

**BARTON & ROYLE HOMES**

**FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>ST</sup> DECEMBER 2022**

## **THE BARTON AND ROYLE HOMES – TRUSTEES' REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022**

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

### **Governing Document**

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

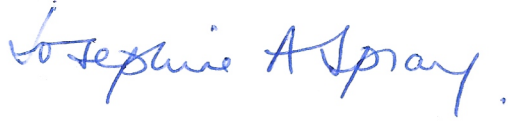
### **Policies**

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, reading "Reverend Josephine Spray". The signature is written in a cursive style with a small dot 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>2020</u>	<u>2020</u>
	<u>(£)</u>	<u>(£)</u>	<u>(£)</u>	<u>2021</u>	<u>(£)</u>	<u>(£)</u>
<b>RECEIPTS</b>						
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		-		-		-
<b>TOTAL RECEIPTS</b>		<u>125,888</u>		<u>127,033</u>		<u>283,873</u>
<b>PAYMENTS</b>						
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	
<b>TOTAL PAYMENTS</b>	<u>214,064</u>		<u>157,677</u>		<u>153,668</u>	
<b>EXCESS OF RECEIPTS OVER PAYMENTS</b>	-	<u>88,176</u>	-	<u>30,644</u>	-	<u>130,205</u>
<b>Bank reconciliation</b>						
Balances at beginning of year		148,263		178,906		48,702
<b>Bank balance at Year End</b>		60,086		148,263		178,956
Less un-presented cheques		-		-		50
<b>Balance at Year End</b>		<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 (£)
<b>Bank Balances</b>				
CAF Bank Current Account		34,579	47,881	158,535
CAF Bank Reserve Account		25,508	100,382	20,371
<b>Total Bank Balances</b>		<u>60,086</u>	<u>148,263</u>	<u>178,906</u>
<b>Investments</b>	Units / shares			
CCLA Investment Management Ltd - Charities Investment Fund				
Accumulation Units	937	206,611	227,362	193,688
Income Units	1471	26,695	30,251	26,493
		<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	200,573
Extraordinary Repair Fund - Accumulation	1863	196,602		
Income Units	11533	10,185	10,512	9,644
Recoupment Account	1083	114,290	113,394	100,195
Income Account	28247	24,945	25,747	23,620
		<u>375,822</u>	<u>375,472</u>	<u>334,032</u>
<b>Shares</b>				
Astra Zeneca	110	12,340	9,516	8,056
BP PLC	3,827	18,174	12,656	9,751
GlaxoSmithKline	740	10,638	14,864	12,427
Haleon PLC	926	3,031		
HBOS / Lloyds Banking Group	425	193	205	155
RioTinto	193	11,190	9,398	10,557
		<u>55,566</u>	<u>46,639</u>	<u>40,946</u>
<b>Total Value of Investments</b>		<u>664,695</u>	<u>679,724</u>	<u>595,159</u>
<b>Total Assets</b>		<u>724,781</u>	<u>827,987</u>	<u>774,065</u>