

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).

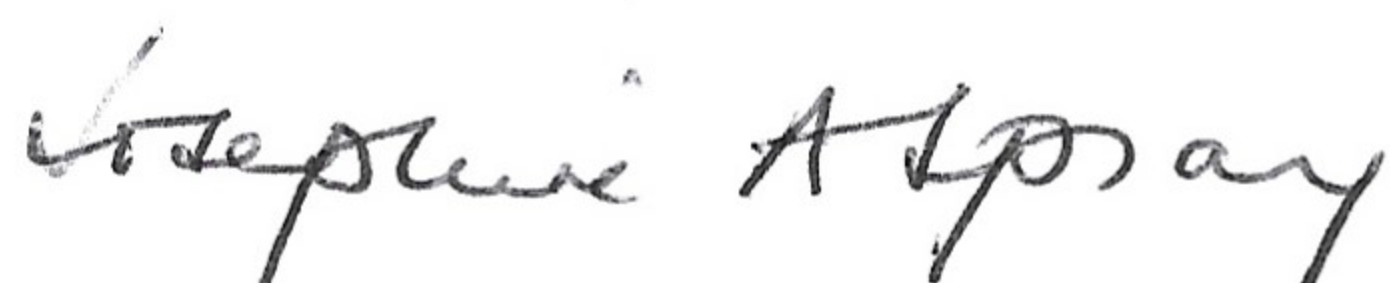
Reserves

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>(£)</u>	<u>2020</u> <u>(£)</u>	<u>2019</u> <u>(£)</u>	<u>2019</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			
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>