

**BARTON & ROYLE HOMES**

**FINANCIAL STATEMENTS  
YEAR ENDED 31<sup>ST</sup> 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 31<sup>ST</sup> DECEMBER 2023**

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

### **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 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.

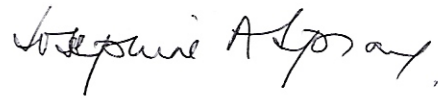
### **Policies**

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, appearing to read "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 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

12<sup>th</sup> 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>
	(£)	(£)	(£)	(£)	(£)	(£)
<b>RECEIPTS</b>						
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				-		-
<b>TOTAL RECEIPTS</b>		<u>233,771</u>		<u>125,888</u>		<u>127,033</u>
<b>PAYMENTS</b>						
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	
<b>TOTAL PAYMENTS</b>	<u>230,701</u>		<u>214,064</u>		<u>157,677</u>	
<b>EXCESS OF RECEIPTS OVER PAYMENTS</b>		<u>3,071</u>		<u>- 88,176</u>		<u>- 30,644</u>
<b>Bank reconciliation</b>						
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		-		-		-
<b>Balance at Year End</b>		<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>
<b>Comprising of:</b>						
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 (£)
<b>Bank Balances</b>				
CAF Bank Current Account		37,170	34,579	47,881
CAF Bank Reserve Account		25,987	25,508	100,382
<b>Total Bank Balances</b>		<u>63,157</u>	<u>60,086</u>	<u>148,263</u>
<b>Investments</b>	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>
<b>Shares</b>				
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>
<b>Total Value of Investments</b>		<u>608,725</u>	<u>664,695</u>	<u>679,724</u>
<b>Total Assets</b>		<u>671,883</u>	<u>724,781</u>	<u>827,987</u>