

**The Society of Merchant Venturers'
Almshouses Charity**

**Annual report and financial statements
for the year ended 31 December 2022**

The Society of Merchant Venturers' Almshouses Charity

Annual report and financial statements for the year ended 31 December 2022

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The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022

The Trustee presents its annual report and the audited financial statements for the year ended 31 December 2022.

These financial statements have been prepared in accordance with the Trust deed, the Statement of Recommended Practice "Accounting by Registered Social Landlords" (updated 2019), the Accounting Direction for Private Registered Providers of Social Housing 2019 and FRS 102.

Trustee, officers and advisers

The Trustee of the Charity is SMV Trustee Company Limited.

Listed below are those members who have served on the Board of SMV Trustee Company Limited during the year:

Patrick Despard	
Michael Bothamley	
Robert Bourns	
David Freed	
Gillian Camm	
Ross Ancell	
Charles Griffiths	(Retired 10 November 2022)
Alan Lewis	(Retired 10 November 2022)
Mohammed Saddiq	(Retired 10 November 2022)
Jonathon Baker	
Martin Thatcher	
Dr Steve Allpress	
Nick Baker	
Karl Tucker	
Katharine Finn	
David Powell	(Appointed 10 November 2022)
Mark Burchfield	(Appointed 10 November 2022)
Heather Frankham	(Appointed 10 November 2022)

Registered address of the Charity

Merchants' Hall
The Promenade
Clifton
Bristol
BS8 3NH

Charity Number: 202152

Housing Association Number: A3603

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Names and addresses of other relevant organisations

Auditor

KPMG LLP, 66 Queen Square, Bristol, BS1 4BE

Banker

NatWest Bank plc, 32 Corn Street, Bristol, BS99 7UG

Solicitor

Womble Bond Dickinson (UK) LLP, 3 Temple Quay, Temple Back East, Bristol, BS1 6DZ

Investment Managers

Evelyn Partners Investment Management LLP, Portwall Place, Portwall Lane, Bristol, BS1 6NA
(via the Merchant Venturers' Charities Investment Pool (MVCIP), Charity Number 1053459)

COIF Charity Funds, CCLA Investment Management Ltd, 80 Cheapside, London, EC2V 6DZ

Reference and administrative information

The Almshouses Charity is a Registered Social Landlord (Homes & Community Agency number A3603) and a charity registered with the Charity Commission (charity registration number 202152).

The information with respect to the Trustee, officers and advisers set out on page 1 forms part of this report.

Structure, governance and management

Governing document

The Charity is constituted under a Charity Commission Scheme dated 29 May 1985 as amended by a Scheme dated 8 May 1991, 2 May 1996 and 3 January 2017 and is a registered charity, number 202152.

Governing body and organisational management

The Trustee of the Charity is SMV Trustee Company Limited, a company limited by guarantee. All the members of the Society of Merchant Venturers' Standing Committee are Directors of SMV Trustee Company Limited.

The Trustee meets to consider, at least on a quarterly basis, the broad strategy, direction and investment policy of the Charity.

Assisting the Trustee are the Care of Older People Sub Committee, the Audit Sub-Committee, the Investment Strategy Group, the Finance and Investment Sub-Committee and the Conflicts of Interest Advisory Sub-Committee.

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Governing body and organisational management (continued)

The Charity is a Registered Social Landlord and, under the supervision of the Trustee, is managed by the Care of Older People Sub-Committee of the Society of Merchant Venturers, the members of which are:

Dr Jacqueline Cornish (Chair)
Caroline Duckworth
Anne Nisbet
Charles Densham
Mary Prior
Charles Griffiths
Anthony Brown (Retired 27 January 2023)
Edward Ware
David Marsh
Sir Jay Tidmarsh (Appointed 10 November 2022)

The Sub-Committee meets at least quarterly to oversee and administer the efficient management of the Charity and to consider and subsequently recommend and gain approval from the Trustee for broad operational and strategic issues. The tenure of membership is 3 years, re-electable for a further 3 years and, in special circumstances, tenure can be extended. The induction process for any newly appointed member includes an initial meeting and site visits with the Chairman.

The Conflicts of Interest Advisory Sub-Committee comprises of two individuals with no connection to either SMV or SMV TCL who can advise on areas where a conflict of interest might arise. As detailed in note 16, the Society of Merchant Venturers provided administrative services to the charities of which SMV TCL was trustee and (as permitted by the Charity Commission) made a charge for these. The Conflicts of Interest Advisory Sub-Committee has reviewed these charges and made a recommendation to the board of SMV TCL that the proposed charges are, in the opinion of the members of the Sub-Committee appropriate.

Accounting support is provided by the Merchant Venturers' Finance department.

Recruitment and training of the Trustee

The Directors of SMV Trustee Company Limited are elected annually from within the membership of the Society and are appraised of the general duties of a trustee. In the event of significant changes to legislation or best practice, further relevant training is undertaken. The management and strategy of the Charity are considered in greater detail by the Care of Older People Sub-Committee. The members of this Sub-Committee bring with them the necessary financial, property and care skills that enable them to deal both with more immediate issues as well as to assess, monitor and make the necessary recommendations for the future strategic direction and well-being of the Charity.

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Risk management

In the light of the Corporate Governance guidance contained within the Statement of Recommended Practice 2019 "Accounting and Reporting by Charities", the Trustee examined the major risks faced by the Charity.

The Trustee continues to monitor and manage ongoing risks relating to areas such as the achievement of the charitable objects and the protection of the charity's assets. Systems are in place to monitor and control these risks to mitigate the impact that they may have on the charity in the future.

The Merchant Venturers' Audit Committee is responsible for assessing the scope and effectiveness of the systems and processes established by management to identify, assess, manage and monitor the financial and non-financial risks. The risk register is reviewed and updated as required and no less frequently than twice yearly by Management and by the Care of Older People Sub-Committee. It is reviewed by the Merchant Venturers' Audit Committee and is noted by the Trustee.

The Charity is reliant on the income from its investments and on the income from residents to enable it to provide accommodation in the furtherance of its charitable objectives. The charity does however have reserves in significant excess of its annual expenditure and therefore if required it could meet expenditure from these reserves.

Objectives and activities

The Trustee confirms that it has referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities.

Objects of the Charity

The objects of the Charity, defined in the Charity Commission Scheme, which should be referred to for exact details, are:

"To provide Almshouses for poor persons of good character who (except in special cases to be approved by the Charity Commission) are inhabitants of the City of Bristol."

During the year the Charity has continued to provide accommodation for older people in accordance with the terms of the Scheme via the 12 self-contained accommodation units.

Aims and intended impact

The aim of the Charity is to provide affordable, suitable and fit for purpose accommodation for persons of good character. The Trustee has given careful consideration to the level of fees set for the Almshouse and has adhered to the legislation which prescribes a formula of Consumer Price Index (CPI) + 1%. This enables residents to meet their fees for rents wholly from Housing Benefit or Universal Credit (where they are eligible individuals).

Objectives for the year

This year the focus has been ensuring that the Almshouse is operated, equipped and maintained to meet both current and future social housing requirements.

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Strategies to achieve the objectives

The future short and long-term maintenance needs of the Almshouse have been considered in the light of changing requirements of the residents. The Almshouse should receive sufficient investment to meet expectations of future residents.

Achievements and performance

Throughout the year the Almshouse has provided 12 flats to those in need at social housing rates. Occupants of this close-knit community enjoy all the advantages of a historic building and setting but located in an inner-city environment. The Trustee continues to monitor and maintain the building for the benefit of the residents and improve units, as they become vacant.

Financial review

The operating deficit for the year was (£580) (2021: £23,188 surplus).

The statement on page 12 shows a total comprehensive income deficit for the year of (£407,835) (2021: £364,079 surplus). The decrease from 2021 to 2022 is largely due to an unrealised loss in the value of investments totalling (£488,426) (2021: £193,943 unrealised gain).

Investment policy and performance

The Trustee has delegated investment management to the Merchant Venturers' Finance and Investment Sub-Committee, including the investment and performance of the financial assets; the appointment of appropriate Fund Managers and monitoring their performance; and to recommend to the Trustee optimum strategy for financial investment.

The Merchant Venturers Finance and Investment Sub-Committee's policy is to increase income whilst preserving the real value of the investments. The income provides unrestricted funds to enable the Trustee to pursue the objects of the Charity, including plans for the future. The funds continue to be invested in The Merchant Venturers' Charities Investment Pool ("MVCIP") (Charity Number 1053459).

The year ended 31 December 2022 was a tumultuous year on almost every facet and financial markets were deeply affected. There was multi-decade record inflation and central banks responded with rapidly tightening monetary policy. Rising interest rates saw the correlation between bonds and equities turn positive, contributing to large declines across most asset classes. Funds flows diverted away from growth and momentum strategies, and yield curves flattened. The total return of the investment portfolio in the year was a loss of (10.6%) versus the MSCI PIMFA Balanced Index loss of (8.1%) (2021: gain of 10.31% versus the PIMFA Conservative Index benchmark gain of 6.89%).

Reserves policy

The Trustee aims as far as possible to maintain two years of resources expended in the revenue reserve. At 31 December 2022 the revenue reserve was at £1,981,643 (2021: 2,474,352).

The revenue reserve also includes the proceeds of sale of St Nicholas with Burton's Almshouse (£830,000) and Merchants' Almshouse (£620,000) which will be used in the reprovion of new almshouse accomodation.

The Extraordinary Repair Reserve of £332,092 at 31 December 2022 (2021: £363,592) provides for major maintenance and repair of an extraordinary and irregular nature. This policy is subject to annual review.

The Trustee transfers £1,230 into the Extraordinary Repair Reserve on an annual basis.

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Going concern

The financial statements have been prepared on a going concern basis which the Trustee considers to be appropriate for the following reasons.

The Trustee has prepared cash flow forecasts for a period of 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides, the charity will have sufficient funds to meet its liabilities as they fall due for that period.

The downside scenarios considered by the Trustee include a situation where income is significantly reduced. The Charity has current assets considerably in excess of its liabilities and, even with a significant fall in income, has sufficient resources to meet its liabilities as they fall due throughout the forecast period.

Consequently, the Trustee is confident that the Charity will have sufficient funds to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore has prepared the financial statements on a going concern basis.

Governance and Financial Viability

In accordance with the Accounting Direction for Private Registered Providers of Social Housing 2019, the Trustee certifies compliance with the governance and financial viability standard.

Future plans

Following an acknowledgement of the need to plan for and meet changing needs and expectations a strategic review of the future of the Almshouses was conducted during 2016.

It is planned to use the proceeds of the sale of Merchants' Almshouse in 2014 together with the proceeds of the sale in 2007 of St Nicholas with Burton's Almshouse, in the re-provision of new almshouse accommodation. During 2022 a further review of opportunities within the area of benefit has been undertaken.

In 2023 the Trustee will continue to explore opportunities to work in partnership with other Charities to achieve this aim.

The Society of Merchant Venturers' Almshouses Charity

Report of the Trustee for the year ended 31 December 2022 (continued)

Accounting and reporting responsibilities

Statement of Trustee's responsibilities in respect of the Trustee's Annual Report and the financial statements

Under charity law, the trustees are responsible for preparing a Trustees' Annual Report and the financial statements in accordance with applicable law and regulations. The trustees are required to prepare the financial statements in accordance with UK Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources for that period.

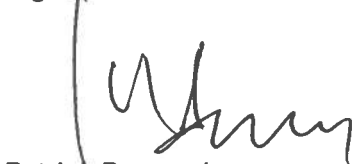
In preparing these financial statements, generally accepted accounting practice entails that the trustees:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

The trustees are required to act in accordance with the trust deed of the charity, within the framework of trust law. They are responsible for keeping accounting records which are sufficient to show and explain the charity's transactions and disclose at any time, with reasonable accuracy, the financial position of the charity at that time, and to enable the trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible 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, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the financial and other information included on the charity's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed for and on behalf of the Trustee



Patrick Despard
Director

Merchants' Hall, The Promenade, Clifton, Bristol, BS8 3NH

Date: 28 JUNE 2023

Independent auditor's report to the Trustee of The Society of Merchant Venturers' Almshouses Charity

Opinion

We have audited the financial statements of The Society of Merchant Venturers' Almshouses Charity ("the charity") for the year ended 31 December 2022 which comprise the statement of financial activities, balance sheet and related notes, including the accounting policies on pages 14 to 15.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The trustees have prepared the financial statements on the going concern basis as they do not intend to liquidate the charity or to cease its operations, and as they have concluded that the charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the trustees' conclusions, we considered the inherent risks to the charity's business model and analysed how those risks might affect the charity's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the charity will continue in operation.

Independent auditor's report to the Trustee of The Society of Merchant Venturers' Almshouses Charity (continued)

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of management as to the charity's high-level policies and procedures to prevent and detect fraud as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Standing Committee, audit committee, and investment committee meeting minutes.
- Using analytical procedures to identify any unusual or unexpected year on year movements.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and taking into account our overall knowledge of the control environment we performed procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries.

On this audit we did not identify a fraud risk related to revenue recognition due to the simple recognition criteria and limited scope for judgement. We therefore assessed that there was limited opportunity for management to manipulate the income that was reported.

We did not identify any additional fraud risks.

In determining the audit procedures we took into account the results of our evaluation and testing of the operating effectiveness of some of the fraud risk management controls.

We also performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included unusual accounts combinations.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

As the Charity is regulated, our assessment of risks involved gaining an understanding of the control environment including the entity's procedures for complying with regulatory requirements.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including charities legislation) and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, employment law, and certain aspects of charity legislation recognising the financial and regulated nature of the Charity's activities and its legal form.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal

Independent auditor's report to the Trustee of The Society of Merchant Venturers' Almshouses Charity (continued)

correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustees' responsibilities

As explained more fully in their statement set out on page 7, the trustees are responsible for: the preparation of financial statements which give a true and fair view; 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; assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustee of The Society of Merchant Venturers' Almshouses Charity (continued)

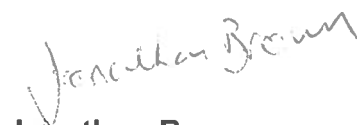
Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the charity's trustees as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's 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 accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Jonathan Brown

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

66 Queen Square

Bristol

BS1 4BE

Date: 29 JUNE 2023

KPMG LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

The Society of Merchant Venturers' Almshouses Charity

Statement of comprehensive income for the year ended 31 December 2022

	Notes	2022	2021
		£	£
Turnover			
Rental income		103,811	100,845
Services charges	1	6,274	6,080
Less: Rent losses from voids		(18,669)	(12,427)
Net contribution		91,416	94,498
Other rental income		44,350	41,037
		135,766	135,535
Operating costs			
Services		56,896	42,619
Management	16 & 17	17,191	16,774
Routine maintenance		50,499	36,002
Depreciation		11,760	16,952
		(136,346)	(112,347)
Operating (deficit)/surplus		(580)	23,188
Unrealised (loss)/gain on investments	8	(488,426)	193,943
Unrealised (loss)/gain on investments of designated reserves	10 & 14	(32,730)	53,666
Net revaluation (deficit)/surplus		(521,156)	270,797
Interest receivable and other income	4	114,299	93,712
Interest payable and similar expenses	5	(398)	(430)
Total comprehensive (deficit)/income for the year		(407,835)	364,079

The results presented above relate wholly to continuing activities.

There is no difference between the deficit on ordinary activities for the year as stated above and their historical cost equivalents.

The accompanying notes form part of the financial statements.

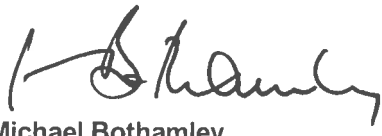
The Society of Merchant Venturers' Almshouses Charity

Balance sheet at 31 December 2022

	Notes	2022 £	2021 £
Fixed assets			
Housing properties	7	-	11,760
Investments	8	1,514,273	1,140,381
Total fixed assets		1,514,273	1,152,141
Current assets			
Debtors	9	36,886	34,991
Investments	8	1,688,777	1,946,295
Extraordinary repair reserve investments	10	332,092	363,592
Cash at bank and in hand		341,518	831,091
		2,399,273	3,175,969
Creditors: amounts falling due within one year	11	(21,961)	(28,690)
Net current assets		2,377,312	3,147,279
Net assets		3,891,585	4,299,420
Capital and reserves			
Capital account	12	873,576	268,776
Investment revaluation reserve	13	704,274	1,192,700
Extraordinary repair reserve	14	332,092	363,592
Revenue reserve	15	1,981,643	2,474,352
Total capital and reserves		3,891,585	4,299,420

The financial statements on pages 12 to 22 were approved by the Trustee on 28 JUNE 2023 and are signed on its behalf by:


Patrick Despard
Director


Michael Bothamley
Director

The accompanying notes form part of the financial statements.

The Society of Merchant Venturers' Almshouses Charity

Principal accounting policies

Presentation of financial statements

The financial statements have been prepared in accordance with the historical cost convention as modified by the revaluation of investments. They comply with the Statement of Recommended Practice for Accounting by Registered Social Landlords (SORP) (2018), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Accounting Direction for Private Registered Providers of Social Housing 2019.

The accounting policies that the Charity has adopted to determine the amounts included in respect of material items shown in the balance sheet and also to determine the income and expenditure have been applied consistently in the current and preceding year and are shown below.

The Society of Merchant Venturers' Almshouses Charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

Basis of accounting

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of fixed asset investments, and in accordance with the Statement of Recommended Practice "Accounting and Reporting by Charities (SORP 2019)" applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS 102).

Going Concern

The Trustee has considered whether the use of going concern is appropriate, i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The Trustee makes this assessment for a period of twelve months from the date of approval of the financial statements.

Under all the scenarios reviewed, the charity has sufficient reserves to enable it to continue as a going concern for the foreseeable future. For this reason, it continues to adopt the going concern basis in preparing the financial statements.

Critical accounting judgements and key sources of estimation uncertainty

In applying the charity's accounting policies, the Trustee is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Turnover

Turnover represents rental income and maintenance contributions receivable. All turnover is derived from operations in the United Kingdom.

Expenditure

Expenditure is accounted for on an accruals basis, inclusive of irrecoverable VAT, and is recognised when there is a legal or constructive obligation to pay for expenditure.

Housing properties

The almshouse is stated at original cost less accumulated depreciation.

The Society of Merchant Venturers' Almshouses Charity

Principal accounting policies (continued)

Fixed assets and depreciation

Depreciation is charged so as to write off assets on a straight-line basis over the expected useful economic lives of the assets concerned. The annual rates used for this purpose have been:

Freehold properties	2%
Building improvements	10%
Fixtures and fittings	20%

Land is not depreciated.

Assets with a cost of less than £1,000 are written off to expenditure during the year.

Investments

Both current and fixed asset investments are stated at bid-market value in accordance with FRS102.

The income and expenditure account includes the net gains and losses arising on revaluations and disposals during the year.

Extraordinary repair reserve

An amount is transferred annually from revenue to this reserve to provide for major expenditure of an extraordinary nature (notes 10 and 14). The amount so transferred is authorised by the Charity Commission.

Apportionment order

The apportionment order recoups capital expenditure on the renovation of the St Nicholas with Burton's Almshouses from 20 August 1996 to 27 October 1997 (note 12). Payment is made over 25 years by way of annual contributions pursuant of a Charity Commission order dated 2 May 1996 and is invested in the Merchant Venturers' Charities Investment Pool ("MVCIP") (Charity Number 1053459).

Irrecoverable VAT

Any irrecoverable VAT is charged to the income and expenditure account or capitalised as part of the cost of the related asset, where appropriate.

Cash flow statement

A statement of cash flows has not been prepared as the charity has taken advantage of the exemption available in the SORP for smaller charities.

Taxation

The Society of Merchant Venturers' Almshouses Charity is registered as a charity and as such tax exemption applies to the income arising from and expended on charitable activities and to its investment income and gains.

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

1 Rental income from residents

Within the rental income from residents is £6,274 relating to service charges (2021: £6,080).

2 Trustee's emoluments

The Trustee did not receive any emoluments or reimbursement of expenses in respect of services during the year (2021: nil), nor had any beneficial interest in any contract with the Charity during the year or in the prior year.

3 Employee information

The Charity had no employees in either 2021 or 2022. However, a recharge is made by the Society of Merchant Venturers and The Cote Charity as disclosed in notes 16 and 17.

4 Interest receivable and other income

	2022 £	2021 £
Investment income	114,013	93,566
Other income	286	146
	114,299	93,712

5 Interest payable and similar charges

	2022 £	2021 £
Bank interest and charges	398	430
	398	430

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

6 (Deficit)/surplus on ordinary activities

	2022 £	2021 £
(Deficit)/Surplus on ordinary activities is stated after charging:		
Audit fee	5,316	5,316
Depreciation on owned assets	11,760	16,952

The audit fee excluding irrecoverable VAT was £4,430 (2022: £4,430).

7 Fixed assets – Almshouses

	Building improvements £	Land and buildings £	Fixtures and fittings £	Total £
Cost				
At 1 January 2022	164,744	265,287	26,522	456,553
At 31 December 2022	164,744	265,287	26,522	456,553
Accumulated depreciation				
At 1 January 2022	154,179	265,287	25,327	444,793
Charge for the year	10,565	-	1,195	11,760
At 31 December 2022	164,744	265,287	26,522	456,553
Net book value				
At 31 December 2022	-	-	-	-
At 31 December 2021	10,565	-	1,195	11,760

All properties are freehold and held for the purposes of providing supported housing.

Accumulated depreciation includes amounts historically disclosed as Social Housing Grant within the note, which relate back to depreciation of deemed cost excluding grants received on the original recognition of the property.

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

8 Investments

Fixed asset investment

	2022 £	2021 £
Market value		
At 1 January	1,140,381	1,063,928
Additions at cost	604,800	4,800
Revaluation	(230,908)	71,653
At 31 December	1,514,273	1,140,381
	£	£
Historical cost	868,776	263,976

Current asset investment

	2022 £	2021 £
Market value		
At 1 January	1,946,295	1,824,005
Revaluation	(257,518)	122,290
At 31 December	1,688,777	1,946,295
	£	£
Historical cost	1,630,000	1,630,000

The funds continue to be invested in The Merchant Venturers' Charities Investment Pool ("MVCIP") (Charity Number 1053459).

The current asset investment represents the proceeds of sale of St Nicholas with Burton's in 2007 and the proceeds of sale of Merchants' Almshouse in 2014 and does not form part of the endowment fund of the Charity. The Charity is actively looking for the best use of these funds for new Almshouses to meet its objectives.

Variations in the market value of the investments are shown by way of movement in the investment revaluation reserve (see note 13).

9 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Rent	39	8,042
Other debtors	32,337	23,808
Prepayments and accrued income	4,510	3,141
	36,886	34,991

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

10 Investments held on account of the extraordinary repair reserve

The investments held on account of the extraordinary repair reserve are held by COIF. Withdrawals from the reserve must be approved by the Trustee and income arising from the investments is accumulated in the reserve. The investments are stated at their market value on 31 December 2022. Their historical cost is £71,764 (2021: £70,534).

Market value	2022 £	2021 £
At 1 January	363,592	308,696
Additions at cost	1,230	1,230
Revaluation to market value	(32,730)	53,666
At 31 December	332,092	363,592

11 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	5,793	14,074
Accruals and deferred income	16,168	14,616
	21,961	28,690

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

12 Capital account

	£
At 1 January 2022	268,776
Transfer from income and expenditure account	604,800
At 31 December 2022	873,576

The capital account and fixed asset investment revaluation reserve form the endowment fund of the Charity. A transfer from income and expenditure has been made under an apportionment order (see accounting policies).

13 Investment revaluation reserve

	Current asset investment £	Fixed asset investment £	Total £
At 1 January 2022	316,295	876,405	1,192,700
Revaluation to market value	(257,518)	(230,908)	(488,426)
At 31 December 2022	58,777	645,497	704,274

Movements on the investment revaluation reserve represent changes in the market value of the current and fixed asset investments held on account of the share of the Charity in the Merchant Venturers' Charities Investment Pool (see note 8).

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

14 Extraordinary repair reserve

	£
At 1 January 2021	363,592
Transfer from income and expenditure account	1,230
Investment revaluation for year	(32,730)
At 31 December 2022	332,092

15 Revenue reserve

	£
At 1 January 2022	2,474,352
Surplus on ordinary activities for year	113,321
Transfer to extraordinary repair reserve	(1,230)
Transfer to capital account	(604,800)
At 31 December 2022	1,981,643

16 Transactions with related parties

Society of Merchant Venturers

The Charity incurred a reallocation of salaries and overhead costs of £13,005 (2021: £12,170) from the Society of Merchant Venturers, to cover the services it provides in relation to the management and administration of the Charity, of which £nil is outstanding at the year-end (2021: £nil).

Merchant Venturers' Charities Investment Pool (MVCIP)

SMV Trustee Company Limited is the Trustee of MVCIP and the ultimate controlling party of The Society of Merchant Venturers' Almshouses Charity. For details of investments held and income received from investments in MVCIP, see notes 4 and 8. At 31 December 2022 the charity was owed £nil by MVCIP (2021: £nil).

17 Connected charity

The Cote Charity (Registered Charity Number 257237) is a connected charity under the definition of the Charities' SORP 2019 as it has related objects and the same Trustee as The Society of Merchant Venturers' Almshouses Charity. Further information can be obtained from the Charity's registered address detailed on page 1 of the Report of the Trustee.

The Society of Merchant Venturers' Almshouses Charity incurred a charge of £9,796 (2021: £4,604) for the services of the Almshouse Manager and the maintenance officer. At 31 December 2022 £nil (2021: £nil) was owed by The Society of Merchant Venturers' Almshouse Charity to The Cote Charity relating to these services. The Cote Charity recharged The Society of Merchant Venturers' Almshouse Charity for various services during the year including; the cost of a Chaplain of £1,054, the cost of insurance and other sundry items at a cost of £6,225 (2021: £275 was recharged from The Society of Merchant Venturers' Almshouse Charity to The Cote Charity). At 31 December 2022 £522 (2021: £138 owed to The Society of Merchant Venturers' Almshouse Charity) was outstanding.

The Society of Merchant Venturers' Almshouses Charity

Notes to the financial statements for the year ended 31 December 2022

18 Owned / Managed units (Social Housing)

Number of units as at 31 December 2022

The Charity owns 12 units for disadvantaged people of which 8 have been fully occupied throughout the year (2021: 9 fully occupied).

Residents' rents

Residents rents are set using the legislation which prescribes a formula of Consumer Price Index (CPI) + 1%. Where necessary, all or part of the rent can be reclaimed. From 1 April 2022 rent for the Almshouse was £174.32 per week.

The charging of rents produced a contribution net of voids over the year of £85,142 (2021: £94,498).