

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES

REGISTERED CHARITY NUMBER 202110

REGISTERED SOCIAL LANDLORD NUMBER A0192

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
YEAR ENDED 31 DECEMBER 2020
REGISTERED CHARITY NUMBER 202110

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TRUSTEES' REPORT AND FINANCIAL STATEMENTS

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SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

REFERENCE AND ADMINISTRATIVE DETAILS

Governing Documents

29 charities are administered under the title of Salisbury City Almshouse and Welfare Charities. The charities are all constituted as charitable trusts, and they are governed by a Charity Commission Scheme dated 19 August 1974 as varied by schemes dated 8 April 1975, 19 July 1979, 4 July 1986, 6 September 1990 and 18 December 2001.

The registration also includes the linked charities known as Mrs Sarah Hayter's Charity and The Buchanan Housing Charity which are governed by a scheme dated 28 March 1961 (varied by a scheme dated 26 August 1997) and a declaration of trust dated 5 November 1999 respectively. Also linked is the St Mary Magdalen's Hospital and Little Langford Farm Almshouse Charity which is governed by a scheme dated 4 October 2017. The Charities are registered with the Homes and Communities Agency under the Housing and Regeneration Act 2008 as a Registered Social Landlord.

The Trustees' investment powers derive from the 1974 Scheme and the Trustee Act 2000.

Registered Office

Trinity Hospital, Trinity Street, Salisbury, SP1 2BD (01722 325640)

Registered Numbers

Charity number 202110

Registered Social Landlord number A0192

Honorary President

Lady Benson OBE

Board of Trustees

*Mr T Austreng - Chairman

*Mr A Corkill - Vice-Chairman

Mr A Brain

*Mr T Clay

Mrs G Ellis (retired April 2020)

Mrs F Green

Mrs A Hatton

Dr R Hewetson (appointed April 2020)

*Mrs P M Lush

Dr H McKeown (appointed May 2020)

*Mr P W K Moss

*Mr R W Shipsey

Mrs A Taylor

* denotes a member of Finance and General Purposes Committee.

The Board of Trustees and the Charities' staff also manage and administer two other charities:

William Botley Charity (Charity number 268418)

Salisbury City Educational and Apprenticing Charity (Charity number 309523)

Principal Officer

Clerk to the Trustees: Mrs S E Coen

Appointed Professional Advisers

Solicitors	Trethowans, London Road Office Park, London Road, Salisbury SP1 3HP Sampson Coward, 51 New Street, Salisbury SP1 2PH
Auditors/Accountants	Fletcher & Partners, Crown Chambers, Bridge Street, Salisbury SP1 2LZ
Bankers	Lloyds Bank plc, 38 Blue Boar Row, Salisbury SP1 1DB
Investment Managers	CCLA Investment Management Ltd, Senator House, 85 Queen Victoria Street, London EC4V 4ET M&G Securities Ltd, POB 9038, Chelmsford CM99 2XF Vanguard Asset Management Ltd, 25 Walbrook, London EC4N 8AF Quilter Cheviot Ltd, London Rd Office Park, Salisbury SP1 3HP

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisation

The Trustees have established procedures under which all major decisions are taken by the Trustees as a body, with advice being taken from their appointed professional advisers as appropriate. Sub-committees of the Trustees, including the Finance and General Purposes Committee, are established as necessary to consider particular matters and to make recommendations to the main Board.

Policies and Procedures

In carrying out the objects stated below, the Trustees seek to provide a high standard of accommodation as is feasible and necessary to meet the increasing needs of their Residents, and to provide welfare grants to needy persons out of the funds which they have available for the purpose. They apply the following policies for the appointment of Residents and the making of grants, to applicants who are resident in the defined area of benefit:

- a. Applicants for sheltered almshouses are assessed using an objective system for physical, social and financial need. When an almshouse becomes available it is offered to the person on the waiting list who is most highly qualified according to these criteria.
- b. Applicants for general needs housing are assessed and appointed using a similar system on the basis of social and financial need.
- c. Applications for welfare grants are sponsored by social workers or other professionals and are assessed by a sub-committee of Trustees. The values of grants awarded are based on norms established by the Trustees.

The Charities' established policies are reviewed and amended where appropriate. Trustee recruitment conforms to the agreed policy statement which entails the periodic requirement to conduct a skills audit and compilation of a list of potential candidates from which a selection can be made for preliminary interview and final Board approval. Induction follows a process of visits to almshouse sites, meetings with Residents and staff and overlaying information relating to the functions and values of the Charities through issuance of related documentation such as, inter alia, Annual Report and Audited Accounts, the Charities' Governing Instrument and the Charity Commission's booklet CC3 and other relevant documents. Ongoing training, primarily through seminars offered by the Almshouse Association, is offered to all Trustees.

The Charities' policies and procedures, together with the system of internal control, are designed to manage risk and to give reasonable assurance that key objectives and expected outcomes are achieved. The principal risks faced by the Trustees include:

- The performance of investments. Risks are mitigated by retaining expert investment managers and maintaining a diversified investment portfolio. The portfolio is scrutinised by the Financial and General Purposes Committee throughout the year.
- Property damage. These risks are mitigated by regular inspections of the Charities' properties as well as quinquennial surveys and insurance reviews, supported by a planned maintenance schedule. External CCTV systems are in place at some city centre sites.
- Fire. Formal fire risk assessments are undertaken periodically by a professionally qualified fire and safety consultant, and recommendations arising therefrom are followed. Staff receive Fire Warden training and residents are advised annually by the Fire & Rescue Service on fire safety and emergency procedures in their homes. Schedules of electrical inspections, communal electrical appliance testing, and fire protection equipment servicing are adhered to. An annual insurance review is carried out.
- Health & Safety. Formal risk assessments are undertaken periodically by the Charities' appointed Health & Safety consultants, and wardens undertake annual risk assessments at each of their sites. Compliance requirements are regularly reviewed.

The Charities have undertaken an assessment of their compliance with the Governance and Financial Viability Standard and certify compliance with the Standard during the course of the year and with the Charity Code of Governance.

Staff remuneration is reviewed annually and any increases are based upon inflation figures. When available, more specific comparisons are made with other almshouse charities of a similar size and operation.

The Trustees were greatly saddened to learn of the death, after a short illness in October, of Mrs Gillian Ellis. Mrs Ellis had retired in April 2020 after having served ably and enthusiastically on the Board for 15 years.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

OBJECTIVES AND ACTIVITIES

Objectives

The Charities provide for needy residents principally in the Salisbury area:

- Sheltered almshouses, with preference to those longest resident in the Salisbury area.
- General needs housing for families, with preference to single parents.
- Welfare grants for the relief of those in need, hardship or distress.

The Trustees are satisfied that the Charities' objectives, and the policies and procedures which are applied, comply with Section 4 of the Charities Act 2011. The provision of subsidised, high quality housing for over 200 local residents and the application of welfare grants to the most needy is tangible evidence of public benefit within the Charities' area of benefit. In addition, the large number of applicants, from a wide variety of backgrounds, waiting for accommodation is evidence of the benefit the almshouses have to the local population. The Trustees also consider that the Buchanan Housing Charity's provision of 24 units of social housing in Salisbury has made a modest contribution to the community that would otherwise become the responsibility of the local council. The Trustees aim to keep resident contributions as low as possible, taking into account directives from the Regulator of Social Housing. Communal facilities at one site are made available twice weekly to a Day Centre charity which offers lunch and activities to the elderly, ensuring that the wider community benefits from the Charities' resources.

The Charities own and manage 189 almshouses at 12 sites in and around Salisbury. Six full-time Wardens, as well as part-time Wardens at the Very Sheltered schemes, are employed to ensure that residents' needs are met and a pleasant and safe environment provided. In addition, a Relief Warden is employed to provide cover for emergencies at weekends and public holidays, as well as cover for holidays and sick leave.

The two Very Sheltered schemes are designed for those people who need additional support but are still capable of independent living. These sites have additional facilities such as assisted bathrooms, are fully wheelchair accessible, lunches are provided and staff are on site 24 hours a day, seven days a week.

Ordinary Sheltered

Blechynden's Almshouses - 3 flats
Brickett's Hospital - 7 houses
'Brympton' - 31 flats, 10 bungalows
Eyre House - 8 flats
Gloucester House - 25 flats

Hardy House - 16 flats
Hussey's Almshouses - 7 flats, 8 houses
Sarah Hayter's Almshouses - 11 flats
Taylor's Almshouses - 6 flats
Trinity Hospital - 22 flats

Very Sheltered

Robert Stokes Almshouse - 13 flats

Steve Biddle House - 22 flats

The Trustees also manage 24 general needs flats/houses (The Buchanan Housing Charity) within the city, primarily for young families. A further six almshouses (St Mary Magdalen Hospital Charity) were given to the Charities in 2017, and these are currently unoccupied so that major refurbishment works can be carried out (see below). The Charities also own the freehold of a number of buildings in the centre of Salisbury comprising both retail and residential properties.

Coronavirus Pandemic

The Coronavirus pandemic and subsequent lockdowns caused, unsurprisingly, some considerable disruption to the Charities throughout most of the year. However, the almshouse staff worked hard throughout to ensure that everything ran as smoothly as possible and that the Residents continued to receive the support they needed and were not isolated. Despite early teething problems, systems were quickly put into place, with the help of families, members of the local community, Council-led and local charity volunteers and kindly taxi drivers, to ensure that Residents had sufficient food and medication. Although communal facilities on the sites were closed for long periods, the Wardens worked hard and imaginatively to arrange lockdown activities and, during periods without lockdown, socially distanced entertainment. The Charities faced additional pressure from the outset when Residents were being sent home from hospital and respite/rehabilitation care before they were sufficiently well to manage independently. By the end of the year there was only one Covid-related death, the resident having contracted Covid-19 in hospital, which is testament to the impressive work of the Charities' staff and the fortitude and cooperation of the Residents.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

Activities

Despite lockdown restrictions, the Charities continued their intensive programme of property maintenance wherever it was possible to do so safely, improving almshouses as vacancies occurred, to ensure the accommodation is of the highest standard possible and, wherever possible, making adaptations to meet the needs of individual residents as their circumstances change. Routine and cyclical work is sub-contracted to Salisbury-based tradespeople on the Charities' approved list. Charge out rates and invoices are routinely scrutinised to ensure value for money. Where possible, and within safety guidelines, minor maintenance works are carried out by the Charities' Buildings Maintenance Officer. Contracts for major works are put out to tender, for which specification and contract administration is undertaken either by the Buildings Maintenance Office or a chartered surveyor as appropriate.

The programme of upgrading the older kitchens and installing low level access showers for Residents who are unable to use a bath continued. Eleven kitchens and nine bathrooms were upgraded over the year. Other major work undertaken during the year included replacing the perimeter fencing at the large Brympton site and at Eyre House. Lighting upgrades in external and internal communal areas continued in order to improve energy efficiency and to enhance the quality of lighting for residents. Raised flower beds were constructed at Brympton and Trinity Hospital to improve accessibility for the keen gardeners at the sites. The ageing Leisure Room tables and chairs were replaced at Trinity Hospital, Gloucester House and Steve Biddle House.

The conversion of the former Warden accommodation into two new almshouse flats at Robert Stokes Almshouse was suspended in order to reduce the risk of Covid-19 to the vulnerable Residents of this Very Sheltered site through an influx of contractors to the site. One of the Charities' city centre residential investment properties became vacant during the year, so work commenced on a major refurbishment to bring the property up to modern standards which would ultimately attract a better market rent.

Planning consent to carry out major works to the Grade II listed terrace of six cottages at St Mary Magdalen Hospital in Wilton was finally granted in April. The design principles applied focused on anticipating the needs and aspirations of the next generation of older people. The Charities took inspiration from the wealth of resources available on how to 'future proof' housing for the UK's growing elderly population. The plans include the construction of a rear single storey extension to create additional kitchen space in the middle two properties; replacing the existing staircases with wider, more shallow, straighter staircases to improve accessibility and to comply with current building regulations; ground floor WCs; maximising insulation; replacement double glazed windows where possible; a centralised heating system and underfloor heating at ground level; new kitchens and bathrooms.

The project to construct five new flats in the grounds at Wilton for which planning consent had been received was put into action. Tenders were sought from local building companies and the project was awarded to R Moulding & Co who had quoted £787,715. Mouldings are a well-established local company who were considered suited to this particular project and who were able to demonstrate that they had sufficient resources to enable them to complete the work within a reasonable timescale. Following consultations, the tender from Mouldings for both the new bungalows and the new plant room which would service both the existing and the new almshouses was reduced to £621,808 and the contract was finalised. Works were disrupted due to lockdowns and material deliveries, but, at the end of the year, the foundations and drainage works had been completed.

The Charities' staff training programme was temporarily suspended during the periods of lockdown but, where possible, relevant staff received First Aid and Fire Warden training. Continual monitoring of the quality of services provided by the Charities, addressing issues raised, was achieved through weekly planning and feedback meetings between Wardens and the Clerk to the Trustees.

All almshouse and Buchanan Charity residents were invited to participate in the annual survey of their opinions about the services and facilities provided by the Charities. Of the residents who responded to the questionnaire, over 98% indicated continued satisfaction with the services and facilities provided.

The Wessex Almshouse Group, of which the Clerk to the Trustees is a founding member, continued to meet, albeit virtually, during the year as a forum for local almshouse charity Clerks/Trustees to discuss common issues of concern and to provide mutual support. This mutual exchange of information and best practice is considered to be of great benefit to all member charities. All costs are recouped by individual member charities paying a portion of the expenses incurred.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

ACHIEVEMENTS AND PERFORMANCE

The work of the Charities in managing and administering the almshouses continued successfully throughout the year. At the end of 2020, of the total 204 (2019:208) Residents (excluding the Buchanan Housing Charity), over 46% were aged 80 years or older. Despite the lockdown periods, the Trustees appointed 19 new residents as qualifying beneficiaries to the almshouses, and approved five transfers on medical grounds. The continuing commitment of the Charities' staff and the high standard of service they provide ensures the wellbeing of each resident and enables them to maintain their independence with contentment and dignity. This, in turn, allows the residents to remain in their own homes for as long as possible, thereby reducing unnecessary and premature admission to hospital or residential care. Staff turnover is very low which reinforces the strong caring culture. Almshouse vacancies in both warden assisted and general needs properties are, under normal circumstances, filled without undue delay, demonstrating that the Charities' housing continues to be popular and helps to provide good quality of life.

The Trustees aim to keep resident contributions as low as possible, taking into account target rents from the HCA and comparing contributions with market sheltered accommodation rentals to ensure that the contributions paid result in material charitable benefits to residents and represent value for money.

The Trustees considered 48 (2019:50) and approved 46 welfare grant applications totalling £28,317 (2019:£22,665). This included grants awarded not just to eligible local individuals in financial need but also to local organisations and institutions with similar aims, thus helping to maximise the impact of grant assistance for people in need in the Salisbury area.

Financial Transactions and Position

The Charities' total income in 2020 was £1,828,024 (2019: £1,939,921), of which £1,342,234 was from Residents' Contributions and £323,042 was investment income. In 2019 the Charities received a number of one-off items of income such as donations which were not repeated in 2020. Total expenditure was £1,652,758, including charitable grants of £28,317. The Charities' investments recorded net losses of £20,127 and therefore there was a net surplus for the year of £155,139. This was made up of unrestricted funds £287,106; restricted £145,395 and endowed capital £277,362 deficit. Total net assets at the end of the year were £20,788,131 (2019: £20,632,992).

The Trustees consider that the market value of the almshouses is considerably in excess of their book value, but, as the properties are held on permanent endowment for carrying out the charitable purposes of the Charities, they do not consider that a formal valuation would be justified.

Investments

The investment policy is to hold the Charities' investments in a combination of directly invested segregated portfolios and a number of charity authorised investment funds and to obtain a total return in line with or better than the ARC balanced index. During the year the total return on the endowed portfolio was +0.9%, and the total return on the non-endowed portfolio was +3.4%, compared with a return of +4.3% on the index. This contrasted with recent years when performance had been at or above that of the index. Investment performance was adversely affected by the relatively high allocation of UK equities, particularly in the endowed portfolio, which is held to generate growing income in the long term.

Reserves

The Trustees have calculated that the Charities' working capital requirements amount to £360,000, and this amount is held in the General Fund less provisions for pension deficits. Any surplus on unrestricted funds is transferred to the Almshouse Development and Major Improvement Fund, and is used to fund almshouse developments once sufficient funding has been obtained. This fund currently stands at £4,804,720; and it will shortly be drawn on to fund the new almshouses at Wilton and the new units at Robert Stokes (see above), which have a combined cost of around £950,000. The Trustees' intention is to continue to increase the balance from the Charities' annual surpluses and to draw on it for further developments as they arise. Similarly the Trustees' policy is to use the General Fund of the Buchanan Housing Charity to fund either the purchase or the construction of further houses for general needs, once it has reached a sufficient level; and following the purchase of two houses in 2019 this fund is currently being rebuilt.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

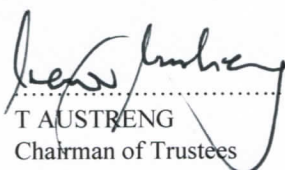
FUTURE PLANS


Planning for the immediate future will be determined by progress made in controlling the pandemic and the roll-out of the vaccines. However, emphasis will continue on essential repairs and maintenance work to all the Charities' properties. The rolling programme of upgrading the older almshouses, particularly with the installation of low-level access showers and upgrading lighting in communal areas, will ensure that the Charities continue to provide the highest possible quality of housing and respond to the developing needs of its residents.

It is anticipated that the major projects at the Wilton site will be completed, as well as the creation of two new almshouse flats on the top floor of Robert Stokes Almshouse, although timing will depend on the availability of materials and government restrictions during the year.

Approved by the Trustees and signed on their behalf

9 April 2021


T AUSTRENG
Chairman of Trustees


S E COEN
Clerk to the Trustees

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
YEAR ENDED 31 DECEMBER 2020
TRUSTEES' STATEMENT ON INTERNAL CONTROLS

1. The Trustees acknowledge that they are responsible for the Charities' system of internal control, and for reviewing its effectiveness.
2. In common with all such systems, the Charities' internal control system is designed to manage, rather than to eliminate, the risk of failure to meet the Charities' objectives, and it can only provide reasonable, as opposed to absolute, assurance against material misstatement or loss.
3. The process for identifying, evaluating and managing the significant risks faced by the Charities is ongoing, it has been in place throughout the year under review and up to the date of approval of the annual report and accounts; and it is regularly reviewed by the Trustees.
4. The Trustees' policies to review the effectiveness of the internal controls are as follows:
 - (i) The presentation to and consideration by the Trustees of the annual review of the risk assessment and the annual accounts;
 - (ii) The regular review by the Trustees of the effectiveness of Charities' procedures
 - (iii) The regular reporting to the Trustees by the internal auditor;
 - (iv) The annual report to the Trustees by the external auditor.
5. The key policies which have been established by the Trustees and which are designed to provide effective internal control are as follows:
 - (i) The establishment of formal procedures including the involvement of the Trustees in all matters connected with the management of the Charities, including:
 - Strategic planning;
 - Risk assessment;
 - Preparation of budgets and comparison of actual results with budget;
 - Authorisation of expenditure, including capital projects and grants
 - Appointment of almshouse residents;
 - Appointment of staff;
 - Management of investments.
 - (ii) The holding of regular Trustees' meetings to which reports on the above matters are submitted.
 - (iii) The appointment by the Trustees of one of their number as the Charities' internal auditor, whose role is to review the operation of the detailed internal control procedures and report to the Trustees on any deficiencies;
 - (iv) The appointment of external auditors to express an opinion on the Charities' annual accounts and to report to the Trustees on any deficiencies in the system of internal controls which come to their attention during the course of their audit;
 - (v) The regular reporting to the Trustees of matters including potential new risks and regulatory developments which are relevant to the Charities' activities.

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE PREPARATION OF THE ACCOUNTS

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice, including the Statement of Recommended Practice Accounting and Reporting by Charities (FRS102).

Charity and Housing law requires the Trustees to prepare financial statements, for each financial year, which give a true and fair view of the state of affairs of the Charities and of the surplus or deficit of the Charities for that period. In preparing these financial statements, the Trustees are required to:

Select suitable accounting policies and then apply them consistently.

Make judgements and estimates that are reasonable and prudent.

Follow applicable accounting standards, subject to any material departures disclosed and explained in the accounts.

Prepare the accounts on the going concern basis unless it is inappropriate to presume that the Charities will continue to exist.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charities and to enable them to ensure that the accounts comply with the provisions of the Charities Act 2011, the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the Charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES**

Opinion

We have audited the financial statements of Salisbury City Almshouse and Welfare Charities for the year ended 31 December 2020, which are set out on pages 11 to 27.

These comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- i) give a true and fair view of the state of the Charities' affairs as at 31 December 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- ii) have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- iii) have been properly prepared in accordance with the requirements of the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charities in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charities' ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES (Continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- i) the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- ii) sufficient accounting records have not been kept; or
- iii) the financial statements are not in agreement with the accounting records; or
- iv) we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' Responsibilities Statement, set out on page 8, the Trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charities' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charities or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

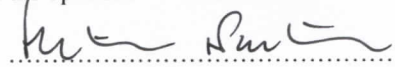
Our audit procedures were designed to provide reasonable assurance that they would detect irregularities, including non-compliance with relevant laws and regulations, and fraud. They included

- obtaining an understanding of the Charities' activities and the laws and regulations which are central to their activities, including in particular housing and charity law, both through our knowledge of the sector and discussions with management;
- reviewing the Charities' activities and any relevant correspondence for evidence of non-compliance;
- assessing the susceptibility of the financial statements to material misstatement in the light of the Charities' control environment, which we assessed to be low;
- ensuring that the engagement team had the appropriate competence and capabilities to recognise non-compliance with laws and regulations, through appropriate training and briefings; and that they remained alert to the possibility of non-compliance throughout the engagement.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities]. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Trustees, as a body, in accordance with section 128 of the Housing and Regeneration Act 2008, section 144 of the Charities Act 2011 and the regulations under section 154 of that Act. Our audit work has been undertaken so that we might state to the Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not assume responsibility to anyone other than the Charities and Trustees as a body, for our audit work, for this report or for the opinions we have formed.

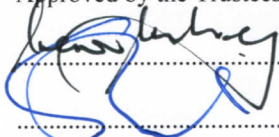

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FLETCHER & PARTNERS
Chartered Accountants and Statutory Auditors

Date: 28 May 2021
Crown Chambers,
Bridge Street
Salisbury SP1 2LZ

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES
(STATEMENT OF COMPREHENSIVE INCOME)
FOR THE YEAR ENDED 31 DECEMBER 2020

	<u>Note</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Endowment Funds</u>	<u>Total 2020</u>	<u>Total 2019</u>
INCOME FROM						
Charitable Activities						
Turnover						
Residents' contributions	2	867,915	474,319	-	1,342,234	1,333,117
Housing Related Support	2	68,775	3,215	-	71,990	73,943
Government grant income	2	67,291	-	-	67,291	67,291
		<u>1,003,981</u>	<u>477,534</u>	<u>-</u>	<u>1,481,515</u>	<u>1,474,351</u>
Surplus on disposal		-	-	-	-	-
Donations and legacies		1,835	-	-	1,835	27,684
Investments	3	235,237	87,279	526	323,042	387,011
Other income		20,281	1,351	-	21,632	50,875
		<u>1,261,334</u>	<u>566,164</u>	<u>526</u>	<u>1,828,024</u>	<u>1,939,921</u>
Total income						
EXPENDITURE ON						
Raising Funds						
Investment costs	4	19,058	-	9,152	28,210	24,357
Charitable Activities						
Almshouse operating costs	2	880,854	360,294	17,189	1,258,337	1,208,786
Almshouse management	2	280,038	42,731	-	322,769	318,023
Interest	5	15,125	-	-	15,125	15,227
		<u>1,176,017</u>	<u>403,025</u>	<u>17,189</u>	<u>1,596,231</u>	<u>1,542,036</u>
Welfare grants	7	28,317	-	-	28,317	22,378
		<u>1,204,334</u>	<u>403,025</u>	<u>17,189</u>	<u>1,624,548</u>	<u>1,564,414</u>
Total expenditure		<u>1,223,392</u>	<u>403,025</u>	<u>26,341</u>	<u>1,652,758</u>	<u>1,588,771</u>
Net income/(expenditure) before gains		37,942	163,139	(25,815)	175,266	351,150
OTHER GAINS AND LOSSES						
Realised gains/(losses) on disposal:						
Investments		(32,504)	-	(1,737)	(34,241)	295,183
Unrealised gains/(losses) on revaluation:						
Investments		322,848	(57,654)	(71,080)	194,114	1,523,481
Investment properties		-	-	(180,000)	(180,000)	(50,000)
Pension scheme liability		-	-	-	-	11,508
		<u>322,848</u>	<u>(57,654)</u>	<u>(71,080)</u>	<u>194,114</u>	<u>1,523,481</u>
Net income/expenditure		328,286	105,485	(278,632)	155,139	2,131,322
Transfers between funds	18	(41,180)	39,910	1,270	-	-
		<u>287,106</u>	<u>145,395</u>	<u>(277,362)</u>	<u>155,139</u>	<u>2,131,322</u>
Net movement in funds						
Fund balances at 25 December 2019		7,134,498	5,889,677	7,608,817	20,632,992	18,501,670
Fund balances at 31 December 2020		<u>£7,421,604</u>	<u>£6,035,072</u>	<u>£7,331,455</u>	<u>£20,788,131</u>	<u>£20,632,992</u>

Approved by the Trustees on 9 April 2021 and signed on their behalf



T Austreng (Chairman)



T Clay (Trustee)

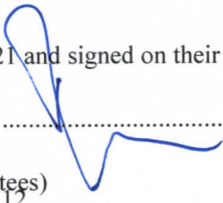
 S Coen (Clerk to the Trustees)

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
BALANCE SHEET AT 31 DECEMBER 2020

	Note	2020	2019
FIXED ASSETS			
Assets treated as held on endowment			
Almshouse properties	8a	6,863,691	6,935,334
Offices	8b	26,077	26,976
Investment properties	8c	1,400,000	1,580,000
Investments held on endowment	8d	5,195,504	5,284,591
		<u>13,485,272</u>	<u>13,826,901</u>
Assets purchased from income			
Investments recouped	9	85,706	76,791
Equipment, furniture, fixtures and fittings	10	38,048	31,618
		<u>123,754</u>	<u>108,409</u>
Total fixed assets		13,609,026	13,935,310
CURRENT ASSETS			
Debtors	11	47,264	47,212
Investments	12	7,440,676	7,051,333
Cash at bank and in hand		2,097,154	2,006,890
		<u>9,585,094</u>	<u>9,105,435</u>
CREDITORS: Amounts falling due within one year	13	<u>279,777</u>	<u>207,839</u>
Net current assets		9,305,317	8,897,596
Total assets less current liabilities		£22,914,343	£22,832,906
CREDITORS: Amounts falling due after more than one year	14	2,099,836	2,168,289
PROVISIONS FOR LIABILITIES AND CHARGES	15	26,376	31,625
		<u>£20,788,131</u>	<u>£20,632,992</u>
CAPITAL AND RESERVES			
Capital			
Endowment	16	7,245,749	7,532,026
Endowment recouped	9 & 17	85,706	76,791
		<u>7,331,455</u>	<u>7,608,817</u>
Reserves			
Restricted funds	18	6,035,072	5,889,677
Unrestricted funds	19	7,421,604	7,134,498
		<u>£20,788,131</u>	<u>£20,632,992</u>

Approved by the Trustees on 9 April 2021 and signed on their behalf

 T Austreng (Chairman)

 T Clay (Trustee)

 S Coen (Clerk to the Trustees)

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2020

	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net cash provided by (used in) operating activities (1)	34,860	103,113
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend, interest and rents from investments	249,618	393,608
Purchase/improvement of housing property	(85,775)	(613,630)
Purchase of other fixed assets	(17,412)	(24,706)
Proceeds from the sale of housing property	-	-
Purchase of investments	(1,094,064)	(2,030,006)
Proceeds from the sale of investments	749,929	2,596,438
Net cash provided by (used in) investing activities	(197,704)	321,704
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(15,125)	(15,227)
Housing Loans repaid	(1,048)	(945)
Net cash provided by (used in) financing activities	(16,173)	(16,172)
Change in cash and cash equivalents in the reporting period	(£179,017)	£408,645
Cash and cash equivalents at the beginning of the reporting period	£2,382,284	£1,973,639
Cash and cash equivalents at the end of the reporting period (2)	<u>£2,203,267</u>	<u>£2,382,284</u>

NOTES

1. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	<u>2020</u>	<u>2019</u>
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	155,139	2,131,322
Adjustments for:		
Depreciation charges	215,946	207,938
(Gains)/losses on investments	20,127	(1,768,664)
Dividend, interest and rents from investments	(323,042)	(387,011)
Interest paid	15,125	15,227
(Increase)/decrease in debtors	(1,072)	(3,504)
Increase/(decrease) in creditors	(42,114)	(74,528)
Increase/(decrease) in provisions	(5,249)	(17,667)
Net cash provided by (used in) operating activities	<u>£34,860</u>	<u>£103,113</u>

2. Analysis of cash and cash equivalents

	<u>Balance 31.12.20</u>	<u>Balance 31.12.19</u>
Cash at bank and in hand	2,097,154	2,006,890
Cash held in investment portfolio	106,113	375,394
	<u>£2,203,267</u>	<u>£2,382,284</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020

1. ACCOUNTING POLICIES

a. Basis of Accounting:

(1) Although the Charities are a Registered Provider of Social Housing, they are primarily an endowed almshouse and welfare charity. The Trustees have therefore drawn up the Financial Statements to reflect this. The Charities are a public benefit entity. The accounts are presented in Sterling. (2) The Financial Statements have been prepared under the historical cost convention, modified by the revaluation of investment assets. They comply with the Accounting Direction for Registered Providers of Social Housing from January 2019, the Housing SORP 2014 (2018 Update), Financial Reporting Standard 102 (FRS 102) the Statement of Recommended Practice on Accounting and Reporting by Charities (FRS 102) and with applicable accounting standards, except where those statements are inconsistent.

The Trustees consider that there are no material uncertainties regarding the Charities' ability to continue as a going concern. Two significant areas of future uncertainty are the performance of investments and the effects of the Covid-19 pandemic (and the Government's response to it).

The Trustees are required to make judgements, estimates and assumptions that are reviewed on an ongoing basis and are based on historical experience and other factors that are considered relevant, including future events that are considered reasonable.

b. Turnover

Turnover represents the contributions receivable from Almshouse Residents towards maintenance and services, plus Government grants towards revenue expenditure.

c. Investment Income and Charitable Grants

These form part of the operating income and expenditure of the Charities, and are therefore included in the Operating Surplus or Deficit.

d. Bequests and Donations

Donations for specific purposes are shown in the income and expenditure account and a corresponding transfer is shown to the relevant restricted fund. Donated land is included at the value at the date of donation. Income from these sources is recognised when it is probable that it will be received and when the value can be measured reliably.

e. Land and Buildings:

(1) Almshouses and Offices are stated at cost less accumulated depreciation (see sub-paragraph i below).

(2) Investment Properties are stated at market value and are revalued independently every year. Housing properties held as investments are included as investment properties in order to be consistent and to give a true fair view.

f. Government Grants

Social housing assistance, previously known as Social Housing Grants and Housing Association Grants (HAG), paid by the Homes and Communities Agency (formerly the Housing Corporation), or the Local Authority, towards the cost of a development, are recognised as income using the accrual model (as the Charities account for their housing properties at cost). The income is recognised over the expected useful life of the housing property structure. Grant income relating to future years is deferred and split between creditors less than and greater than 1 year. The grants could be repayable in the event that the relevant properties were sold. A liability is not recognised in respect of this as the likelihood is remote. The Trustees will provide for a liability in the event of a decision being made to sell one of the properties.

g. Investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year. Short term, highly liquid investments are accounted for as fixed asset investments. Investment properties are revalued annually.

h. Equipment, Furniture, Fixtures and Fittings (E F F & F)

These items (over £500), which are funded from the Charities' income, are capitalised at cost and depreciated over their expected lives. (See also sub-paragraph i. below). Impairment reviews are carried out when there is an indication that an asset's recoverable amount is less than its net book value.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

i. Depreciation

Depreciation is charged to write off tangible fixed assets, over their useful economic lives, by equal instalments commencing in the year of acquisition. The following rates are used:

Almshouses and Offices	2% to 20%
Equipment, Furniture, Fixtures and Fittings (EFF&F)	20%

Depreciation on those parts of the costs of almshouse and office buildings which have been funded from the Charities' endowed capital, in accordance with the applicable Charity Commission Schemes, is charged to the corresponding endowed capital account. It is therefore shown in the Endowment Funds column of the Statement of Financial Activities.

j. Debtors

Debtors are measured at the amounts the Charities anticipate they will receive from a debt or the amount they have paid in advance for goods or services.

k. Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

l. Liabilities

Liabilities are recognised when it is more probable than not that a transfer of economic benefits will be made as a result of past transactions or events, and when the value can be measured reliably.

Deferred income represents Housing Association Grant income spread over the life of the properties.

m. Financial Instruments

The Charities only have financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value.

n. Endowment Funds

Expenditure charged to endowment funds is shown in the Income and Expenditure Account and transferred to the endowment funds.

o. Cyclical Maintenance and Extraordinary Repairs

The Trustees have established Restricted Funds for Cyclical Maintenance and Extraordinary Repairs in accordance with the provisions of their Charity Commission Schemes. Each year, the Trustees calculate the annual charges under their programme for Cyclical Maintenance and Extraordinary Repairs and include these in the Maintenance Contributions charged to Almshouse Residents.

The income shown in the Income and Expenditure Account includes the element of the Maintenance Contributions relating to the Restricted Funds, and the income on the underlying investments. The expenditure includes costs incurred on Cyclical Maintenance and Extraordinary Repairs. The net amount of the retained surplus or deficit of the Restricted Funds is then deducted from the total surplus for the year to leave the surplus before appropriations.

p. The Blechynden & Brown Almshouse Charity

Under the terms of the Charity Commission Scheme dated 6 September 1990, the Blechynden and Brown Almshouse Charity is administered as one of the Salisbury City Almshouse and Welfare Charities, but subject to greater restrictions on the beneficiary group. Following the closure of the first Order for the recoupment of sums spent on the reconstruction of the Blechynden's Almshouses, therefore, the corresponding investment has to continue to be identified separately and the income applied for the benefit of this Charity.

q. Mrs Sarah Hayter's Charity

Under the terms of the Uniting Direction made by the Charity Commissioners, the accounts of Mrs Sarah Hayter's Charity are to be combined with those of the Salisbury City Almshouse & Welfare Charities but the assets and liabilities are to be identified separately. Since the objects of Mrs Sarah Hayter's Charity are within those of the Salisbury City Almshouse & Welfare Charities, its assets and liabilities have been treated as forming a restricted fund.

r. Buchanan Housing Charity

This charity is registered by the Charity Commission within the group registration of the Salisbury City Almshouse and Welfare Charities. Since its objects are within, but more restricted than, those of the Salisbury City Almshouse and Welfare Charities, its assets and liabilities have been treated as forming a restricted fund.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

s. Internal Property Fund

This represents the extent to which almshouse buildings have been funded from the Charities' accumulated income (Note 19). Equivalent funds have been established in respect of Mrs Sarah Hayter's Charity and the Buchanan Housing Charity.

t. Almshouse Development and Major Improvement Fund

This consists of accumulated income which has been set aside by the Trustees for the Development and Major Improvement of Almshouses. When work is capitalised and funded from this Reserve (Note 19) an amount equal to the cost is transferred to the Internal Property Fund. Other expenditure charged to this fund is also shown in Note 19.

u. Expenditure

Expenditure is accrued as soon as a liability is considered probable and the amount of the obligation can be reliably measured. Expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all cost related to that category.

Management and Administration Costs

Costs which cannot be attributed directly are apportioned between the management of the almshouses, generation of income and governance of the Charities, according to the time spent by the office staff on the various activities.

v. Pension Costs

Contributions payable to the Charities' defined contribution scheme are charged as expenditure in the period to which they relate.

w. Provisions

Provisions are recognised when the Charities have a present obligation as a result of a past event and it is probable that the Charities will be required to settle the obligation. Provisions are measured at the Trustees' best estimate of the amount required to settle the obligation.

x. Housing Related Support Income and expenditure

Housing Related Support, previously known as Supporting People, income is shown as a separate item within Turnover. Because of the nature of the Charities' activities it is not meaningful separately to identify the related expenditure and it is therefore included in Almshouse Operating Expenditure.

y. Value Added Tax

Irrecoverable Value Added Tax is included with the relevant expenditure.

z. St Mary Magdalen's Hospital and Little Langford Almshouses

This charity and its property were transferred to the Charities by a Charity Commission Scheme dated 4 October 2017. The combination has been accounted for using acquisition accounting because it did not meet the conditions for merger accounting. The assets and liabilities have been treated as forming a restricted fund.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

2.1 TURNOVER AND OPERATING COSTS - 2020

a. Turnover and Operating Costs from Almshouses

	<u>General Needs</u>	<u>Supported Housing</u>	<u>2020 Total</u>	<u>2019 Total</u>
Turnover				
Residents' contributions receivable:				
Maintenance	137,721	981,444	1,119,165	1,099,501
Less voids	-	(24,578)	(24,578)	(5,945)
Service charges (not eligible for housing benefit):				
Heating and hot water	-	133,091	133,091	133,026
Catering	-	99,736	99,736	89,029
Electricity	-	18,606	18,606	18,666
Less voids	-	(3,786)	(3,786)	(1,160)
Housing Related Support	-	71,990	71,990	73,943
Amortised government grants	-	67,291	67,291	67,291
	<u>137,721</u>	<u>1,343,794</u>	<u>1,481,515</u>	<u>1,474,351</u>
Operating expenditure				
Services: Heating and hot water	-	75,215	75,215	68,271
Services: Catering	-	81,450	81,450	74,360
Electricity (for communal areas) and water	189	78,888	79,077	80,277
Wardens, cleaners and gardeners	-	399,731	399,731	411,282
Speech Call Alarm systems	-	26,634	26,634	28,897
Routine maintenance	9,890	106,106	115,996	110,898
Cyclical maintenance	25,757	144,159	169,916	100,061
Major repairs and improvements	4,272	92,084	96,356	126,137
Building depreciation	39,426	164,647	204,073	200,864
Bad debts	-	1,227	1,227	-
Other costs	310	8,352	8,662	7,739
	<u>79,844</u>	<u>1,178,493</u>	<u>1,258,337</u>	<u>1,208,786</u>
Management and administration (Note 2b)	22,894	299,875	322,769	318,023
	<u>102,738</u>	<u>1,478,368</u>	<u>1,581,106</u>	<u>1,526,809</u>
Operating surplus(deficit)	<u>£34,983</u>	<u>(£134,574)</u>	<u>(£99,591)</u>	<u>(£52,458)</u>

b. Management and Administration (Support costs)

	<u>Management</u>	<u>Governance</u>	<u>2020</u>	<u>2019</u>
Staff costs	217,368	11,440	228,808	224,635
Office expenses	29,965	1,577	31,542	26,673
Staff training and recruitment	3,605	-	3,605	3,085
Auditors' remuneration (Note 7)	1,490	11,008	12,498	15,808
Legal and professional fees	2,000	1,080	3,080	4,387
Insurance	39,566	-	39,566	39,785
National Association of Almshouses costs	3,670	-	3,670	3,650
	<u>£297,664</u>	<u>£25,105</u>	<u>£322,769</u>	<u>£318,023</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

2.2 TURNOVER AND OPERATING COSTS - 2019

a. Turnover and Operating Costs from Almshouses

	<u>General Needs</u>	<u>Supported Housing</u>	<u>2019 Total</u>
Turnover			
Residents' contributions receivable:			
Maintenance	129,609	969,892	1,099,501
Less voids	(480)	(5,465)	(5,945)
Service charges (not eligible for housing benefit):			
Heating and hot water	-	133,026	133,026
Catering	-	89,029	89,029
Electricity	-	18,666	18,666
Less voids		(1,160)	(1,160)
Housing Related Support	-	73,943	73,943
Amortised government grants	-	67,291	67,291
	<u>129,129</u>	<u>1,345,222</u>	<u>1,474,351</u>
Operating expenditure			
Services: Heating and hot water	-	68,271	68,271
Services: Catering	-	74,360	74,360
Electricity (for communal areas) and water	287	79,990	80,277
Wardens, cleaners and gardeners	-	411,282	411,282
Speech Call Alarm systems	-	28,897	28,897
Routine maintenance	6,190	104,708	110,898
Cyclical maintenance	6,824	93,237	100,061
Major repairs and improvements	4,406	121,731	126,137
Building depreciation	39,427	161,437	200,864
Other costs	35	7,704	7,739
	<u>57,169</u>	<u>1,151,617</u>	<u>1,208,786</u>
Management and administration (Note 2b)	23,488	294,535	318,023
	<u>80,657</u>	<u>1,446,152</u>	<u>1,526,809</u>
Operating surplus(deficit)	<u>£48,472</u>	<u>(£100,930)</u>	<u>(£52,458)</u>

b. Management and Administration (Support costs)

	<u>Management</u>	<u>Governance</u>	<u>2019</u>
Staff costs	213,403	11,232	224,635
Office expenses	25,339	1,334	26,673
Staff training and recruitment	3,085	-	3,085
Auditors' remuneration (Note 7)	4,800	11,008	15,808
Legal and professional fees	3,307	1,080	4,387
Insurance	39,785	-	39,785
National Association of Almshouses costs	3,650	-	3,650
	<u>£293,369</u>	<u>£24,654</u>	<u>£318,023</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

3. INVESTMENT INCOME

	<u>2020</u>	<u>2019</u>
Rents receivable from investment properties	66,879	100,435
Income from endowed asset investments	137,537	180,663
Income from current asset listed investments	39,963	23,254
Accumulated income on current asset listed investments	73,717	71,569
Other interest	4,946	11,090
	<u>£323,042</u>	<u>£387,011</u>

4. RAISING FUNDS

	<u>2020</u>	<u>2019</u>
Investment management fees	15,729	21,245
Investment property expenditure	12,481	3,112
	<u>£28,210</u>	<u>£24,357</u>

5. INTEREST PAYABLE

	<u>2020</u>	<u>2019</u>
Interest on Housing Loans (partly repayable in more than five years)	<u>£15,125</u>	<u>£15,227</u>

6. EMPLOYEE AND TRUSTEE INFORMATION

a. Employee Numbers

	<u>2020</u>		<u>2019</u>	
	Full time	Part time	Full time	Part time
Office staff	4	1	4	1
Almshouse staff - wardens, cleaners, cooks	7	20	7	19
Buildings Maintenance Officer	1	-	1	-
	<u>12</u>	<u>21</u>	<u>12</u>	<u>20</u>
Total full-time equivalent	<u>22</u>		<u>22</u>	

b. Staff Costs

	<u>2020</u>	<u>2019</u>
Salaries	608,359	581,667
Social security costs	46,681	44,648
Pension costs	28,008	26,925
	<u>£683,048</u>	<u>£653,240</u>

There was one employee during the year whose emoluments were in the band £60,000 to £70,000 (2019: one).

The Clerk to the Trustees is the only paid director of the Charities, under the definition given by the Accounting Direction for Private Registered Providers of Social Housing 2019.

The Charities consider their key management personnel to be the Clerk to the Trustees. The total remuneration including pension contributions of £3,080 paid to this employee during the year was £64,670 (2019: £63,032). The Clerk is an ordinary member of the Charities' pension scheme.

c. Trustees' Emoluments

No remuneration was paid to the Trustees of the Charities in 2020 or 2019. Total expenses reimbursed to Trustees for travel and not chargeable to United Kingdom income tax were £Nil (2019: £Nil). A premium of £818 (2019: £756) was paid for Trustee Indemnity Insurance.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

d. Pension Scheme

The Charities operate a pension scheme on behalf of the employees. The assets of this scheme are held separately from those of the Charities in an independently administered fund. Although this scheme is principally a defined contributions scheme, for certain members it qualifies as a multi-employer defined benefit scheme. As the Charities are unable to identify their share of the assets and liabilities in this part of the scheme, in accordance with FRS 102 it has been accounted for as a defined contribution scheme, but with the inclusion of a provision for the recovery of arrears as shown in Note 15.

Contributions paid in the year were as shown above and amounts payable to the scheme at the end of the year were £96 (2019: £190).

On the basis of the most recent Triennial actuarial valuation of the scheme in September 2017, the Charities will need to make further contributions to the scheme in relation to past service for six years from 1 April 2019. The Charities contributed £6,023 during 2020 (2019: £6,159) and future contributions will increase by 3% each year. On transition to FRS 102, the Charities must include a provision in the accounts for the net present value of the future contributions payable. This is detailed in note 15.

In the event that the Charities were to withdraw from the Scheme a further contribution would be required which on the basis of the most recent valuation (30 September 2019) would amount to £78,097. This has not been provided for in the accounts as the Trustees consider that withdrawal is improbable.

7. SURPLUS ON ORDINARY ACTIVITIES

This is stated after charging:

	<u>2020</u>	<u>2019</u>
Depreciation of almshouse and office buildings	£204,964	£201,753
Depreciation of other tangible fixed assets	£10,982	£6,185
Welfare Grants:		
To individuals	25,076	19,416
To other Charities in the Salisbury area:		
Elderly	-	1,462
Vulnerable and homeless	3,241	1,500
	<u>£28,317</u>	<u>£22,378</u>
Auditors' remuneration:		
In their capacity as auditors	11,058	11,008
For taxation and other services	1,440	4,800
	<u>£12,498</u>	<u>£15,808</u>
And after crediting:		
Grants received from William Botley Charity	£9,031	£7,404
Management fees charged to		
William Botley Charity	£450	£540
Salisbury City Educational and Apprenticing Charity	£180	£300

The Trustees of William Botley Charity and Salisbury City Educational and Apprenticing Charity are all comprised of Trustees of Salisbury City Almshouse and Welfare Charities.

The Charities are not required by statute to prepare group accounts, except in as much as these accounts include those of the subsidiary charities which are shown as restricted funds. The Charities have no parent undertaking.

In common with many other businesses of our size and nature we use our auditors to assist with the preparation of the financial statements and some tax compliance.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

8. FIXED ASSETS

a. Housing Properties

	General	Mrs Sarah Hayter's Charity	Buchanan Housing Charity	St Mary Magdalen's Hospital	Total
Cost					
At 1 January 2020	6,864,167	957,000	1,971,329	451,048	10,243,544
Additions	43,278	-	-	89,144	132,422
Disposals	-	-	-	-	-
At 31 December 2020	6,907,445	957,000	1,971,329	540,192	10,375,966
Depreciation					
At 1 January 2020	2,493,191	363,653	434,566	16,800	3,308,210
Charge for the year	137,098	19,140	39,427	8,400	204,065
Disposals	-	-	-	-	-
At 31 December 2020	2,630,289	382,793	473,993	25,200	3,512,275
Net book value					
At 31 December 2020	£4,277,156	£574,207	£1,497,336	£514,992	£6,863,691
At 1 January 2020	£4,370,976	£593,347	£1,536,763	£434,248	£6,935,334

These properties consisted of the following categories of accommodation:

31 December 2020

Sheltered housing	178	11	-	-	189
Wardens' houses	6	-	-	-	6
General needs housing	-	-	24	6	30
	184	11	24	6	225

31 December 2019

Sheltered housing	178	11	-	-	189
Wardens' houses	6	-	-	-	6
General needs housing	-	-	24	6	30
	184	11	24	6	225

All housing properties are held freehold, except for certain properties held by the Buchanan Housing Charity on very long leases (more than 500 years remaining). The net book value of these leasehold properties at 31 December 2020 was £289,200 (2019: £298,840) and the depreciation charged on them during the year was £9,640 (2019: £9,640).

b. Offices - Freehold Land and Buildings

	Total
Cost	
At 1 January 2020 and 31 December 2020	44,960
Depreciation	
At 1 January 2020	17,984
Charge for the year	899
At 31 December 2020	18,883
Net book value	
At 31 December 2020	£26,077
At 1 January 2020	£26,976

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

8. FIXED ASSETS (CONTINUED)

c. Investment Properties - Freehold Land and Buildings

	Three Shops	Two Houses	Total
Valuation as at 1 January 2020	1,060,000	520,000	1,580,000
Unrealised gains/(losses) on revaluation	(205,000)	25,000	(180,000)
Valuation as at 31 December 2020	<u>£855,000</u>	<u>£545,000</u>	<u>£1,400,000</u>

These properties were valued as at 31 December 2020 and 24 December 2019 by Messrs Woolley & Wallis, Chartered Surveyors, on the basis of open market value. Their historic costs are not known. The valuers are considered to be independent of the Charities.

d. Fixed Asset Investments

	General Endowment Fund	Blechynnden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	Total
Market value at 1 January 2020	5,273,128	8,872	2,591	5,284,591
Additions	495,092	-	-	495,092
Disposals	(496,828)	-	-	(496,828)
Investment income accumulated	526	-	-	526
Investment management fees	(9,152)	-	-	(9,152)
Unrealised gains/(losses) on revaluation	(79,462)	570	167	(78,725)
Market value at 31 December 2020	<u>£5,183,304</u>	<u>£9,442</u>	<u>£2,758</u>	<u>£5,195,504</u>
Historic cost: At 31 December 2020	<u>£3,858,395</u>	<u>£6,198</u>	<u>£1,622</u>	<u>£3,866,215</u>
At 31 December 2019	<u>£3,654,018</u>	<u>£6,198</u>	<u>£1,622</u>	<u>£3,661,838</u>
The market value at 31 December 2020 was made up as follows:				
Charitable common investment funds	1,992,477	9,442	2,758	2,004,677
Listed investments:				
UK fixed interest	234,461	-	-	234,461
UK equities	2,933,298	-	-	2,933,298
Cash	23,068	-	-	23,068
	<u>£5,183,304</u>	<u>£9,442</u>	<u>£2,758</u>	<u>£5,195,504</u>

9. ENDOWMENTS RECOUPED
Investments held in Charitable
Common Investment Funds

	Blechynnden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	Total
Market value at 1 January 2020	21,341	55,450	76,791
Capital recouped (Note 17)	70	1,200	1,270
Unrealised gains/(losses) on revaluation	2,101	5,544	7,645
Market value at 31 December 2020	<u>£23,512</u>	<u>£62,194</u>	<u>£85,706</u>
Historic cost: At 31 December 2020	<u>£12,453</u>	<u>£24,169</u>	<u>£36,622</u>
At 31 December 2019	<u>£12,383</u>	<u>£22,969</u>	<u>£35,352</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

10. OTHER FIXED ASSETS

Equipment, Furniture, Fixtures and Fittings

	<u>Almshouses</u>	<u>Offices</u>	<u>Total</u>
Cost			
As at 1 January 2020	179,748	55,024	234,772
Additions	13,793	3,619	17,412
Disposals	-	-	-
As at 31 December 2020	<u>193,541</u>	<u>58,643</u>	<u>252,184</u>
Depreciation			
As at 1 January 2020	163,314	39,840	203,154
Charge for the year	6,810	4,172	10,982
Disposals	-	-	-
As at 31 December 2020	<u>170,124</u>	<u>44,012</u>	<u>214,136</u>
Net Book Value			
At 31 December 2020	<u>£23,417</u>	<u>£14,631</u>	<u>£38,048</u>
At 1 January 2020	<u>£16,434</u>	<u>£15,184</u>	<u>£31,618</u>

It is estimated that the office equipment is used 50% for the support of direct charitable work and 50% for the management and administration of the Charities.

11. DEBTORS

	<u>2020</u>	<u>2019</u>
Residents' contributions in arrears	4,134	4,300
Other debtors	5,462	8,003
Prepayments	37,668	34,909
	<u>£47,264</u>	<u>£47,212</u>

12. CURRENT ASSET INVESTMENTS

	<u>Buchanan Housing Charity</u>	<u>St Mary Magdalen's Hospital</u>	<u>General Unrestricted Fund</u>	<u>Extraordinary Repair Fund</u>	<u>Total</u>
Market value at 1 January 2020	275,937	551,151	4,391,655	1,832,590	7,051,333
Additions	62,152	-	535,550	-	597,702
Disposals	-	-	(358,411)	-	(358,411)
Income accumulated	-	-	2,632	71,286	73,918
Investment management fees	-	-	(7,288)	-	(7,288)
Other movement in cash	-	-	(181,772)	-	(181,772)
Unrealised gains/(losses)	32,353	39,598	322,848	(129,605)	265,194
Market value at 31 December 2020	<u>£370,442</u>	<u>£590,749</u>	<u>£4,705,214</u>	<u>£1,774,271</u>	<u>£7,440,676</u>
Historic cost:					
At 31 December 2020	<u>£171,920</u>	<u>£488,312</u>	<u>£4,477,858</u>	<u>£1,405,776</u>	<u>£6,543,866</u>
At 31 December 2019	<u>£109,768</u>	<u>£488,312</u>	<u>£4,435,403</u>	<u>£1,334,490</u>	<u>£6,367,973</u>
The market value at 31 December 2020 was made up as follows:					
Common Investment Funds	370,442	590,749	2,588,694	1,774,271	5,324,156
Listed investments:					
Equities	-	-	1,576,996	-	1,576,996
Fixed interest	-	-	456,479	-	456,479
Cash	-	-	83,045	-	83,045
	<u>£370,442</u>	<u>£590,749</u>	<u>£4,705,214</u>	<u>£1,774,271</u>	<u>£7,440,676</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

13. CREDITORS: Amounts falling due within one year

	<u>2020</u>	<u>2019</u>
Housing loans	1,162	1,048
Residents' contributions received in advance	4,605	4,866
Rents received in advance	16,670	7,207
Other creditors	80,811	75,533
Deferred income - Government grants	67,291	67,291
Accruals	109,238	51,894
	<u>£279,777</u>	<u>£207,839</u>

14. CREDITORS: Amounts falling due after more than one year

	<u>2020</u>	<u>2019</u>
Housing loans for:		
Gloucester House (interest rate 11.375%)	75,885	76,555
Trinity Hospital (interest rate 9.5%)	66,166	66,658
Deferred income - Government grants	1,957,785	2,025,076
	<u>£2,099,836</u>	<u>£2,168,289</u>

The loans are secured on the respective developments and have fixed rates of interest. They are repayable, by half-yearly instalments, over 60 years until 2044 (Gloucester House) and 2049 (Trinity Hospital).

The total amount repayable after more than five years was	<u>£137,750</u>	<u>£137,750</u>
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Deferred income	<u>2020</u>	<u>2019</u>
Brought forward at 1 January 2020	2,092,366	2,159,657
Released in the year	(67,291)	(67,291)
Deferred in the year	-	-
Carried forward at 31 December 2020	<u>£2,025,075</u>	<u>£2,092,366</u>

15. PROVISIONS FOR LIABILITIES AND CHARGES

	<u>2020</u>	<u>2019</u>
Brought forward pension liability at 1 January 2020	31,625	49,292
Unwinding of the discount factor	320	582
Deficit contribution paid	(6,023)	(6,159)
Impact of change in assumption and contribution schedule	454	(12,090)
Carried forward pension liability at 31 December 2020	<u>£26,376</u>	<u>£31,625</u>

As mentioned in Note 6d, the Charities pension scheme is accounted for as a defined contribution scheme but a provision has been included for the past service element payable with the aim of eliminating the deficit on the scheme. The amount recognised is the present value of contributions payable that result from the terms of the agreement.

Income and expenditure impact	<u>2020</u>	<u>2019</u>
Unwinding of the discount factor	320	582
Impact of change in assumption and contribution schedule	454	(12,090)
	<u>£774</u>	<u>(£11,508)</u>

Assumptions	<u>2020</u>	<u>2019</u>
Rate of discount	0.27%	1.13%

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

16.1 ENDOWED CAPITAL - 2020

	General Endowment Fund	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	St Mary Magdalen's Hospital	2020 Total
Balance as at 1 January 2020	7,080,163	8,872	39,791	403,200	7,532,026
Transfer of assets	-	-	-	-	-
Depreciation of buildings	(7,589)	-	(1,200)	(8,400)	(17,189)
Investment management fees	(9,152)	-	-	-	(9,152)
Investment income accumulated	526	-	-	-	526
Realised gain/(loss) on disposal of investments	(1,737)	-	-	-	(1,737)
Unrealised losses on revaluation of investment properties	(180,000)	-	-	-	(180,000)
Unrealised losses on investments	(79,461)	570	166	-	(78,725)
Balance as at 31 December 2020	<u>£6,802,750</u>	<u>£9,442</u>	<u>£38,757</u>	<u>£394,800</u>	<u>£7,245,749</u>

16.2 ENDOWED CAPITAL - 2019

	General Endowment Fund	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	St Mary Magdalen's Hospital	2019 Total
Balance as at 25 December 2018	6,425,589	7,637	40,629	411,600	6,885,455
Transfer of assets	-	-	-	-	-
Depreciation of buildings	(7,589)	-	(1,200)	(8,400)	(17,189)
Investment management fees	(14,945)	-	-	-	(14,945)
Investment income accumulated	472	-	-	-	472
Realised gain/(loss) on disposal of investments	45,181	-	-	-	45,181
Unrealised losses on revaluation of investment properties	(50,000)	-	-	-	(50,000)
Unrealised losses on investments	681,455	1,235	362	-	683,052
Balance as at 31 December 2019	<u>£7,080,163</u>	<u>£8,872</u>	<u>£39,791</u>	<u>£403,200</u>	<u>£7,532,026</u>

17. ENDOWED CAPITAL TO BE RECOUPED

The Charity Commissioners ordered that sums expended on the reconstruction of Blechynden's and Mrs Sarah Hayter's Almshouses should be recouped from income to capital. Two recoupment orders are now in force:

(i) On 5 March 1980, for £70 per year for 60 years to 2040, to generate	20,037
(ii) On 1 June 2000, for £1,200 per year for 50 years to 2050, to generate	60,000
Capital recouped is held in Charitable Common Investment Funds (Note 9).	<u>£80,037</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

18.1 RESTRICTED FUNDS - 2020

	SCAWC Almshouse Charities (Note 18.3a)	Mrs Sarah Hayter's Charity (Note 18.3b)	Buchanan Housing Charity (Note 18.3c)	St Mary Magdalen's Hospital	2020 Total
Contributions from residents	268,548	71,265	135,415	2,306	477,534
Investment income	57,986	3,624	12,175	13,494	87,279
Other income	-	1,351	-	-	1,351
Legacies and donations	-	-	-	-	-
Expenditure	(227,835)	(72,452)	(99,618)	(3,120)	(403,025)
Net income	98,699	3,788	47,972	12,680	163,139
Realised gains on investments	-	-	-	-	-
Unrealised gains on investments	(101,431)	(6,039)	11,139	38,677	(57,654)
Net movement in funds before transfer	(2,732)	(2,251)	59,111	51,357	105,485
Transfer from unrestricted funds	41,110	-	-	-	41,110
Endowed capital recouped	-	(1,200)	-	-	(1,200)
Balance at 1 January 2020	2,255,132	403,126	2,362,799	868,620	5,889,677
Balance at 31 December 2020	<u>£2,293,510</u>	<u>£399,675</u>	<u>£2,421,910</u>	<u>£919,977</u>	<u>£6,035,072</u>
The fund balances include the following unrealised gains/(losses):					
As at 31 December 2020	<u>(£101,431)</u>	<u>(£6,039)</u>	<u>£11,139</u>	<u>£38,677</u>	<u>(£57,654)</u>
As at 1 January 2020	<u>£173,497</u>	<u>£10,329</u>	<u>£82,866</u>	<u>£60,718</u>	<u>£327,410</u>

The transfer to restricted funds consists of additional contributions to the extraordinary repair fund of £41,110 (2019: £43,681) reflecting expenditure on boilers and environmental energy schemes.

18.2 RESTRICTED FUNDS - 2019

	SCAWC Almshouse Charities (Note 18.4a)	Mrs Sarah Hayter's Charity (Note 18.4b)	Buchanan Housing Charity (Note 18.4c)	St Mary Magdalen's Hospital	2019 Total
Contributions from residents	271,359	72,621	129,129	3,495	476,604
Investment income	57,867	3,703	12,310	8,196	82,076
Other income	-	1,388	-	-	1,388
Legacies and donations	4,100	-	-	-	4,100
Expenditure	(185,165)	(65,280)	(80,655)	(6,751)	(337,851)
Net income	148,161	12,432	60,784	4,940	226,317
Realised gains on investments	-	-	47,560	-	47,560
Unrealised gains on investments	173,497	10,329	82,866	60,718	327,410
Net movement in funds before transfer	321,658	22,761	191,210	65,658	601,287
Transfer from unrestricted funds	43,861	-	-	-	43,861
Endowed capital recouped	-	(1,200)	-	-	(1,200)
Balance at 25 December 2018	1,889,613	381,565	2,171,589	802,962	5,245,729
Balance at 31 December 2019	<u>£2,255,132</u>	<u>£403,126</u>	<u>£2,362,799</u>	<u>£868,620</u>	<u>£5,889,677</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

18.3 RESTRICTED FUNDS (continued)

a. SCAWC Almshouse Charities - 2020

	Specific Almshouse Funds	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Contributions from residents	-	165,325	103,223	268,548
Investment income accumulated	-	1,098	56,888	57,986
Legacies and donations	-	-	-	-
Expenditure	(2,926)	(141,347)	(83,562)	(227,835)
Net income	(2,926)	25,076	76,549	98,699
Transfer from Unrestricted Funds	-	-	41,110	41,110
Unrealised gains/(losses) on investments	-	-	(101,431)	(101,431)
Net movement in funds	(2,926)	25,076	16,228	38,378
Balance at 1 January 2020	9,581	391,234	1,854,317	2,255,132
Balance at 31 December 2020	<u>£6,655</u>	<u>£416,310</u>	<u>£1,870,545</u>	<u>£2,293,510</u>

b. Mrs Sarah Hayter's Charity - 2020

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	49,049	15,587	6,629	-	71,265
Investment income	79	105	3,440	-	3,624
Other income	1,351	-	-	-	1,351
Expenditure	(44,197)	(6,664)	(3,651)	(17,940)	(72,452)
Net income	6,282	9,028	6,418	(17,940)	3,788
Unrealised gains on investments	-	-	(6,039)	-	(6,039)
Endowed capital recouped	(1,200)	-	-	-	(1,200)
Loan from SCAWC repaid	(12,000)	-	-	12,000	-
Net movement in funds	(6,918)	9,028	379	(5,940)	(3,451)
Balance at 1 January 2020	57,965	38,736	129,573	176,852	403,126
Balance at 31 December 2020	<u>£51,047</u>	<u>£47,764</u>	<u>£129,952</u>	<u>£170,912</u>	<u>£399,675</u>

c. Buchanan Housing Charity - 2020

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	105,375	18,393	11,647	-	135,415
Investment income	102	303	11,770	-	12,175
Expenditure	(30,163)	(25,757)	(4,272)	(39,426)	(99,618)
Net income	75,314	(7,061)	19,145	(39,426)	47,972
Realised gains on investments	-	-	-	-	-
Unrealised gains on investments	32,353	-	(21,214)	-	11,139
Additions of housing property	-	-	-	-	-
Net movement in funds	107,667	(7,061)	(2,069)	(39,426)	59,111
Balance at 1 January 2020	376,964	111,866	337,206	1,536,763	2,362,799
Balance at 31 December 2020	<u>£484,631</u>	<u>£104,805</u>	<u>£335,137</u>	<u>£1,497,337</u>	<u>£2,421,910</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

18.4 RESTRICTED FUNDS (continued)

a. SCAWC Almshouse Charities - 2019

	Specific Almshouse Funds	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Contributions from residents	-	164,358	107,001	271,359
Investment income accumulated	-	2,070	55,797	57,867
Legacies and donations	4,100	-	-	4,100
Expenditure	(6,431)	(92,435)	(86,299)	(185,165)
Net income	(2,331)	73,993	76,499	148,161
Transfer from Unrestricted Funds	-	-	43,861	43,861
Unrealised gains/(losses) on investments	-	-	173,497	173,497
Net movement in funds	(2,331)	73,993	293,857	365,519
Balance at 25 December 2018	11,912	317,241	1,560,460	1,889,613
Balance at 31 December 2019	£9,581	£391,234	£1,854,317	£2,255,132

b. Mrs Sarah Hayter's Charity - 2019

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	57,347	7,834	7,440	-	72,621
Investment income	78	199	3,426	-	3,703
Other income	1,388	-	-	-	1,388
Expenditure	(46,105)	(3,103)	1,868	(17,940)	(65,280)
Net income	12,708	4,930	12,734	(17,940)	12,432
Unrealised gains on investments	-	-	10,329	-	10,329
Endowed capital recouped	(1,200)	-	-	-	(1,200)
Loan from SCAWC repaid	(12,000)	-	-	12,000	-
Net movement in funds	(492)	4,930	23,063	(5,940)	21,561
Balance at 25 December 2018	58,457	33,806	106,510	182,792	381,565
Balance at 31 December 2019	£57,965	£38,736	£129,573	£176,852	£403,126

c. Buchanan Housing Charity - 2019

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	90,614	22,595	15,920	-	129,129
Investment income	220	587	11,503	-	12,310
Expenditure	(28,462)	(8,360)	(4,406)	(39,427)	(80,655)
Net income	62,372	14,822	23,017	(39,427)	60,784
Realised gains on investments	47,560	-	-	-	47,560
Unrealised gains on investments	46,578	-	36,288	-	82,866
Additions of housing property	(457,746)	-	-	457,746	-
Net movement in funds	(301,236)	14,822	59,305	418,319	191,210
Balance at 25 December 2018	678,200	97,044	277,901	1,118,444	2,171,589
Balance at 31 December 2019	£376,964	£111,866	£337,206	£1,536,763	£2,362,799

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

19.1 UNRESTRICTED FUNDS - 2020

	Internal Property Fund	Almshouse Development and Improvement Fund	General Fund	Total
Surplus on unrestricted funds	-	-	37,942	37,942
Income credited to designated funds		23,215	(23,215)	-
Expenditure charged to designated funds				
Almshouse improvements	-	-	-	-
Depreciation of almshouses	(63,117)	-	63,117	-
Almshouse developments	43,278	(43,278)	-	-
Recoupment of boilers and capital	-	-	(41,180)	(41,180)
Repayment of housing loans	1,048	-	(1,048)	-
Repayment of loan to Sarah Hayter's Charity	(12,000)	12,000	-	-
Appropriation of surplus	-	36,390	(36,390)	-
Realised gains/(losses) on investments	-	(32,504)	-	(32,504)
Unrealised gains/(losses) on investments	-	322,848	-	322,848
Pension scheme gains		-	-	-
Pension deficit transfer		(6,023)	6,023	-
Net movement in funds	(30,791)	312,648	5,249	287,106
Balance at 1 January 2020	2,314,051	4,492,072	328,375	7,134,498
Balance at 31 December 2020	<u>£2,283,260</u>	<u>£4,804,720</u>	<u>£333,624</u>	<u>£7,421,604</u>

19.2 UNRESTRICTED FUNDS - 2019

	Internal Property Fund	Almshouse Development and Improvement Fund	General Fund	Total
Surplus on unrestricted funds	-	-	156,495	156,495
Income credited to designated funds		18,841	(18,841)	-
Expenditure charged to designated funds				
Almshouse improvements	-	(28,882)	28,882	-
Depreciation of almshouses	(59,907)	-	59,907	-
Almshouse developments	139,703	(139,703)	-	-
Recoupment of boilers	-	-	(43,931)	(43,931)
Repayment of housing loans	946	-	(946)	-
Repayment of loan to Sarah Hayter's Charity	(12,000)	12,000	-	-
Appropriation of surplus	-	181,566	(181,566)	-
Realised gains/(losses) on investments	-	202,442	-	202,442
Unrealised gains/(losses) on investments	-	499,914	-	499,914
Pension scheme gains		11,508	-	11,508
Pension deficit transfer		(17,667)	17,667	-
Net movement in funds	68,742	740,019	17,667	826,428
Balance at 25 December 2018	2,245,309	3,752,053	310,708	6,308,070
Balance at 31 December 2019	<u>£2,314,051</u>	<u>£4,492,072</u>	<u>£328,375</u>	<u>£7,134,498</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

20.1 ANALYSIS OF NET ASSETS BETWEEN FUNDS - 2020

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Fixed Assets				
Almshouses	4,058,441	2,155,736	649,514	6,863,691
Offices	25,810	-	267	26,077
Investment properties	-	-	1,400,000	1,400,000
Investments	-	-	5,281,210	5,281,210
E F F & F	38,048	-	-	38,048
	<u>4,122,299</u>	<u>2,155,736</u>	<u>7,330,991</u>	<u>13,609,026</u>
Current asset investments	4,705,214	2,735,462	-	7,440,676
Other current assets	632,785	1,511,169	464	2,144,418
Current liabilities	(279,777)	-	-	(279,777)
Long term liabilities	(2,099,836)	-	-	(2,099,836)
Loan to Mrs Sarah Hayter's Charity	367,295	(367,295)	-	-
Provisions	(26,376)	-	-	(26,376)
	<u>£7,421,604</u>	<u>£6,035,072</u>	<u>£7,331,455</u>	<u>£20,788,131</u>

The loan to Mrs Sarah Hayter's Charity was provided from the Unrestricted Funds of the Salisbury City Almshouse and Welfare Charities to enable the almshouses owned by Mrs Sarah Hayter's Charity to be rebuilt. It is interest-free and is being repaid out of the income of Mrs Sarah Hayter's Charity.

20.2 ANALYSIS OF NET ASSETS BETWEEN FUNDS - 2019

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Fixed Assets				
Almshouses	4,144,681	2,123,958	666,695	6,935,334
Offices	25,801	-	276	26,077
Investment properties	-	-	1,530,000	1,530,000
Investments	-	-	6,089,517	6,089,517
E F F & F	31,618	-	-	31,618
	<u>4,202,100</u>	<u>2,123,958</u>	<u>8,286,488</u>	<u>14,612,546</u>
Current asset investments	5,112,848	2,730,220	-	7,843,068
Other current assets	568,302	1,485,336	464	2,054,102
Current liabilities	(206,791)	-	-	(206,791)
Long term liabilities	(2,169,337)	-	-	(2,169,337)
Loan to Mrs Sarah Hayter's Charity	379,295	(379,295)	-	-
Provisions	(13,958)	-	-	(13,958)
	<u>£7,872,459</u>	<u>£5,960,219</u>	<u>£8,286,952</u>	<u>£22,119,630</u>

21. CAPITAL COMMITMENTS

As at Balance Sheet date the Charities had commitments as follows:

	<u>2020</u>	<u>2019</u>
Contracted for but not provided in the accounts:	<u>£566,666</u>	<u>£0</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

22. COVID-19 PANDEMIC

The Global COVID-19 pandemic emerged during the year and the Government introduced measures to slow the spread of the virus. This included a national lockdown from 23 March 2020 which was lifted in the Summer of 2020, with a further lockdown from 5 November 2020 which was lifted in early December. A further lockdown was imposed on 5 January 2021.

The Charities remain open and are continuing to operate observing a Covid-secure environment.

The effects of the pandemic do not result in any adjustment being made to the value of assets and liabilities at the balance sheet date. The Trustees are confident that the Charity will continue and will be able to overcome the difficulties affecting its activities and as a consequence these accounts have been prepared on the going concern basis.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020
(CONTINUED)

23. PRIOR YEAR STATEMENT OF FINANCIAL ACTIVITIES

	<u>Note</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Endowment Funds</u>	<u>Total 2019</u>
INCOME FROM					
Charitable Activities					
Turnover					
Residents' contributions	2	859,728	473,389	-	1,333,117
Housing Related Support	2	70,728	3,215	-	73,943
Government grant income	2	67,291	-	-	67,291
		997,747	476,604	-	1,474,351
Surplus on disposal		-	-	-	-
Donations and legacies		23,584	4,100	-	27,684
Investments	3	304,463	82,076	472	387,011
Other income		49,487	1,388	-	50,875
Total income		1,375,281	564,168	472	1,939,921
EXPENDITURE ON					
Raising Funds					
Investment costs	4	9,412	-	14,945	24,357
Charitable Activities					
Alms house operating costs	2	896,477	295,120	17,189	1,208,786
Alms house management	2	275,292	42,731	-	318,023
Interest	5	15,227	-	-	15,227
		1,186,996	337,851	17,189	1,542,036
Welfare grants	7	22,378	-	-	22,378
		1,209,374	337,851	17,189	1,564,414
Total expenditure		1,218,786	337,851	32,134	1,588,771
Net income/(expenditure) before gains		156,495	226,317	(31,662)	351,150
OTHER GAINS AND LOSSES					
Realised gains/(losses) on disposal:					
Investments		202,442	47,560	45,181	295,183
Unrealised gains/(losses) on revaluation:					
Investments		499,914	327,410	696,157	1,523,481
Investment properties		-	-	(50,000)	(50,000)
Pension scheme liability		11,508	-	-	11,508
Net income/expenditure		870,359	601,287	659,676	2,131,322
Transfers between funds	18	(43,931)	42,661	1,270	-
Net movement in funds		826,428	643,948	660,946	2,131,322
Fund balances at 25 December 2018		6,308,070	5,245,729	6,947,871	18,501,670
Fund balances at 31 December 2019		£7,134,498	£5,889,677	£7,608,817	£20,632,992