

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 2022

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES

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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 2022

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 (deceased 1 August 2022)

Board of Trustees

*Mr T Austreng - Chairman

*Mr A Corkill - Vice-Chairman

*Mr T Clay

Mrs A Hatton

Dr R Hewetson

*Mrs P M Lush

Dr H McKeown

*Mr R W Shipsey

Mrs A Taylor

Mr A Brain

Mrs F Green

* 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 2022 (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. Day-to-day management and administration is delegated to the Clerk to the Trustees.

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 identified in the report last year still stand:

- 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.

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, staff and Residents were all extremely saddened to learn of the death of Lady Benson at the beginning of August. Lady Benson was a passionate supporter of Salisbury City Almshouses for over 60 years. She joined the Board of Trustees in 1956, was Chairman of the Board from 1992-2014, and in later years became the Charities' Honorary President. Throughout these years she worked tirelessly on behalf of the Charities and the Residents, always with energy and robust practical sense, but also with kindness and a wonderful sense of humour. It was not just the Almshouses who benefited from her energy and wisdom. Throughout her life she showed selfless and practical devotion to those less fortunate than herself, encompassing voluntary work for the elderly, the young, the physical handicapped and the sick. She was a remarkable lady whose whole motivation in life was to see what she could do to better people's lives. She will be hugely missed.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Value for Money Statement

This is produced in accordance with the standard issued by the Regulator of Social Housing. The Value for Money Standard requires registered providers to annually report on their performance against certain metrics defined by the regulator within the Annual Accounts.

Benchmark data taken from Value for Money metrics and reporting 2022- Annex to 2022 Global Accounts for year ended 31 March 2022, issued in March 2023.

Metric 1 Reinvestment %

The reinvestment metric looks at the investment in properties (existing stock and new supply) as a percentage of the value of total properties held.

	2022 %	2021 %	2020 %	Benchmark <2500 homes
Reinvestment %	5.49%	8.61%	0.77%	4.70%

This represents the amounts spent in the year at the Charities' site in Wilton, a project which has extended over a number of years.

Metric 2a: New Supply (Social Housing units) %

The New Supply metric sets out the number of new social housing that have been acquired or developed in the year as a proportion of total social housing units owned at the year end.

	2022 %	2021 %	2020 %	Benchmark <2500 homes
New Supply (social Housing units)	2.74%	0.00%	0.00%	0.90%

This measures the number of properties completed in the year as a percentage of the total number held at the end of the year.

Metric 2b: New Supply (Non-Social Housing units) %

The New Supply metric sets out the number of new non-social housing units that have been acquired or developed in the year as a proportion of total non-social housing units owned at the year end.

	2022 %	2021 %	2020 %	Benchmark <2500 homes
New Supply (Non-social Housing units)	0.00%	0.00%	0.00%	0.00%

The Charities do not generally seek to acquire non-social housing.

Metric 3: Gearing %

The gearing metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. It is often a key indicator of registered provider's appetite for growth.

	2022 %	2021 %	2020 %	Benchmark <2500 homes
Gearing	-27.61%	-26.10%	-28.47%	32.30%

The Charities hold substantial cash balances which results in a negative measure.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Value for Money Statement (continued)

Metric 4: Earnings before interest, tax, depreciation and amortisation

The EBITDA MRI interest cover measure is a key indicator of liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable: the measure avoids any distortions stemming from the depreciation charge.

	2022	2021	2020	Benchmark
	%	%	%	<2500 homes
EBITDA MRI interest	2984.81%	2525.09%	2174.33%	194.00%

The interest payable by the Charities is minimal

Metric 5: Headline Social housing cost

The Headline social housing cost per unit metric assesses the headline social housing cost per unit as defined by the regulator.

	2022	2021	2020	Benchmark
	£	£	£	<2500 homes
Headline Social Housing cost	6,568	5,542	6,288	4,960

These figures include services, including non-housing costs such as wardens and (for certain almshouses) catering. The increase largely reflects the difficulty of carrying out cyclical maintenance during the covid lockdowns.

Metric 5 a: Headline Social housing cost- adjusted to exclude warden and catering costs

The Headline social housing cost per unit metric assesses the headline social housing cost per unit as defined by the regulator but adjusted for the Charities to exclude warden and catering costs

	2022	2021	2020	Benchmark
	£	£	£	<2500 homes
Headline Social Housing cost	3,841	3,111	3,865	4,960

These figures include some services, such as electricity. The increase largely reflects the difficulty of carrying out cyclical maintenance during the covid lockdowns.

Metric 6a: Operating Margin (Social Housing lettings) %

The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

	2022	2021	2020	Benchmark
	%	%	%	<2500 homes
Operating margin Social Housing	-5.81%	2.91%	-6.72%	19.50%

This demonstrates the extent to which the almshouse residents are subsidised out of the Charities' general revenue, largely investment income earned on their historic endowments.

Metric 6b: Operating Margin (Overall) %

	2022	2021	2020	Benchmark
	%	%	%	<2500 homes
Operating margin overall	12.96%	12.19%	9.59%	17.40%

This figure is calculated to include investment income and measures the overall surplus made by the Charities as percentage of total income. This figure is not large in the context of the Charities' overall finances.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Value for Money Statement (continued)

Metric 7: Return on capital employed (ROCE) %

The ROCE compares the operating surplus to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources. The ROCE metric supports registered providers with a wide range of capital investment programmes.

	2022 %	2021 %	2020 %	Benchmark <2500 homes
Return on capital employed (ROCE)	1.10%	0.91%	0.76%	2.40%

Taken with the figures above we believe this shows that the Charities are using their best efforts to keep its charges to residents as low as it reasonably can.

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 190 warden-assisted 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	Hardy House - 16 flats
Brickett's Hospital - 7 houses	Hussey's Almshouses - 7 flats, 8 houses
'Brympton' - 31 flats, 10 bungalows	Sarah Hayter's Almshouses - 11 flats
Eyre House - 8 flats	Taylor's Almshouses - 6 flats
Gloucester House - 25 flats	Trinity Hospital - 22 flats

Very Sheltered

Robert Stokes Almshouse - 14 flats	Steve Biddle House - 22 flats
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The Trustees also manage 24 general needs flats/houses (The Buchanan Housing Charity) within the city, primarily for young families or single parents. A further six almshouses in Wilton (St Mary Magdalen Hospital and Little Langford Almshouse Farm Almshouse Charity) were given to the Charities in 2017 which required major renovations, refurbishment and repairs.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

OBJECTIVES AND ACTIVITIES

Objectives (continued)

Five new bungalows (Lady Benson Almshouses) were constructed on the site, all of which were occupied by March. The Trustees were delighted to welcome Lady Benson and her family to the official opening in May. These bungalows, as well as the terrace of six almshouses, are not warden-supported, and priority is given to applicants in financial difficulties who are not eligible for sheltered accommodation or Buchanan housing, and reside in Wilton or nearby parishes. The Charities also own the freehold of a number of buildings in the centre of Salisbury comprising both retail and residential units.

Activities

The Charities continued their intensive programme of property maintenance, improving almshouses as vacancies occurred (31 almshouse vacancies arose during the year, and four at the Buchanan Housing Charity properties), 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 wherever possible 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 Officer or a chartered surveyor as appropriate.

The programme of upgrading older kitchens and installing low level access showers for Residents who are unable to use a bath continued. Three kitchens and five bathrooms were upgraded over the year. Lighting upgrades in external and internal communal areas continued in order to improve energy efficiency and to enhance the quality of lighting for residents.

Work continued to modernise and refurbish the Grade II listed almshouses at St Mary Magdalen Hospital in Wilton. The plans included 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 pandemic and subsequent supply issues caused delays in the schedule. In addition, theft of lead from the roofs, both in 2021 and 2022, caused extensive damage and further delays. Work to two of the cottages was completed during the year and these are currently occupied. It is anticipated that the last four cottages will be ready for occupation during 2023. CCTV cameras were installed on the site to improve the safety of the site to Residents, staff and visitors, and to deter vandalism and anti-social behaviour.

Work to create two new almshouse flats on the top floor of Robert Stokes, replacing the former Warden Manager's flat, continued, with the first flat being completed and a new resident appointed in September. The Charities' staff training programme continued, with First Aid and Fire Warden training undertaken as required. Continual monitoring of the quality of services provided by the Charities and addressing issues raised was achieved through weekly planning and feedback meetings between Wardens and the Clerk to the Trustees.

The Wessex Almshouse Group, of which the Clerk to the Trustees is a founding member, continued to meet during the year as a forum for local almshouse charity Clerks/Trustees to discuss common issues of concern and to provide mutual support. This 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. The Clerk to the Trustees is also a Regional Representative for the National Almshouse Association, acting as a point of contact for almshouse charities in Wiltshire.

ACHIEVEMENTS AND PERFORMANCE

The work of the Charities in managing and administering its almshouses continued successfully throughout the year. At the end of 2022, of the total 212 (2021:209) Residents (excluding the Buchanan Housing Charity), over 44.8% were aged 80 years or older. The Trustees appointed 35 new residents as qualifying beneficiaries to the almshouses, and approved four 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

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

ACHIEVEMENTS AND PERFORMANCE (continued)

own homes for as long as possible, thereby reducing unnecessary and premature admission to hospital or residential care. Staff turnover remains very low, reflecting the organisation's 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 were able to offer low-cost housing, through the Buchanan Housing Charity, to a number of Ukrainian families who had been forced to flee their homeland because of the Russian aggression against their country.

The Trustees considered 48 (2021: 45) and approved 42 welfare grant applications totalling £40,486 (2021: £21,879). 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 to people in need in the Salisbury area. It also included a grant to the Jo Benson Day Centre, a Salisbury-based charity providing subsidised support and activities for adults with physical disabilities.

Financial Transactions and Position

The Charities' total income in 2022 was £2,027,259 (2021: £1,855,324), of which £1,449,911 was from Residents' Contributions and £404,043 was investment income. Total expenditure was £1,764,533, including charitable grants of £40,486. The Charities' investments recorded net losses of £1,148,171 and therefore there was a net deficit for the year of £885,363. This was made up of unrestricted funds £480,445 deficit; restricted £111,272 and endowed capital £516,190 deficit. Total net assets at the end of the year were £21,831,461 (2021: £22,716,824).

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 -6.4%, and the total return on the non-endowed portfolio was -4.2%, compared with a return of -6.9% and -10.2% on the respective indices. Although both portfolios showed losses in the year, the investment performance on both endowed and non-endowed portfolio was above the respective benchmarks.

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, which currently stands at £4,218,757, has recently been drawn on to fund the development of Lady Benson Almshouses and St Mary Magdalen Hospital. 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.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022 (Continued)

FUTURE PLANS

The rolling programme of upgrading the older almshouses and upgrading lighting in communal areas will continue, ensuring that the Charities continue to provide the highest possible quality of housing and respond to the developing needs of its residents.

Major works planned include replacing all the original 1960s single glazed steel windows and doors at Pritchard Houses with UPVC double glazed units to improve thermal efficiency; replacing the passenger lifts at Trinity Hospital and Brympton; replacing the main entrance doors at Robert Stokes Almshouse and Steve Biddle House with fob controlled automatic doors; and installing CCTV cameras to the exterior of Brympton to improve security.

It is anticipated that the major renovation works at the Wilton site will be completed in 2023, as well as the creation of the second new almshouse flat on the top floor of Robert Stokes Almshouse. In view of increased enquiries being received for low-cost housing by Salisbury residents in financial difficulties but not in need of warden-supported accommodation, the Trustees plan to purchase some self-contained houses in the city over future years.

Approved by the Trustees and signed on their behalf

..... 2023

.....
T AUSTRENG
Chairman of Trustees

.....
S E COEN
Clerk to the Trustees

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
YEAR ENDED 31 DECEMBER 2022
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 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 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;
 - (iv) 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 2022. 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 2022, which are set out on pages 13 to 34.

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 2022 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 2022.

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 10, 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.

.....
FLETCHER & PARTNERS
Chartered Accountants and Statutory Auditors

Date:
Crown Chambers, Bridge Street,
Salisbury SP1 2LZ

Fletcher & Partners is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
STATEMENT OF FINANCIAL ACTIVITIES
(STATEMENT OF COMPREHENSIVE INCOME)
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Note</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Endowment Funds</u>	<u>Total 2022</u>	<u>Total 2021</u>
INCOME FROM						
Charitable Activities						
Turnover						
Residents' contributions	2	939,204	510,707	-	1,449,911	1,350,758
Housing Related Support	2	72,306	3,182	-	75,488	70,845
Government grant income	2	67,291	-	-	67,291	67,291
		<u>1,078,801</u>	<u>513,889</u>	<u>-</u>	<u>1,592,690</u>	<u>1,488,894</u>
Surplus on disposal		-	-	-	-	-
Donations and legacies		2,265	2,000	-	4,265	429
Investments	3	300,336	103,707	-	404,043	343,345
Other income		24,812	1,449	-	26,261	22,656
		<u>1,406,214</u>	<u>621,045</u>	<u>-</u>	<u>2,027,259</u>	<u>1,855,324</u>
Total income						
EXPENDITURE ON						
Raising Funds						
Investment costs	4	12,309	-	11,691	24,000	146,779
Charitable Activities						
Almshouse operating costs	2	989,437	315,890	17,188	1,322,515	1,105,805
Almshouse management	2	310,288	52,360	-	362,648	339,752
Interest	5	14,884	-	-	14,884	15,011
		<u>1,314,609</u>	<u>368,250</u>	<u>17,188</u>	<u>1,700,047</u>	<u>1,460,568</u>
Welfare grants	7	40,486	-	-	40,486	21,879
		<u>1,355,095</u>	<u>368,250</u>	<u>17,188</u>	<u>1,740,533</u>	<u>1,482,447</u>
Total expenditure		<u>1,367,404</u>	<u>368,250</u>	<u>28,879</u>	<u>1,764,533</u>	<u>1,629,226</u>
Net income/(expenditure) before gains		38,810	252,795	(28,879)	262,726	226,098
OTHER GAINS AND LOSSES						
Realised gains/(losses) on disposal:						
Investments		(21,116)	(20,237)	(78,383)	(119,736)	98,430
Unrealised gains/(losses) on revaluation:						
Investments		(472,292)	(145,945)	(465,198)	(1,083,435)	1,500,749
Investment properties		-	-	55,000	55,000	90,000
Pension scheme revaluation	15	82	-	-	82	13,416
		<u>(454,516)</u>	<u>86,613</u>	<u>(517,460)</u>	<u>(885,363)</u>	<u>1,928,693</u>
Net income/expenditure		<u>(454,516)</u>	<u>86,613</u>	<u>(517,460)</u>	<u>(885,363)</u>	<u>1,928,693</u>
Transfers between funds	18	(25,929)	24,659	1,270	-	-
		<u>(480,445)</u>	<u>111,272</u>	<u>(516,190)</u>	<u>(885,363)</u>	<u>1,928,693</u>
Net movement in funds		<u>(480,445)</u>	<u>111,272</u>	<u>(516,190)</u>	<u>(885,363)</u>	<u>1,928,693</u>
Fund balances at 31 December 2021		<u>7,921,582</u>	<u>6,734,907</u>	<u>8,060,335</u>	<u>22,716,824</u>	<u>20,788,131</u>
Fund balances at 31 December 2022		<u>£7,441,137</u>	<u>£6,846,179</u>	<u>£7,544,145</u>	<u>£21,831,461</u>	<u>£22,716,824</u>

Approved by the Trustees on.....2023 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 2022

	Note	2022	2021
FIXED ASSETS			
Assets treated as held on endowment			
Almshouse properties	8a	7,484,431	7,287,248
Offices	8b	24,279	25,178
Investment properties	8c	1,545,000	1,490,000
Investments held on endowment	8d	5,289,142	5,835,237
		<hr/>	<hr/>
		14,342,852	14,637,663
Assets purchased from income			
Investments recouped	9	94,129	102,039
Equipment, furniture, fixtures and fittings	10	48,273	56,578
		<hr/>	<hr/>
Total fixed assets		14,485,254	14,796,280
CURRENT ASSETS			
Debtors	11	61,682	48,411
Investments	12	7,275,017	8,082,625
Cash at bank and in hand		2,206,870	2,043,686
		<hr/>	<hr/>
		9,543,569	10,174,722
CREDITORS: Amounts falling due within one year	13	231,115	216,165
		<hr/>	<hr/>
Net current assets		9,312,454	9,958,557
		<hr/>	<hr/>
Total assets less current liabilities		£23,797,708	£24,754,837
CREDITORS: Amounts falling due after more than one year	14	1,962,536	2,031,256
PROVISIONS FOR LIABILITIES AND CHARGES	15	3,711	6,757
		<hr/>	<hr/>
		£21,831,461	£22,716,824
		<hr/>	<hr/>
CAPITAL AND RESERVES			
Capital			
Endowment	16	7,450,016	7,958,296
Endowment recouped	9 & 17	94,129	102,039
		<hr/>	<hr/>
		7,544,145	8,060,335
Reserves			
Restricted funds	18	6,846,179	6,734,907
Unrestricted funds	19	7,441,137	7,921,582
		<hr/>	<hr/>
		£21,831,461	£22,716,824
		<hr/>	<hr/>

Approved by the Trustees on.....2023 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 2022

	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net cash provided by (used in) operating activities (1)	65,166	9,497
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend, interest and rents from investments	325,881	282,599
Purchase/improvement of housing property	(441,753)	(657,745)
Purchase of other fixed assets	(6,541)	(33,556)
Proceeds from the sale of housing property	-	-
Purchase of investments	(876,014)	(1,175,212)
Proceeds from the sale of investments	1,145,245	1,507,436
Net cash provided by (used in) investing activities	146,818	(76,478)
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(14,884)	(15,011)
Housing Loans repaid	(1,289)	(1,162)
Net cash provided by (used in) financing activities	(16,173)	(16,173)
Change in cash and cash equivalents in the reporting period	£195,811	(£83,154)
Cash and cash equivalents at the beginning of the reporting period	£2,120,113	£2,203,267
Cash and cash equivalents at the end of the reporting period (2)	<u>£2,315,924</u>	<u>£2,120,113</u>

NOTES

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

	<u>2022</u>	<u>2021</u>
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(885,363)	1,928,693
Adjustments for:		
Depreciation charges	229,638	219,990
(Gains)/losses on investments	1,148,171	(1,689,179)
Dividend, interest and rents from investments	(404,043)	(343,345)
Interest paid	14,884	15,011
(Increase)/decrease in debtors	(13,271)	(1,147)
Increase/(decrease) in creditors	(21,804)	(100,907)
Increase/(decrease) in provisions	(3,046)	(19,619)
Net cash provided by (used in) operating activities	<u>£65,166</u>	<u>£9,497</u>

2. Analysis of cash and cash equivalents

	Balance <u>31.12.22</u>	Balance <u>31.12.21</u>
Cash at bank and in hand	2,206,870	2,043,686
Cash held in investment portfolio	109,054	76,427
	<u>£2,315,924</u>	<u>£2,120,113</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022

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 2022, 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 possible social changes on the ease of recruitment of residents.

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 2022
(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)	10% to 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 2022
(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 2022
(CONTINUED)

2.1 TURNOVER AND OPERATING COSTS - 2022

a. Turnover and Operating Costs from Almshouses

	<u>General Needs</u>	<u>Supported Housing</u>	<u>2022 Total</u>	<u>2021 Total</u>
Turnover				
Residents' contributions receivable:				
Maintenance	184,507	1,046,811	1,231,318	1,148,504
Less voids	(4,262)	(30,570)	(34,832)	(39,620)
Service charges (not eligible for housing benefit):				
Heating and hot water	-	143,397	143,397	133,325
Catering	-	96,772	96,772	94,581
Electricity	-	17,905	17,905	18,422
Less voids		(4,649)	(4,649)	(4,454)
Housing Related Support	-	75,488	75,488	70,845
Amortised government grants	-	67,291	67,291	67,291
	<u>180,245</u>	<u>1,412,445</u>	<u>1,592,690</u>	<u>1,488,894</u>
Operating expenditure				
Services: Heating and hot water	5,221	107,445	112,666	86,989
Services: Catering	-	84,703	84,703	79,124
Electricity (for communal areas) and water	914	92,059	92,973	79,850
Wardens, cleaners and gardeners	-	439,724	439,724	405,122
Speech Call Alarm systems	-	26,600	26,600	28,863
Routine maintenance	9,081	111,694	120,775	102,147
Cyclical maintenance	39,857	115,956	155,813	60,939
Major repairs and improvements	2,494	59,541	62,035	43,456
Building depreciation	49,255	164,646	213,901	204,074
Bad debts	-	527	527	1,442
Other costs	-	12,798	12,798	13,799
	<u>106,822</u>	<u>1,215,693</u>	<u>1,322,515</u>	<u>1,105,805</u>
Management and administration (Note 2b)	38,909	323,739	362,648	339,752
	<u>145,731</u>	<u>1,539,432</u>	<u>1,685,163</u>	<u>1,445,557</u>
Operating surplus/(deficit)	<u>£34,514</u>	<u>(£126,987)</u>	<u>(£92,473)</u>	<u>£43,337</u>

b. Management and Administration (Support costs)

	<u>Management</u>	<u>Governance</u>	<u>2022</u>	<u>2021</u>
Staff costs	240,780	12,673	253,453	236,430
Office expenses	32,586	1,715	34,301	30,167
Staff training and recruitment	2,546	-	2,546	3,741
Auditors' remuneration (Note 7)	1,500	10,766	12,266	12,643
Legal and professional fees	4,343	-	4,343	9,508
Insurance	51,579	-	51,579	43,263
National Association of Almshouses costs	4,160	-	4,160	4,000
	<u>£337,494</u>	<u>£25,154</u>	<u>£362,648</u>	<u>£339,752</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

2.2 TURNOVER AND OPERATING COSTS - 2021

a. Turnover and Operating Costs from Almshouses

	<u>General Needs</u>	<u>Supported Housing</u>	<u>2021 Total</u>
Turnover			
Residents' contributions receivable:			
Maintenance	141,193	1,007,311	1,148,504
Less voids	-	(39,620)	(39,620)
Service charges (not eligible for housing benefit):			
Heating and hot water	-	133,325	133,325
Catering	-	94,581	94,581
Electricity	-	18,422	18,422
Less voids		(4,454)	(4,454)
Housing Related Support	-	70,845	70,845
Amortised government grants	-	67,291	67,291
	<u>141,193</u>	<u>1,347,701</u>	<u>1,488,894</u>
Operating expenditure			
Services: Heating and hot water	-	86,989	86,989
Services: Catering	-	79,124	79,124
Electricity (for communal areas) and water	254	79,596	79,850
Wardens, cleaners and gardeners	-	405,122	405,122
Speech Call Alarm systems	-	28,863	28,863
Routine maintenance	5,663	96,484	102,147
Cyclical maintenance	12,198	48,741	60,939
Major repairs and improvements	2,380	41,076	43,456
Building depreciation	39,427	164,647	204,074
Bad debts	-	1,442	1,442
Other costs	8	13,791	13,799
	<u>59,930</u>	<u>1,045,875</u>	<u>1,105,805</u>
Management and administration (Note 2b)	23,590	316,162	339,752
	<u>83,520</u>	<u>1,362,037</u>	<u>1,445,557</u>
Operating surplus(deficit)	<u>£57,673</u>	<u>(£14,336)</u>	<u>£43,337</u>

b. Management and Administration (Support costs)

	<u>Management</u>	<u>Governance</u>	<u>2021</u>
Staff costs	224,608	11,822	236,430
Office expenses	28,659	1,508	30,167
Staff training and recruitment	3,741	-	3,741
Auditors' remuneration (Note 7)	1,500	11,143	12,643
Legal and professional fees	6,145	3,363	9,508
Insurance	43,263	-	43,263
National Association of Almshouses costs	4,000	-	4,000
	<u>£311,916</u>	<u>£27,836</u>	<u>£339,752</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

3. INVESTMENT INCOME

	<u>2022</u>	<u>2021</u>
Rents receivable from investment properties	93,388	76,219
Income from endowed asset investments	170,309	165,085
Income from current asset listed investments	43,111	41,385
Accumulated income on current asset listed investments	78,049	60,411
Other interest	19,186	245
	<u>£404,043</u>	<u>£343,345</u>

4. RAISING FUNDS

	<u>2022</u>	<u>2021</u>
Investment management fees	20,471	20,489
Investment property expenditure	3,529	126,290
	<u>£24,000</u>	<u>£146,779</u>

5. INTEREST PAYABLE

	<u>2022</u>	<u>2021</u>
Interest on Housing Loans (partly repayable in more than five years)	<u>£14,884</u>	<u>£15,011</u>

6. EMPLOYEE AND TRUSTEE INFORMATION

a. Employee Numbers

	<u>2022</u>		<u>2021</u>	
	Full time	Part time	Full time	Part time
Office staff	4	1	4	1
Almshouse staff - wardens, cleaners, cooks	7	18	7	18
Buildings Maintenance Officer	<u>1</u>	<u>-</u>	<u>1</u>	<u>-</u>
	12	19	12	19
Total full-time equivalent	<u>22</u>		<u>22</u>	

b. Staff Costs

	<u>2022</u>	<u>2021</u>
Salaries	655,929	621,883
Social security costs	56,178	48,031
Pension costs	30,647	28,477
	<u>£742,754</u>	<u>£698,391</u>

There was one employee during the year whose emoluments were in the band £60,000 to £70,000 (2021: 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 2022.

The Charities consider their key management personnel to be the Clerk to the Trustees. The total remuneration including pension contributions of £3,279 paid to this employee during the year was £68,859 (2021: £65,706). 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 2022 or 2021. Total expenses reimbursed to Trustees for travel and not chargeable to United Kingdom income tax were £Nil (2021: £Nil). A premium of £1,012 (2021: £885) was paid for Trustee Indemnity Insurance.

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
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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 £Nil (2021: £87).

On the basis of the most recent Triennial actuarial valuation of the scheme in September 2020, the Charities will need to make further contributions to the scheme in relation to past service for three years from 1 April 2022. In accordance with FRS 102 the accounts include a provision for this amount which is shown in Note 15. The Charities contributed £2,964 during 2022 (2021: £6,203).

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 2020) would amount to £73,097. 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>2022</u>	<u>2021</u>
Depreciation of almshouse and office buildings	£214,792	£204,964
Depreciation of other tangible fixed assets	£14,846	£15,026
Welfare Grants:		
To individuals	27,886	19,237
To other Charities in the Salisbury area:		
Physically disabled	10,000	-
Vulnerable and homeless	2,600	2,642
	<u>£40,486</u>	<u>£21,879</u>
Auditors' remuneration:		
In their capacity as auditors	10,766	11,143
For taxation and other services	1,500	1,500
	<u>£12,266</u>	<u>£12,643</u>
And after crediting:		
Grants received from William Botley Charity	£8,877	£10,297
Management fees charged to		
William Botley Charity	£330	£450
Salisbury City Educational and Apprenticing Charity	£90	£180

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 2022

(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 2022	7,560,792	957,000	1,971,329	514,467	11,003,588
Additions	87,098	-	-	323,978	411,076
Transfer	-	-	-	-	-
At 31 December 2022	7,647,890	957,000	1,971,329	838,445	11,414,664
Depreciation					
At 1 January 2022	2,767,387	401,933	513,420	33,600	3,716,340
Charge for the year	146,926	19,140	39,427	8,400	213,893
At 31 December 2022	2,914,313	421,073	552,847	42,000	3,930,233
Net book value					
At 31 December 2022	£4,733,577	£535,927	£1,418,482	£796,445	£7,484,431
At 1 January 2022	£4,793,405	£555,067	£1,457,909	£480,867	£7,287,248

These properties consisted of the following categories of accommodation:

31 December 2022

Sheltered housing	178	11	-	-	189
Wardens' houses	5	-	-	-	5
General needs housing:					-
In use	5	-	24	1	30
Under construction/renovation	-	-	-	5	5
	188	11	24	6	229

31 December 2021

Sheltered housing	178	11	-	-	189
Wardens' houses	5	-	-	-	5
General needs housing:					-
In use	-	-	24	-	24
Under construction/renovation	5	-	-	6	11
	188	11	24	6	229

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 2022 was £269,920 (2021: £279,560) and the depreciation charged on them during the year was £9,640 (2021: £9,640).

b. Offices - Freehold Land and Buildings

	Total
Cost	
At 1 January 2022 and 31 December 2022	44,960
Depreciation	
At 1 January 2022	19,782
Charge for the year	899
At 31 December 2022	20,681
Net book value	
At 31 December 2022	£24,279
At 1 January 2022	£25,178

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

8. FIXED ASSETS (CONTINUED)

c. Investment Properties - Freehold Land and Buildings

	Three Shops	Two Houses	Total
Valuation as at 1 January 2022	840,000	650,000	1,490,000
Unrealised gains/(losses) on revaluation	55,000	-	55,000
Valuation as at 31 December 2022	<u>£895,000</u>	<u>£650,000</u>	<u>£1,545,000</u>

These properties were valued as at 31 December 2022 and 31 December 2021 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	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	Total
Market value at 1 January 2022	5,821,299	10,787	3,151	5,835,237
Additions	564,723	-	-	564,723
Disposals	(643,106)	-	-	(643,106)
Investment income accumulated	-	-	-	-
Investment management fees	(11,691)	-	-	(11,691)
Unrealised gains/(losses) on revaluation	(454,401)	(1,254)	(366)	(456,021)
Market value at 31 December 2022	<u>£5,276,824</u>	<u>£9,533</u>	<u>£2,785</u>	<u>£5,289,142</u>
Historic cost: At 31 December 2022	<u>£4,061,022</u>	<u>£6,198</u>	<u>£1,622</u>	<u>£4,068,842</u>
At 31 December 2021	<u>£4,047,760</u>	<u>£6,198</u>	<u>£1,622</u>	<u>£4,055,580</u>

The market value at 31 December 2022 was made up as follows:

Charitable common investment funds	2,011,720	9,533	2,785	2,024,038
Listed investments:				
UK fixed interest	278,809	-	-	278,809
UK equities	2,967,874	-	-	2,967,874
Cash	18,421	-	-	18,421
	<u>£5,276,824</u>	<u>£9,533</u>	<u>£2,785</u>	<u>£5,289,142</u>

9. ENDOWMENTS RECOUPED
Investments held in Charitable
Common Investment Funds

	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	Total
Market value at 1 January 2022	27,697	74,342	102,039
Capital recouped (Note 17)	70	1,200	1,270
Unrealised gains/(losses) on revaluation	(2,493)	(6,687)	(9,180)
Market value at 31 December 2022	<u>£25,274</u>	<u>£68,855</u>	<u>£94,129</u>
Historic cost: At 31 December 2022	<u>£12,593</u>	<u>£26,569</u>	<u>£39,162</u>
At 31 December 2021	<u>£12,523</u>	<u>£25,369</u>	<u>£37,892</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

10. OTHER FIXED ASSETS

Equipment, Furniture, Fixtures and Fittings

	Alms Houses	Offices	Total
Cost			
As at 1 January 2022	227,097	58,643	285,740
Additions	6,541	-	6,541
Disposals	-	-	-
As at 31 December 2022	233,638	58,643	292,281
Depreciation			
As at 1 January 2022	180,978	48,184	229,162
Charge for the year	10,922	3,924	14,846
Disposals	-	-	-
As at 31 December 2022	191,900	52,108	244,008
Net Book Value			
At 31 December 2022	£41,738	£6,535	£48,273
At 1 January 2022	£46,119	£10,459	£56,578

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

	2022	2021
Residents' contributions in arrears	6,208	4,456
Other debtors	6,515	6,062
Prepayments	48,959	37,893
	£61,682	£48,411

12. CURRENT ASSET INVESTMENTS

	Buchanan Housing Charity	St Mary Magdalen's Hospital	General Unrestricted Fund	Extraordinary Repair Fund	Total
Market value at 1 January 2022	517,377	680,015	4,877,224	2,008,009	8,082,625
Additions	79,555	-	230,466	-	310,021
Disposals	-	(288,983)	(332,237)	-	(621,220)
Income accumulated	-	-	3,504	74,658	78,162
Investment management fees	-	-	(8,780)	-	(8,780)
Other movement in cash	-	-	52,446	-	52,446
Unrealised gains/(losses)	(47,662)	(39,493)	(472,292)	(58,790)	(618,237)
Market value at 31 December 2022	£549,270	£351,539	£4,350,331	£2,023,877	£7,275,017
Historic cost:					
At 31 December 2022	£326,688	£267,207	£4,164,509	£1,538,855	£6,297,259
At 31 December 2021	£247,133	£488,312	£4,181,895	£1,464,197	£6,381,537
The market value at 31 December 2022 was made up as follows:					
Common Investment Funds	549,270	351,539	2,279,658	2,023,877	5,204,344
Listed investments:					
Equities	-	-	1,614,208	-	1,614,208
Fixed interest	-	-	365,832	-	365,832
Cash	-	-	90,633	-	90,633
	£549,270	£351,539	£4,350,331	£2,023,877	£7,275,017

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

13. CREDITORS: Amounts falling due within one year

	<u>2022</u>	<u>2021</u>
Housing loans	1,429	1,289
Residents' contributions received in advance	5,387	3,437
Rents received in advance	2,205	1,140
Other creditors	86,609	97,940
Deferred income - Government grants	67,291	67,291
Accruals	68,194	45,068
	<u>£231,115</u>	<u>£216,165</u>

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

	<u>2022</u>	<u>2021</u>
Housing loans for:		
Gloucester House (interest rate 11.375%)	74,298	75,135
Trinity Hospital (interest rate 9.5%)	65,035	65,627
Deferred income - Government grants	1,823,203	1,890,494
	<u>£1,962,536</u>	<u>£2,031,256</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

£131,885 £134,045

Deferred income

	<u>2022</u>	<u>2021</u>
Brought forward at 1 January 2022	1,957,784	2,025,075
Released in the year	(67,291)	(67,291)
Deferred in the year	-	-
Carried forward at 31 December 2022	<u>£1,890,493</u>	<u>£1,957,784</u>

15. PROVISIONS FOR LIABILITIES AND CHARGES

	<u>2022</u>	<u>2021</u>
Brought forward pension liability at 1 January 2022	6,757	26,376
Unwinding of the discount factor	55	63
Deficit contribution paid	(2,964)	(6,203)
Impact of change in assumption and contribution schedule	(137)	(13,479)
Carried forward pension liability at 31 December 2022	<u>£3,711</u>	<u>£6,757</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>2022</u>	<u>2021</u>
Unwinding of the discount factor	55	63
Impact of change in assumption and contribution schedule	(137)	(13,479)
	<u>(£82)</u>	<u>(£13,416)</u>

Assumptions

	<u>2022</u>	<u>2021</u>
Rate of discount	4.96%	1.18%

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
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16.1 ENDOWED CAPITAL - 2022

	General Endowment Fund	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	St Mary Magdalen's Hospital	2022 Total
Balance as at 1 January 2022	7,523,159	10,787	37,950	386,400	7,958,296
Transfer of assets	-	-	-	-	-
Depreciation of buildings	(7,588)	-	(1,200)	(8,400)	(17,188)
Investment management fees	(11,691)	-	-	-	(11,691)
Investment income accumulated	-	-	-	-	-
Realised losses on disposal of investments	(78,383)	-	-	-	(78,383)
Unrealised gains on revaluation of investment properties	55,000	-	-	-	55,000
Unrealised losses on investments	(454,398)	(1,254)	(366)	-	(456,018)
Balance as at 31 December 2022	<u>£7,026,099</u>	<u>£9,533</u>	<u>£36,384</u>	<u>£378,000</u>	<u>£7,450,016</u>

16.2 ENDOWED CAPITAL - 2021

	General Endowment Fund	Blechynden and Brown Almshouse Charity	Mrs Sarah Hayter's Charity	St Mary Magdalen's Hospital	2021 Total
Balance as at 1 January 2021	6,802,750	9,442	38,757	394,800	7,245,749
Transfer of assets	-	-	-	-	-
Depreciation of buildings	(7,588)	-	(1,200)	(8,400)	(17,188)
Investment management fees	(11,679)	-	-	-	(11,679)
Investment income accumulated	174	-	-	-	174
Realised gains on disposal of investments	36,755	-	-	-	36,755
Unrealised gains on revaluation of investment properties	90,000	-	-	-	90,000
Unrealised gains on investments	612,747	1,345	393	-	614,485
Balance as at 31 December 2021	<u>£7,523,159</u>	<u>£10,787</u>	<u>£37,950</u>	<u>£386,400</u>	<u>£7,958,296</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
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(CONTINUED)

18.1 RESTRICTED FUNDS - 2022

	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 (Note 18.3d)	2022 Total
Contributions from residents	290,562	73,932	144,537	4,858	513,889
Investment income	70,467	4,783	14,335	14,122	103,707
Other income	-	1,449	-	-	1,449
Legacies and donations	2,000	-	-	-	2,000
Expenditure	(160,461)	(78,766)	(119,334)	(9,689)	(368,250)
Net income	202,568	1,398	39,538	9,291	252,795
Realised losses on investments	-	-	-	(20,237)	(20,237)
Unrealised losses on investments	(46,010)	(2,739)	(57,285)	(39,911)	(145,945)
Net movement in funds before transfers	156,558	(1,341)	(17,747)	(50,857)	86,613
Transfer from unrestricted funds	25,859	-	-	-	25,859
Endowed capital recouped	-	(1,200)	-	-	(1,200)
Balance at 1 January 2022	2,698,772	423,268	2,589,514	1,023,353	6,734,907
Balance at 31 December 2022	£2,881,189	£420,727	£2,571,767	£972,496	£6,846,179
The fund balances include the following unrealised gains/(losses):					
As at 31 December 2022	(£46,010)	(£2,739)	(£57,285)	(£39,911)	(£145,945)
As at 1 January 2022	£137,207	£8,169	£100,420	£90,512	£336,308

The transfer to restricted funds consists of additional contributions to the extraordinary repair fund of £25,859 (2021: £40,060) reflecting expenditure on boilers and environmental energy schemes.

18.2 RESTRICTED FUNDS - 2021

	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 (Note 18.4d)	2021 Total
Contributions from residents	274,498	73,840	141,194	-	489,532
Investment income	45,833	2,815	9,588	12,864	71,100
Other income	-	1,427	-	-	1,427
Legacies and donations	-	-	-	-	-
Expenditure	(92,336)	(61,458)	(83,598)	-	(237,392)
Net income	227,995	16,624	67,184	12,864	324,667
Realised gains on investments	-	-	-	-	-
Unrealised gains on investments	137,207	8,169	100,420	90,512	336,308
Net movement in funds before transfers	365,202	24,793	167,604	103,376	660,975
Transfer from unrestricted funds	40,060	-	-	-	40,060
Endowed capital recouped	-	(1,200)	-	-	(1,200)
Balance at 1 January 2021	2,293,510	399,675	2,421,910	919,977	6,035,072
Balance at 31 December 2021	£2,698,772	£423,268	£2,589,514	£1,023,353	£6,734,907

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

18.3 RESTRICTED FUNDS (continued)

a. SCAWC Almshouse Charities - 2022

	Specific Almshouse Funds	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Contributions from residents	-	180,623	109,939	290,562
Investment income accumulated	-	5,940	64,527	70,467
Legacies and donations	2,000	-	-	2,000
Expenditure	-	(111,218)	(49,243)	(160,461)
Net income	2,000	75,345	125,223	202,568
Transfer from Unrestricted Funds	-	-	25,859	25,859
Unrealised gains/(losses) on investments	-	-	(46,010)	(46,010)
Net movement in funds	2,000	75,345	105,072	182,417
Balance at 1 January 2022	6,655	533,574	2,158,543	2,698,772
Balance at 31 December 2022	£8,655	£608,919	£2,263,615	£2,881,189

b. Mrs Sarah Hayter's Charity - 2022

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	50,051	16,808	7,073	-	73,932
Investment income	83	663	4,037	-	4,783
Other income	1,449	-	-	-	1,449
Expenditure	(47,174)	(9,905)	(3,747)	(17,940)	(78,766)
Net income	4,409	7,566	7,363	(17,940)	1,398
Unrealised gains on investments	-	-	(2,739)	-	(2,739)
Endowed capital recouped	(1,200)	-	-	-	(1,200)
Loan from SCAWC repaid	(12,000)	-	-	12,000	-
Net movement in funds	(8,791)	7,566	4,624	(5,940)	(2,541)
Balance at 1 January 2022	46,861	62,972	148,463	164,972	423,268
Balance at 31 December 2022	£38,070	£70,538	£153,087	£159,032	£420,727

c. Buchanan Housing Charity - 2022

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	110,858	20,464	13,215	-	144,537
Investment income	380	1,132	12,823	-	14,335
Expenditure	(32,480)	(39,856)	(7,572)	(39,426)	(119,334)
Net income	78,758	(18,260)	18,466	(39,426)	39,538
Realised gains on investments	-	-	-	-	-
Unrealised gains on investments	(47,662)	-	(9,623)	-	(57,285)
Additions of housing property	-	-	-	-	-
Net movement in funds	31,096	(18,260)	8,843	(39,426)	(17,747)
Balance at 1 January 2022	635,914	112,092	383,597	1,457,911	2,589,514
Balance at 31 December 2022	£667,010	£93,832	£392,440	£1,418,485	£2,571,767

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
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(CONTINUED)

18.3 RESTRICTED FUNDS (continued)

d. St Mary Magdalen's Hospital - 2022

	General Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	4,858	-	-	4,858
Investment income	11,510	2,612	-	14,122
Expenditure	(9,689)	-	-	(9,689)
Net income	6,679	2,612	-	9,291
Transfer from General Fund	(323,978)	-	323,978	-
Realised losses on investments	(20,237)	-	-	(20,237)
Unrealised losses on investments	(39,493)	(418)	-	(39,911)
Net movement in funds	(377,029)	2,194	323,978	(50,857)
Balance at 1 January 2022	613,793	315,093	94,467	1,023,353
Balance at 31 December 2022	<u>£236,764</u>	<u>£317,287</u>	<u>£418,445</u>	<u>£972,496</u>

18.4 RESTRICTED FUNDS - 2021

a. SCAWC Almshouse Charities - 2021

	Specific Almshouse Funds	Cyclical Maintenance Fund	Extraordinary Repair Fund	Total
Contributions from residents	-	169,624	104,874	274,498
Investment income accumulated	-	55	45,778	45,833
Expenditure	-	(52,415)	(39,921)	(92,336)
Net income	-	117,264	110,731	227,995
Transfer from Unrestricted Funds	-	-	40,060	40,060
Unrealised gains/(losses) on investments	-	-	137,207	137,207
Net movement in funds	-	117,264	287,998	405,262
Balance at 1 January 2021	6,655	416,310	1,870,545	2,293,510
Balance at 31 December 2021	<u>£6,655</u>	<u>£533,574</u>	<u>£2,158,543</u>	<u>£2,698,772</u>

b. Mrs Sarah Hayter's Charity - 2021

	General Fund	Cyclical Maintenance Fund	Extraordinary Repair Fund	Property Fund	Total
Contributions from residents	50,981	15,992	6,867	-	73,840
Investment income	81	6	2,728	-	2,815
Other income	1,427	-	-	-	1,427
Expenditure	(43,475)	(790)	747	(17,940)	(61,458)
Net income	9,014	15,208	10,342	(17,940)	16,624
Unrealised gains on investments	-	-	8,169	-	8,169
Endowed capital recouped	(1,200)	-	-	-	(1,200)
Loan from SCAWC repaid	(12,000)	-	-	12,000	-
Net movement in funds	(4,186)	15,208	18,511	(5,940)	23,593
Balance at 1 January 2021	51,047	47,764	129,952	170,912	399,675
Balance at 31 December 2021	<u>£46,861</u>	<u>£62,972</u>	<u>£148,463</u>	<u>£164,972</u>	<u>£423,268</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

18.4 RESTRICTED FUNDS - 2021 (continued)

c. Buchanan Housing Charity - 2021

	<i>General Fund</i>	<i>Cyclical Maintenance Fund</i>	<i>Extraordinary Repair Fund</i>	<i>Property Fund</i>	<i>Total</i>
<i>Contributions from residents</i>	109,149	19,471	12,574	-	141,194
<i>Investment income</i>	5	14	9,569	-	9,588
<i>Expenditure</i>	(29,594)	(12,198)	(2,380)	(39,426)	(83,598)
<i>Net income</i>	79,560	7,287	19,763	(39,426)	67,184
<i>Realised gains on investments</i>	-	-	-	-	-
<i>Unrealised gains on investments</i>	71,723	-	28,697	-	100,420
<i>Additions of housing property</i>	-	-	-	-	-
<i>Net movement in funds</i>	151,283	7,287	48,460	(39,426)	167,604
<i>Balance at 1 January 2021</i>	484,631	104,805	335,137	1,497,337	2,421,910
<i>Balance at 31 December 2021</i>	<u>£635,914</u>	<u>£112,092</u>	<u>£383,597</u>	<u>£1,457,911</u>	<u>£2,589,514</u>

d. St Mary Magdalen's Hospital - 2021

	<i>General Fund</i>	<i>Extraordinary Repair Fund</i>	<i>Property Fund</i>	<i>Total</i>
<i>Contributions from residents</i>	-	-	-	-
<i>Investment income</i>	12,415	449	-	12,864
<i>Expenditure</i>	-	-	-	-
<i>Net income</i>	12,415	449	-	12,864
<i>Transfer from General Fund</i>	(54,171)	-	54,171	-
<i>Unrealised gains on investments</i>	89,266	1,246	-	90,512
<i>Net movement in funds</i>	47,510	1,695	54,171	103,376
<i>Balance at 1 January 2021</i>	566,283	313,398	40,296	919,977
<i>Balance at 31 December 2021</i>	<u>£613,793</u>	<u>£315,093</u>	<u>£94,467</u>	<u>£1,023,353</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

19.1 UNRESTRICTED FUNDS - 2022

	Internal Property Fund	Almshouse Development and Improvement Fund	General Fund	Total
Surplus on unrestricted funds	-	-	38,810	38,810
Income credited to designated funds		25,672	(25,672)	-
Expenditure charged to designated funds				
Almshouse improvements	-	-	-	-
Depreciation of almshouses	(72,946)	-	72,946	-
Almshouse developments	87,097	(87,097)	-	-
Recoupment of boilers and capital	-	-	(25,929)	(25,929)
Repayment of housing loans	1,289	-	(1,289)	-
Repayment of loan to Sarah Hayter's Charity	(12,000)	12,000	-	-
Appropriation of surplus/(deficit)	-	59,588	(59,588)	-
Realised gains/(losses) on investments	-	(21,116)	-	(21,116)
Unrealised gains/(losses) on investments	-	(472,292)	-	(472,292)
Pension scheme gains/(deficit)			82	82
Pension transfer		(3,686)	3,686	-
Net movement in funds	3,440	(486,931)	3,046	(480,445)
Balance at 1 January 2022	2,862,651	4,705,688	353,243	7,921,582
Balance at 31 December 2022	<u>£2,866,091</u>	<u>£4,218,757</u>	<u>£356,289</u>	<u>£7,441,137</u>

19.2 UNRESTRICTED FUNDS - 2021

	Internal Property Fund	Almshouse Development and Improvement Fund	General Fund	Total
Surplus on unrestricted funds	-	-	(69,876)	(69,876)
Income credited to designated funds		22,441	(22,441)	
Expenditure charged to designated funds				
Almshouse improvements	-	-	-	-
Depreciation of almshouses	(63,118)	-	63,118	-
Almshouse developments	653,347	(653,347)	-	-
Recoupment of boilers	-	-	(40,130)	(40,130)
Repayment of housing loans	1,162	-	(1,162)	-
Repayment of loan to Sarah Hayter's Charity	(12,000)	12,000	-	-
Appropriation of surplus	-	(70,491)	70,491	-
Realised gains/(losses) on investments	-	61,675	-	61,675
Unrealised gains/(losses) on investments	-	534,893	-	534,893
Pension scheme gains			13,416	13,416
Pension deficit transfer		(6,203)	6,203	-
Net movement in funds	579,391	(99,032)	19,619	499,978
Balance at 1 January 2021	2,283,260	4,804,720	333,624	7,421,604
Balance at 31 December 2021	<u>£2,862,651</u>	<u>£4,705,688</u>	<u>£353,243</u>	<u>£7,921,582</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

20.1 ANALYSIS OF NET ASSETS BETWEEN FUNDS - 2022

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Fixed Assets				
Almshouses	3,802,767	3,066,506	615,158	7,484,431
Offices	24,031	-	248	24,279
Investment properties	-	-	1,545,000	1,545,000
Investments	-	-	5,383,271	5,383,271
E F F & F	48,273	-	-	48,273
	<u>3,875,071</u>	<u>3,066,506</u>	<u>7,543,677</u>	<u>14,485,254</u>
Current asset investments	4,350,331	2,924,686	-	7,275,017
Other current assets	1,069,807	1,198,281	464	2,268,552
Current liabilities	(231,115)	-	-	(231,115)
Long term liabilities	(1,962,536)	-	-	(1,962,536)
Loan to Mrs Sarah Hayter's Charity	343,295	(343,295)	-	-
Provisions	(3,711)	-	-	(3,711)
	<u>£7,441,142</u>	<u>£6,846,178</u>	<u>£7,544,141</u>	<u>£21,831,461</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 - 2021

	Unrestricted Funds	Restricted Funds	Endowment Funds	Total
Fixed Assets				
Almshouses	3,938,873	2,716,038	632,337	7,287,248
Offices	24,921	-	257	25,178
Investment properties	-	-	1,490,000	1,490,000
Investments	-	-	5,937,276	5,937,276
E F F & F	56,578	-	-	56,578
	<u>4,020,372</u>	<u>2,716,038</u>	<u>8,059,870</u>	<u>14,796,280</u>
Current asset investments	4,877,224	3,205,401	-	8,082,625
Other current assets	922,869	1,168,763	465	2,092,097
Current liabilities	(216,165)	-	-	(216,165)
Long term liabilities	(2,031,256)	-	-	(2,031,256)
Loan to Mrs Sarah Hayter's Charity	355,295	(355,295)	-	-
Provisions	(6,757)	-	-	(6,757)
	<u>£7,921,582</u>	<u>£6,734,907</u>	<u>£8,060,335</u>	<u>£22,716,824</u>

21. CAPITAL COMMITMENTS

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

	<u>2022</u>	<u>2021</u>
Contracted for but not provided in the accounts:	<u>£0</u>	<u>£8,266</u>

SALISBURY CITY ALMSHOUSE AND WELFARE CHARITIES
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2022
(CONTINUED)

22. PRIOR YEAR STATEMENT OF FINANCIAL ACTIVITIES

	<i>Note</i>	<i>Unrestricted Funds</i>	<i>Restricted Funds</i>	<i>Endowment Funds</i>	<i>Total 2021</i>
INCOME FROM					
Charitable Activities					
Turnover					
Residents' contributions	2	864,367	486,391	-	1,350,758
Housing Related Support	2	67,704	3,141	-	70,845
Government grant income	2	67,291	-	-	67,291
		999,362	489,532	-	1,488,894
Surplus on disposal		-	-	-	-
Donations and legacies		429	-	-	429
Investments	3	272,071	71,100	174	343,345
Other income		21,229	1,427	-	22,656
Total income		1,293,091	562,059	174	1,855,324
EXPENDITURE ON					
Raising Funds					
Investment costs	4	135,100	-	11,679	146,779
Charitable Activities					
Almshouse operating costs	2	893,894	194,723	17,188	1,105,805
Almshouse management	2	297,083	42,669	-	339,752
Interest	5	15,011	-	-	15,011
		1,205,988	237,392	17,188	1,460,568
Welfare grants	7	21,879	-	-	21,879
		1,227,867	237,392	17,188	1,482,447
Total expenditure		1,362,967	237,392	28,867	1,629,226
Net income/(expenditure) before gains		(69,876)	324,667	(28,693)	226,098
OTHER GAINS AND LOSSES					
Realised gains/(losses) on disposal:					
Investments		61,675	-	36,755	98,430
Unrealised gains/(losses) on revaluation:					
Investments		534,893	336,308	629,548	1,500,749
Investment properties		-	-	90,000	90,000
Pension scheme liability		13,416	-	-	13,416
Net income/expenditure		540,108	660,975	727,610	1,928,693
Transfers between funds	18	(40,130)	38,860	1,270	-
Net movement in funds		499,978	699,835	728,880	1,928,693
Fund balances at 1 January 2021		7,421,604	6,035,072	7,331,455	20,788,131
Fund balances at 31 December 2021		£7,921,582	£6,734,907	£8,060,335	£22,716,824