustees receive no remuneration or other benefits in relation to their involvement.

Reserves

The Charity continues to manage a healthy financial position and Trustees consider that the level of reserves held is appropriate in order to protect the future operations of the charity, having regard to

future refurbishment costs.

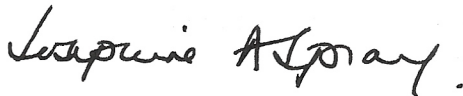
Policies

During the course of this year, the Trustees have reviewed their policies on Safeguarding, Financial Controls and Investments (including Reserves), Conflict of Interests, Equality and Diversity and Risk Management.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees

A handwritten signature in black ink, appearing to read 'Josephine Spray'.

Reverend Josephine Spray
Chairperson

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES

I report on the accounts for the Charity for the year ended 31 December 2021.

Respective responsibilities of trustees and examiner

As the charity's trustees you are responsible for the preparation of the annual accounts; you do consider that the audit requirement of section 142 of the Charities Act 2011 (the Act) does not apply. As independent examiner it is my responsibility to examine the accounts in accordance with the Directions of section 145 of the Act and the guidance given in "Independent examination of charity accounts: Directions and guidance for examiners (CC32)" and to state whether any particular matters have come to my attention.

Basis of examiner's report

My examination was carried out in accordance with the Guidance, cc32, given by the Charity commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations concerning any such matters.

Independent Examiner's statement

Based on my examination no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with the Charities Act,
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Act

have not been met, or

- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Nightingale

10 Barncroft, Turvey
Bedford, MK43 8DN

19 July 2022

BARTON & ROYLE HOMES

**RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2021**

	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
	(£)	(£)	(£)	(£)	(£)	(£)
RECEIPTS						
Weekly Maintenance Charge		108,799		106,007		104,257
Share Income		2,869		2,614		4,567
Sale of shares / investments		-		160,000		28,188
Investment Income		3,204		3,336		3,321
Rental Income		11,900		11,650		11,400
Bank Interest		11		16		44
Other Income (including Guest Bungalow)		250		250		1,622
Donations		-		-		-
TOTAL RECEIPTS		<u>127,033</u>		<u>283,873</u>		<u>153,399</u>
PAYMENTS						
BPHA Carelink / Mobile Warden	5,875		7,206		8,683	
Repairs and Maintenance	85,263		87,164		138,520	
Salaries and staff costs	29,209		28,037		27,255	
Council Tax					54	
Electricity	1,339		1,882		2,074	
General Expenses	1,923		2,089		1,819	
Insurance	9,742		9,042		8,775	
Investments						
Refurbishment - Bungalows	15,716		12,902		13,006	
Site Improvements						
Lydstep - Maintenance & Management Fees	4,633		1,969		2,054	
Surveyors / Solicitors Fees	2,150		1,208		4,430	
Water Rates	1,826		2,169		2,589	
TOTAL PAYMENTS	<u>157,677</u>		<u>153,668</u>		<u>209,258</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>- 30,644</u>		<u>130,205</u>		<u>- 55,859</u>
Bank reconciliation						
Balances at beginning of year		178,906		48,702		104,561
Bank balance at Year End		148,263		178,956		48,702
Less un-presented cheques		-		50		-
Balance at Year End		<u>148,263</u>		<u>178,906</u>		<u>£48,702</u>
<i>Represented by funds at:</i>						
CAF Bank Current Account		47,881		158,535		28,347
CAF Bank Reserve Account		100,382		20,371		20,355
		<u>148,263</u>		<u>178,906</u>		<u>£48,702</u>
Comprising of:						
GENERAL FUND		142,091		172,734		42,530
CAPITAL FUND		6,172		6,172		6,172
		<u>148,263</u>		<u>178,906</u>		<u>48,702</u>

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2021

ASSETS

	2021	2020	2019
	(£)	(£)	(£)
Bank Balances			
CAF Bank Current Account	47,881	158,535	28,347
CAF Bank Reserve Account	100,382	20,371	20,355
Total Bank Balances	<u>148,263</u>	<u>178,906</u>	<u>48,702</u>
Investments			
	Units /		
	shares		
CCLA Investment Management Ltd - Charities Investment Fund			
Accumulation Units	937 227,362	193,688	176,422
Income Units	1,471 302,513	26,493	24,900
	257,613	220,181	201,322
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)			
Extraordinary Repair Fund	35,608 225,819	200,573	389,571
Income Units	11,533 105,120	9,644	10,422
Recoupment Account	1,083 113,394	100,195	103,488
Income Account	28,247 25,747	23,620	25,527
	375,472	334,032	529,008
Shares			
Astra Zeneca	110 9,516	8,056	8,368
BP PLC	3,827 12,656	9,751	18,048
British American Tobacco (sold 10/10/19)	-	-	-
GlaxoSmithKline	926 14,864	12,427	16,474
HBOS / Lloyds Banking Group	425 205	155	266
Intercontinental Hotels (sold 14/11/19)	-	-	-
RioTinto	193 9,398	10,557	8,691
	46,639	40,946	51,846
Total Value of Investments	<u>679,724</u>	<u>595,159</u>	<u>782,176</u>
Total Assets	<u>827,987</u>	<u>774,065</u>	<u>830,877</u>

BARTON AND ROYLE HOMES

England & Wales - Charity number 200097

Accounts

BARTON & ROYLE HOMES

**FINANCIAL STATEMENTS
YEAR ENDED 31ST DECEMBER 2020**

THE BARTON AND ROYLE HOMES

LEGAL AND ADMINISTRATIVE INFORMATION

Charity Registered Number

200097

Trustees

Mrs Rosemary Gentry
The Reverend Josephine Spray
Mr Mike Marshall
Mr Ralph Leaper (resigned 31st July 2020)
Mrs Glen de Ville
Mr Andrew Barr
Mrs Gillian Bishop
Mrs Alex Jermyn

Contact

Mrs S Newman
4, The Furlong
Putnoe
Bedford
Beds
MK41 8EE

Bankers

CAF Bank

Independent Examiner

Trevor Dimmock FCA

THE BARTON AND ROYLE HOMES – TRUSTEES’ REPORT FOR THE YEAR ENDED 31ST DECEMBER 2020

The Trustees present their Annual Report together with the independently examined accounts for the year ended 31st December 2020.

Governing Document

The Charity was registered on 26th September 1962 and its governing document is a scheme of the Charity Commissioners dated 27th September 1963 as amended by schemes dated 4th May 1966 and 18th February 2003.

Objects

The Trust continues to provide Almshouse accommodation for poor, aged and deserving persons. Properties are refurbished as they become vacant. With the exception of periods of refurbishment, the Trusts properties are 100% occupied.

Activities

The Trustees began the year expecting to complete the replacement roofing programme and the long-planned site improvements. Unfortunately, the Coronavirus restrictions and the subsequent problems of obtaining building supplies, have delayed these aims. Four replacement roofs were completed during the year.

Emergency works have been managed in a Covid safe manner; less urgent renovation has been deferred, with the exception of at least one new energy efficient heater installed in each bungalow to replace the aging underfloor heating systems. The planned site refurbishment was begun but had to be postponed. We expect this to be completed during the coming year. The Trustees are also expecting to complete upgrades on several bungalows for long – term residents who have not benefitted from any refurbishment carried out on empty properties. The Trustees continue to aim to provide comfortable, safe and efficient homes for their beneficiaries.

Financial Review

The major expenditure during the year was in relation to site improvements, the replacement roofs, other general maintenance and refurbishment of two properties, which became empty early in the year, and the provision of a Clerk and Warden. The receipts and payments account for the year showed a surplus of £130,205, largely due to the release of investments to fund the site improvement programme, which was then partially delayed by Coronavirus (deficit of £55,859 in 2019). Total net assets excluding the value of the properties amounted to £774,065 (£830,877 in 2019).

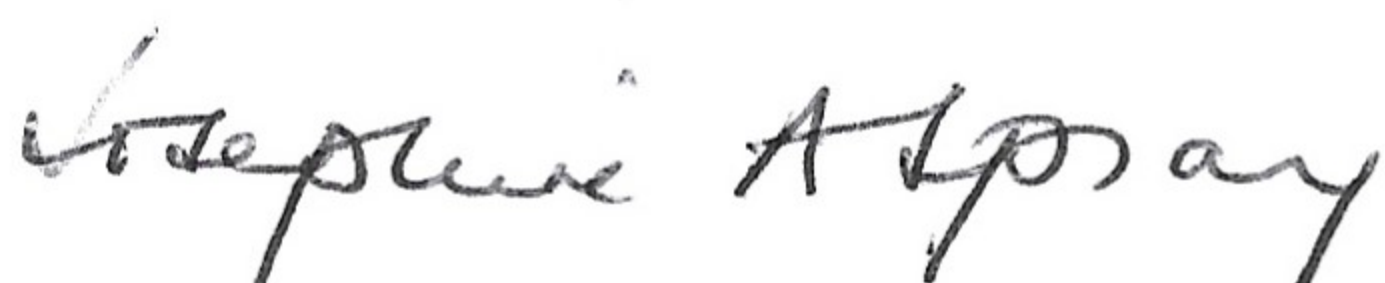
Reserves

The Trustees consider that the level of reserves is appropriate having regard to future refurbishment costs.

Public Benefit

The Trustees are aware of the Charity Commissions guidance on public benefit and consider that the charitable objects fall well within the public benefit guidelines.

Signed on behalf of the Trustees



Reverend Jo Spray
Chairperson

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE BARTON AND ROYLE HOMES**

I report on the accounts of the Charity for the year ended 31st December 2020.

Respective responsibilities of trustees and examiner.

As the charity's trustees you are responsible for the preparation of the annual accounts; you consider that the audit requirement of section 144(2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state on the basis of procedures specified in the General Directions given by the Charity Commissioners under Section 145 of the Act, whether particular matters have come to my attention.

Basis of examiner's report.

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's statement

Based on my examination, no matter has come to my attention:

- which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with Section 130 of the Act and
 - to prepare accounts which accord with the accounting records and
 - to comply with the accounting requirements of the Acthave not been met, or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached,

Trevor T Dimmock

Trevor T Dimmock FCA
Chartered Accountant

24th March 2021

Ivy House,
Lodge Road,
Cranfield,
Beds,
MK43 0BQ

BARTON & ROYLE HOMES

**RECEIPTS AND PAYMENTS ACCOUNT
YEAR ENDED 31ST DECEMBER 2020**

	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>
RECEIPTS				
Weekly Maintenance Charge		106,007		104,257
Share Income		2,614		4,567
Sale of shares / investments		160,000		28,188
Investment Income		3,336		3,321
Rental Income		11,650		11,400
Bank Interest		16		44
Other Income (including Guest Bungalow)		250		1,622
Donations		-		-
TOTAL RECEIPTS		<u>283,873</u>		<u>153,399</u>
PAYMENTS				
BPHA Carelink / Mobile Warden	7,206		8,683	
Repairs and Maintenance	87,164		138,520	
Salaries and staff costs	28,037		27,255	
Council Tax			54	
Electricity	1,882		2,074	
General Expenses	2,089		1,819	
Insurance	9,042		8,775	
Investments				
Refurbishment - Bungalows	12,902		13,006	
Lydstep - Maintenance & Management Fees	1,969		2,054	
Surveyors / Solicitors Fees	1,208		4,430	
Water Rates	2,169		2,589	
TOTAL PAYMENTS	<u>153,668</u>		<u>209,258</u>	
EXCESS OF RECEIPTS OVER PAYMENTS		<u>130,205</u>		<u>- 55,859</u>
Bank reconciliation				
Balances at beginning of year		48,702		104,561
Bank balance at Year End		178,956		48,702
Less un-presented cheques		50		-
Balance at Year End		<u>178,906</u>		<u>£48,702</u>
<i>Represented by funds at:</i>				
CAF Bank Current Account		158,535		28,347
CAF Bank Reserve Account		20,371		20,355
		<u>178,906</u>		<u>£48,702</u>
Comprising of:				
GENERAL FUND		172,734		42,530
CAPITAL FUND		6,172		6,172
		<u>178,906</u>		<u>48,702</u>

BARTON & ROYLE HOMES

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DECEMBER 2020

ASSETS

	2020 (£)	2019 (£)	2018 (£)
Bank Balances			
CAF Bank Current Account	158,535	28,347	72,250
CAF Bank Reserve Account	20,371	20,355	32,310
Total Bank Balances	<u>178,906</u>	<u>48,702</u>	<u>104,561</u>
Investments			
	Units / shares		
CCLA Investment Management Ltd - Charities Investment Fund			
Accumulation Units	937 26,493	176,422	144,680
Income Units	1471 193,688	24,900	21,072
	<u>220,181</u>	<u>201,322</u>	<u>165,752</u>
M&G Investments The National Association of Almshouses Common Investment Fund (NAACIF)			
Extraordinary Repair Fund	35608 200,573	389,571	330,549
Income Units	11533 9,644	10,422	9,180
Recoupment Account	1083 100,195	103,488	87,525
Income Account	28247 23,620	25,527	22,485
	<u>334,032</u>	<u>529,008</u>	<u>449,739</u>
Shares			
Astra Zeneca	110 8,056	8,368	6,460
BP PLC	3,827 9,751	18,048	18,980
British American Tobacco (sold 10/10/19)	- -	-	11,925
GlaxoSmithKline	926 12,427	16,474	13,809
HBOS / Lloyds Banking Group	425 155	266	220
Intercontinental Hotels (sold 14/11/19)	- -	-	13,813
RioTinto	193 10,557	8,691	7,199
	<u>40,946</u>	<u>51,846</u>	<u>72,406</u>
Total Value of Investments	<u>595,159</u>	<u>782,176</u>	<u>687,897</u>
Total Assets	<u>774,065</u>	<u>830,877</u>	<u>£792,457</u>