

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.

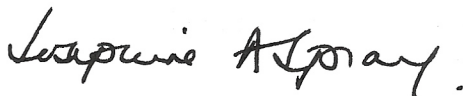
Policies

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>
	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>(£)</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 30,251	26,493	24,900
	<u>257,613</u>	<u>220,181</u>	<u>201,322</u>
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 10,512	9,644	10,422
Recoupment Account	1,083 113,394	100,195	103,488
Income Account	28,247 25,747	23,620	25,527
	<u>375,472</u>	<u>334,032</u>	<u>529,008</u>
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
	<u>46,639</u>	<u>40,946</u>	<u>51,846</u>
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>